

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Montpelier Historic District (2016 Boundary Increase)

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Cross Street, Downing Street, Franklin Street, Monsignor Crosby Avenue, Peck Place, Tower Loop Road, & Wilder Street

City or town: Montpelier State: VT County: Washington

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

<p>_____ Signature of certifying official/Title:</p> <p>_____ State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
-

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Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>28</u>	<u>7</u>	buildings
<u> </u>	<u> </u>	sites
<u>1</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>29</u>	<u>7</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

<u>Landscape</u>	Sub: <u> </u>	<u>Park</u>
<u>Domestic</u>		<u>Single Dwelling</u>
		<u>Multiple Dwelling</u>
		<u>Secondary</u>
<u>Recreation & Culture</u>		<u>Outdoor Recreation</u>
<u>Industrial</u>		<u>Storage</u>

Current Functions

(Enter categories from instructions.)

<u>Landscape</u>	Sub: <u> </u>	<u>Park</u>
<u>Domestic</u>		<u>Single Dwelling</u>
		<u>Multiple Dwelling</u>
		<u>Secondary</u>
<u>Recreation & Culture</u>		<u>Outdoor Recreation</u>
<u>Industrial</u>		<u>Storage</u>

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7. Description

Architectural Classification

(Enter categories from instructions.)

Early Republic
Mid-19th Century
Late Victorian
Late 19th and 20th Century Revivals
Late 19th and early 20th Century American Movements
Other- no style/vernacular

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

foundation	<u>Brick</u>
	<u>Concrete</u>
	<u>Stone</u>
roof	<u>Slate</u>
	<u>Asphalt</u>
	<u>Steel</u>
	<u>Fiberglass</u>
walls	<u>Weatherboard</u>
	<u>Stone</u>
	<u>Vinyl</u>
	<u>Aluminum</u>

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

This Boundary Increase adds a total of 36 resources (29 contributing and 7 non-contributing) to the Montpelier Historic District. Of the new properties added in this Boundary Increase, 30 are primary buildings, 4 accessory buildings, and one contributing structure. The Montpelier Historic District, originally listed in 1978 and expanded with the East State Street Boundary Increase in 1989 is being concurrently updated in a 2016 Amendment. The total listed properties after 1989

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was 548 which included 467 contributing buildings and 7 contributing structures as well as 69 non-contributing buildings and 4 non-contributing structures. In 2006, an update to the existing district was begun by the City of Montpelier with the goal of re-evaluating the number, integrity and level of documentation of the historic properties in the district as well as document new construction. The documentation for the entire district was to be brought up to the current National Register standards, the period of significance had extended, and the boundaries were to be re-mapped based on current National Register practices. The 1978 map boundaries were based on distance from the main streets rather than on property/parcel lines. The re-mapping process using property lines resulted in small pockets of largely contributing buildings within the original boundaries that were historically related to the district around them but which had not been previously listed or documented. They are being listed now in this Boundary Increase. These are largely richly varied 19th and early 20th century residential resources consistent with the listed resources around them plus one structure – the stone Hubbard Park Observation Tower (#562) that juts into the large state house property (#491). The 36 resources of this Boundary Increase have integrity of location, design, setting, usually materials, workmanship, feeling, and association.

Narrative Description

This Boundary Increase adds a total of 36 resources (29 contributing and 7 non-contributing) to the Montpelier Historic District. Of the new properties added in this Boundary Increase, 30 are primary buildings, 4 accessory buildings, and one contributing structure. The Montpelier Historic District, originally listed in 1978 and expanded with the East State Street Boundary Increase in 1989 is being concurrently updated in a 2016 Amendment. The total listed properties after 1989 was 548 which included 467 contributing buildings and 7 contributing structures as well as 69 non-contributing buildings and 4 non-contributing structures. In 2006, an update to the existing district was begun by the City of Montpelier with the assistance of the Division for Historic Preservation through a CLG grant. The goal of the update was to re-evaluate the number, integrity and level of documentation of the historic properties in the district as well as document new construction. The documentation for the entire district was to be brought up to the current National Register standards and the boundaries were to be re-mapped based on current National Register practices. For example, many accessory buildings were not counted or documented in 1978, some buildings that were formerly not yet fifty years old have now become eligible, many properties were not photographed or dated, and the map boundaries were based on distance from the main streets rather than on property/parcel lines. The 1978 map boundaries were based on distance from the main streets rather than on property/parcel lines. The re-mapping process using property lines resulted in small pockets of largely contributing buildings within the original boundaries that were historically related to the district around them but which had not been previously listed or documented. They are being listed now in this Boundary Increase. These are largely richly varied 19th and early 20th century residential resources consistent with the listed resources around them plus one structure – the stone Hubbard Park Observation Tower that juts

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into the state house property. The 36 resources of this Boundary Increase have integrity of location, design, setting, usually materials, workmanship, feeling, and association.

The update and amendment process began in 2006, has been updated again in 2012 and 2016. As a result of the update, the total number of registered properties within the original & 1989 boundaries is changed to 605 which includes 534 contributing resources (5231 buildings, 1 site, and 10 structures) and 71 non-contributing resources (68 buildings and 3 structures).

The new re-mapped amended district boundaries are based on the property lines of all the included parcels rather than the original map which had been based partially on property lines and partially on an imaginary boundary drawn just behind each building on edge streets. The resulting new map using current property lines for all the district parcels ended up with substantial “donut holes” along some of the new boundary edges. Two of these areas, around Monsignor Crosby Avenue and Franklin Street respectively, are small clusters of historic properties that, on more careful examination, are determined to be eligible for listing, consistent with the character and history of the district and which could be added without unreasonably increasing the size of the district. The third property to be added to the boundaries was the single resource of Hubbard Park Observation Tower (#562) which juts into the large state house parcel (#491). This Boundary Increase will add these three areas to make the new amended district boundary more consistent with current National Register standards.

Description of the Monsignor Crosby Avenue Area

The Monsignor Crosby Avenue Area includes fourteen primary contributing properties (#s 531 – 544) and one non-contributing accessory property (#538a) on Downing Street, Monsignor Crosby Avenue and Wilder Street. The area fills in a hole created by the rear of the municipal complex properties fronting Main Street and rear properties of Pitkin and Blanchard Courts as well as the rear property lines of the north side of Barre Street – in particular the large property of the St. Michaels Convent and school (HD #s 123 and 124). The Monsignor Crosby Avenue Area comprises a small residential neighborhood that was built within only a few years of the laying of the streets in c. 1895. It is a residential area related to the development along Barre Street and contains late 19th century housing exhibiting Italianate (#532), Second Empire (#s 535 & 540), and Queen Anne (#s 531, 536, 537, 539, 541, 542, 543, & 544) architecture.

Description of the Franklin Street Area

The Franklin Street Area includes seventeen primary (#s 545 – 561) and three accessory properties on Franklin Street, Peck Place and Cross Street. The area fills in a hole created by the North Branch River, the rear property lines of district properties fronting on Main Street (#s 165 – 169) and those of the Lane Shops complex on North Franklin Street (#s 455 & 456). The Franklin Street area, which essentially connects the Main Street section of the district to the Lane Shops complex, contains 19th century housing as well as one Lane Company warehouse building.

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Some of the earlier properties date to the early 19th century while most date to the end of the 19th century when the street was more completely residential. Much of the housing was simple and served the Lane Manufacturing Company workforce. One architecturally outstanding property in this section is the 1835 Roger Hubbard House (#546), one of the best examples of high Greek Revival style in the city that was moved to Franklin Street from the site of the Masonic Temple (#169) in the 1950s. The more vernacular Greek Revival style can be seen in #s 545 and 560 which dated to a time when the street was partially industrial. Later residential development in areas that were converted from industrial to domestic use included examples of the Italianate (#553), French Second Empire (#552), and the Queen Anne (#s 551 & 556) styles. Although a comparatively large proportion of this small cluster is listed as non-contributing due to recent alterations, this group of simple housing relates historically to the adjacent industry. Franklin Street forms an important gateway to the Lane Shops complex and physically connects the previously listed complex to the rest of the district on Main Street.

Description of Hubbard Park Observation Tower

This stone observation tower (#562) was built between the years of 1915-1930 and is located at the summit of Montpelier Hubbard Park. The tower rises to a top height of 54' along an uneven parapet. The tower is situated at the edge of the 180 acre park on a small portion of land that is connected to but outside the original park boundaries. This land was donated to by local landowner Jesse Viles in 1911 for the purpose of building the tower, and as a result, the area of land upon which the tower is located protrudes into the neighboring state-owned land. Until approximately 1960, the land surrounding the tower was open, and visitors to the tower could enjoy a view of the statehouse and the city's downtown and the tower could be seen from downtown Montpelier. In the 1920s, extensive tree plantings were done on the hillside below the tower and behind the Statehouse, and in the 1960 these stands of red pines came to block views between downtown and the tower. On a clear day, today's visitors can still enjoy views of up to seven mountain ranges from the tower's peak.

Inventory of 2016 Boundary Increase - Additional Properties: - #s 531-562

Monsignor Crosby Avenue Area - #s 531-544

531. 2 Downing Street, c. 1895. Contributing.

Wood frame, wood clapboards and shingles, 2 stories, gable roof sheathed in asphalt shingles. This modest gable front Queen Anne style house has irregular fenestration and a c. 1930s simple front porch up several wood steps with a solid shingled balustrade and a flat roof with molded cornice. The first floor has a side entry with a glazed wood paneled door, glazed storm door, and a simple Queen Anne style picture window of a large pane topped by a plain transom. The second floor has a one-over-one light sash window and a smaller modern slider window while the simply pedimented, shingled gable has a narrow, centered one over one light sash window.

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The building, resting on a granite block foundation, appears to have been built in response to its narrow lot as the side facades closely facing the neighboring structures only have one window each.

The pedimented gable is a bit like the one on 10 Downing Street. Curiously the Sanborn maps depict a new c. 1895 dwelling attached to the ell of 28 Barre Street on this lot on the 1899 through 1915 maps. On the 1925 map, a dwelling with the same footprint is shown slightly detached from 28 Barre Street and matches the present footprint and lot layout of 2 Downing Street. This house was either constructed new in 1895 and moved slightly to be detached in c. 1920 or was constructed new in c. 1920 after the older addition was removed. Stylistically, 1895 seems appropriate so it was likely either incorrectly mapped in 1899 or was later detached and moved over a few feet.

532. 4 Downing Street, c. 1895. Contributing.

Wood frame, wood clapboards, deep bracketed cornice, 2 stories, flat roof. This Italianate style simple, side entry house has two bays on the front façade. The cornice is sheathed in vertical boards and adorned by widely spaced scroll sawn brackets. The two doors: one on the front and one on the side are each topped by a heavy bracketed hood. The oversized brackets are elaborately carved and adorned by drop pendants. The fenestration is regular with one-over-one light sash windows that have simple surrounds with a simple, molded lintel. The windows in the first bay of the southern side façade are paired. The originally single family residence was converted to apartments in the past and is now again a single family dwelling.

The elaborate bracketed entries match the one on 10 Downing Street. Since this street was developed entirely between 1894 and 1899, it seems possible that some or all of the houses were constructed together.

533. 8 Downing Street, c. 1895. Contributing.

Wood frame, vinyl clapboards, 2 stories, gable roof sheathed in asphalt shingles. This simple vernacular dwelling has a gable front side entry with a modern gable entry porch. The front façade has paired narrow one-over-one light sash windows with a single window in the gable peak and single one-over-one light sash windows on the side facades with regular fenestration on the south side. The north side has a gable dormer at the edge of the roof no windows in the first two bays and upper and lower decks on the rear three bays. The house sits high on a rubble stone foundation with a wood retaining wall creating more height in the front yard above the street level. The house may have been originally apartments though it is not shown that way on the Sanborn maps. It contains apartments presently.

This building is quite similar to 10 and 16 Downing Street. The three may have once shared more characteristics such as the elaborate bracketed entry on both #s 10 and 16 Downing Street

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which also matches the two on 4 Downing Street and the pedimented gable on both 10 and 16 Downing Street which is a bit like the one on 2 Downing Street. Since this street was developed entirely between 1894 and 1899, it seems possible that some or all of the houses were constructed together.

534. 10 Downing Street, c. 1895. Contributing.

Wood frame, asbestos shingles, 2 stories, gable roof sheathed in asphalt shingles. This simple, gable-fronted house has elements of the Queen Anne style as well as an elaborate Italianate style door hood on the side entry. The house sits high on a replaced concrete block foundation and the entry porch has a steep set of steps. The door is by a heavy bracketed hood that matches the ones on 4 Downing Street. The oversized brackets are elaborately carved and adorned by drop pendants. The front façade has paired narrow one-over-one light sash windows in the left bay of the first and second floors and the gable peak as well. There is a single one-over-one light sash window in the bay over the door and in the three bays of the south side facade as well. The front gable is very simply pedimented and may have been shingled originally. The north side façade has a gable dormer and two-story porch similar to both 8 and 16 Downing Street. A third level appears to have been added to the porch and connects to the dormer. The side porch has turned posts and balustrade and a covered stair direct to the second floor level from the ground. The house may have been originally apartments though it is not shown that way on the Sanborn maps. It contains apartments presently.

This building is quite similar to 8 and 16 Downing Street. The three may have once shared more characteristics such as the elaborate bracketed entry which also matches the one on 16 Downing Street as well as the two on 4 Downing Street and the pedimented gable which is a bit like that on both 2 and 16 Downing Street. Since this street was developed entirely between 1894 and 1899, it seems possible that some or all of the houses were constructed together. Many similar features appear on several houses though they may not have truly matched.

535. 12 Downing Street, c. 1895. Contributing.

Wood frame, asbestos shingles, 3 stories, mansard roof sheathed in decorative asphalt shingle and topped by a molded. This Second Empire style duplex has a bracketed cornice, peaked molded window lintels in the mansard, paired and single windows, two front side entries, and a three story rear porch on each side. This symmetrical building has four bays across the front façade. The end two bays have doors on the first floor each topped by a modern gable hood and up a short set of modern steps with pipe railings. The end bays on the second and third floors have single one-over-one light sash windows while the middle two bays on all three floors have paired one-over-one light sash windows. The three story porches are located on the rear half of the side facades and have turned posts with entablatures and molded cornices at each level. The north and south sides have some minor differences. On the north, the first floor level is only one

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short step above grade so the first floor porch level has no railings and two doors open onto it. The second floor level has a vertical square spindle railing and on the third floor the railing has solid panels. On the south side, the first and third floor railings have square spindles while the second floor railing has likely original turned spindles. The slope of the street means that the southern porches are half a level above grade with a modern wood stair and two doors opening out onto the first floor level. On all levels of both sets of porches, the railings have been modified by the addition of a modern top pipe railing to meet modern safety code.

536. 16 Downing Street, c. 1895. Contributing

Wood frame, wood clapboard siding and shingles, 2 stories, gable roof sheathed in asphalt shingles. This Queen Anne style, pedimented gable front house with hooded side entry has picture windows, a two story side porch and gable wall dormers.

The front façade has two bays with the door on the south side with a single one-over-one light sash window above it on the second floor. The northern bay on both floors has a moderate sized Queen Anne style simple picture window topped by a plain transom or rectangular top light which is similar to the one on 2 Downing Street. There is a single window in the gable. The front door is a glazed paneled door with a storm door and is up a steep flight of wood steps with metal pipe railings. The elaborate Italianate style door hood matches others on the street and has a molded entablature above a pair of oversized scroll sawn brackets with drop pendant ornaments. The south side has two gable dormers at the edge of the roof which are sheathed in the decorative shingles matching the front gable. The rear roof behind these dormers appears to have been raised in an irregular shape. The uphill north façade has a modern wooden two story stair/porch. The downhill south façade has the first floor of the porch on the rear of the façade up a steep flight of wood steps. Only one door per floor accesses the two story porch which has turned posts and balusters. The house sits high on a replaced concrete block foundation and appears well maintained.

The house may have been originally apartments though it is not shown that way on the Sanborn maps. It contains apartments presently.

This building is quite similar to 8 and 10 Downing Street but appears more architecturally intact. The three may have once shared more characteristics such as the elaborate bracketed entry on this and 10 Downing Street which also matches the two on 4 Downing Street and the pedimented gable on this and 10 Street which is a bit like the one on 2 Downing Street. Since this street was developed entirely between 1894 and 1899, it seems possible that some or all of the houses were constructed together. Many similar features appear on several houses though they may not have truly matched.

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537. 2 Monsignor Crosby Avenue, c. 1908. Contributing

Wood frame, wood clapboard siding, 3 stories, Jerkinhead gable asphalt shingle roof with extensive shed and Jerkinhead dormers sheathed in wood clapboards. This Queen Anne style duplex has a front gable façade enhanced by symmetrical two-story, three-sided bay windows with the double entrances centered between them. The recessed entrances are protected by a two story porch spanning the central space between the projecting bay windows. The door and window surrounds are simple wide boards topped by an elegant lintel with projecting moldings. The fenestration is generally regular and plentiful with one-over-one light sash windows. The front façade has six windows on the first and second floors – three to each bay tower – along with two glazed, three-panel original doors. The two doors on the second floor porch have an added decorative floral relief. A molded cornice extends across the two bay towers and the porch above the second floor level. The broad gable has four windows on the third floor level and a small window pair above them at the attic level. The Jerkinhead gable roof has a molded raking cornice that ends in a decorative curved verge board accented by a projecting bull's-eye at the juncture with a boxed eave. There is a broad set of stone steps across the entire front entrance porch with simple modern wood railings while on the second floor a simple original wood spindle railing has a modern added top railing for safety code reasons.

A two story ell on the south that predates the main block and was once a barn for the adjacent property fronting Barre Street still physically connects to end of the rear ell of the c. 1850 Greek Revival house at 40 Barre Street (HD #125). On the roof of the former barn and on the south side of the main roof are modern shed dormers extending the former partial third story into a full floor. Building permit records of third floor renovations in 1975 and again in 1977 likely date the shed dormers. In addition to these added dormers there are original Jerkinhead dormers on both the north and south roof slopes. The south façade of the main block has two additional doors and a window on the first floor and three windows on the second floor with irregular fenestration in the dormer level. The north façade has three windows on the first and second floors with a door on the first floor towards the rear up a short flight of wood steps. The original dormer on this façade has a pair of windows. The replaced foundation is concrete blocks with some large windows, now blocked up. There is a single brick chimney on the rear portion of the main roof.

The 1894 Sanborn map shows a new, c. 1890, two story barn attached to the end of the long rear ell of 40 Barre Street at the same time as it shows Fullerton Street (now Msgr. Crosby Ave.) for the first time. This two story barn became part of the new duplex developed around it in c.1908 and shown first on the 1909 Sanborn map. The older barn was shown on the 1915 through 1945 Sanborn maps as a shed or garage. Presently there are two doors on the street façade of the former barn within what had been a large bay opening. The property line now goes between this barn and the attached ell of 40 Barre.

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538. 6 Monsignor Crosby Avenue, c. 1890. Contributing

Wood frame, asbestos shingle siding, 2 stories, gable roof sheathed in asphalt shingles. This duplex now containing four apartments has a central eave front two story, two-bay section flanked by recessed two-story eaves front wings that contain the entrances under one story simple porches. The central block has two window openings on the first floor. One contains a very simple, original Queen Anne style picture window with a top rectangular light and the other a replacement double casement sash. There are original paired one-over-one light sash windows on the second floor. There is a brick chimney on the rear roof slope of the central block.

Each of the side wings is fronted by a one story covered porch sheltering an original door and a window and an enclosed section with another door – possibly added later when the duplex was converted to four units. Building permit records indicate this may have been in 1989 when the Central Vermont Community Land Trust renovated this building. The wings each have a single one-over-one light sash window on the second floor. Three of the four exterior front doors are glazed paneled wood doors though they do not all match and the fourth is a modern glazed paneled door. On the northern gable façade, there is fifth door which is modern and is protected by a cantilevered shed style hood.

This building first appears on the 1894 Sanborn map which also shows Fullerton Street (now Msgr. Crosby Ave.) for the first time.

538a. 6 Monsignor Crosby Avenue, shed c. 1989. Non-contributing

Wood frame, vertical panel siding, one bay, 1 story, shed roof sheathed in asphalt shingles. This modern storage shed has a double leaf door of vertical wood panels and a small side window. It was likely purchased and moved to the property in the past 20 years.

539. 10 Monsignor Crosby Avenue, c. 1895. Contributing

Wood frame, wood clapboarded and shingled, 2 ½ stories, multi-gabled roof sheathed in asphalt shingles. This Queen Anne style duplex has a gable fronted street façade with a pedimented, decoratively shingled and trimmed gable, a pair of three-sided one story bay windows and its entrances on symmetrical side porches. The house has a main rear section that has a gable roof parallel to the street and the front gable section is essentially a two bay by two bay, two story projecting pavilion with a cross gable roof. The main rear roof also has a gable dormer and multiple brick chimneys.

The front, two-bay gable façade has the two projecting bay windows with molded cornices and clapboard trim, two windows on the second floor and two smaller windows in the gable under a horizontal trim board. In addition to the decorated front gable, there is a wide decorative frieze of vertical flush boards that wraps around the front gable section and the rear main block. The

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second floor window surrounds abut the bottom trim board of the frieze. Some windows have two-over-two light sash while others have one-over-one light sash. The front pair of projecting bay windows includes narrower side windows and wider front ones with Queen Anne style picture windows of one large light topped by a wide rectangular light. The entrances flank the front gable section and face the street under one-story, shed-roofed, original porches with turned posts. The glazed and paneled wood doors are original. Due to the steep angle of the terrain, the southern entrance is up a flight of wooden steps with a wood spindle railing. On the north façade the porch is nearly at grade and there is a second entrance porch on the rear of the main side façade as well that also appears original. On the south façade, there is a modern c. 1980 three story wood, covered porch and stair tower providing direct access to rear units.

This duplex first appears on the 1899 Sanborn map and now contains three units after a 1981 third floor renovation recorded in the city's building permits.

540. 14 Monsignor Crosby Avenue, c. 1900. Contributing

Wood frame, wood clapboarded, 3 stories, mansard roof sheathed in asphalt decorative shingles. This Second Empire style house has an asymmetrical three story projecting pavilion on the south side and one story porches. Its mansard roof is enriched by a vertical board frieze with scroll sawn brackets and dormers with peaked and molded projecting lintels. The windows have one-over-one light sash and plain board or simply molded surrounds except on the first floor which have Queen Anne style picture windows with one large light under a wide rectangular light. The front doorway on the porch on the front of the main block has a glazed and paneled wood door, as does a second door on the front pavilion porch. The two porches have turned posts, spindle railings and valences, and flat roofs over a plain frieze and molded cornice. The one on the main block has a front facing set of steps while the pavilion porch, up higher due to the hilly terrain, has a set of steps facing uphill to the north. The pavilion porch also wraps around the southeast corner ending in a hexagon. The building sits on a stone foundation and has a chimney at the center of its flat roof. A modern wooden covered exterior stair has been added to the front façade and leads from a second floor door (originally a window) in the pavilion and comes down over the pavilion porch to the floor of the main block porch.

There is a small, one story modern attached garage on the north rear corner. This house first appears on the 1905 Sanborn map in a location indicated as part of a "vacant hill." This house is shown as a single family on the Sanborn map but the two front doors suggest that it may have been a duplex or apartments. It is presently multiple units. According to building permit records, its third floor apartment was renovated in 2005 (though listed incorrectly as 16 Msgr. Crosby Ave.).

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541. 16 Monsignor Crosby Avenue, c. 1900 Contributing

Wood frame, wide vinyl clapboard sided, 2 stories, flat roof. This Queen Anne style house with a bracketed cornice has two bays on the front with its entrance in the northern of these bays under a modern entrance porch. The windows on the front façade are wider on the southern bay than on the north and contain one-over-one light sash. The original door has glazing and wood panels. The side facades have irregular fenestration. There is a rear wing with an original side porch on the northern side adorned by turned posts and spindle railing. The foundation is stuccoed and the modern front entry porch has a shallow shed roof supported by wrought iron-style metal posts with a modern wood deck and steps leading from the north.

This house first appears on the 1905 Sanborn map in a location indicated as part of a “vacant hill.” Just to the north of this house, where Monsignor Crosby Ave. ends and turns to meet Wilder Street, there is a high stone retaining wall indicating where the “vacant hill” had been cut back. The hill, which first was shown as rising directly north of Barre Street on the 1884 Sanborn map was cut back in c. 1890 when the St. Augustine Catholic Church was constructed and then again in c. 1895 and even further in c. 1900 when the rest of Fullerton Street (now Msgr. Crosby Ave.) was developed to this point.

542. 9 Monsignor Crosby Avenue, c. 1900-1910. Contributing

Wood frame, wood shingle siding, 2 stories, gable roof sheathed in standing seam metal. This Queen Anne style tri-gable ell type house with a brick ridge chimney has unpainted wood shingle siding with three simply pedimented gables each with decorative, shaped shingles and a single window. The rest of the house has irregular fenestration that seems to reflect modern alterations. The roofs have simple, open eaves. The main block is oriented gable end to the street, though the presently three entrances are on the two story projecting pavilion, i.e. the third gable. The entrances are all protected by a one-story porch on the eave side of the pavilion facing the street. The edge of the porch is flush with the front gable façade of the main block. The porch, which had at one time been a two story porch, has been completely rebuilt with new roof, deck and modern square wood posts and spindle railing. Above this one story porch are two small modern windows that appear from siding infill below them to have been shortened from longer openings – either previous windows or even possibly previous doors onto the former second floor of the porch. The main block front gable façade has two windows on each floor that are lined up to south of center. The south eave façade of the main block has more regular fenestration with three windows on each floor. The north gable façade of the pavilion has only one very small window on the first floor and a window in the gable. The foundation is modern poured concrete.

This house is first shown on a Sanborn map in 1915 though prior to that there may have been a small section at the end of Fullerton (Msgr. Crosby Ave) and Wilder Streets that was not depicted though the houses may have been there including this one. The Sanborn maps of 1925

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and 1945 show the porch was raised to a two story, though originally shown as one story in 1915. All of these maps also show an original one story porch across the rear (now removed) and indicate the house was a single family dwelling. It now appears to be a multi-unit residence. The house is stylistically consistent with a c. 1900 date but is so simple it could possibly have been c. 1910 as well.

543. 11 Monsignor Crosby Avenue, c. 1910. Contributing

Wood frame, asbestos shingle sided, 2 stories, gable roofs sheathed in asphalt shingles This Queen Anne style, multiple gabled house fronts on Monsignor Crosby Avenue with a primary gable façade and entrance porch but also extends along Wilder street. A rear gable wing meets the main block symmetrically in a cross gable and has a rear entry porch as well that can be accessed from Wilder Street. Along the Wilder Street (north) façade there is two-story, three-sided bay window tower topped by a gable dormer. The roofs have simple open eaves. The windows are a mixture of simple Queen Anne style sash including one-over-one light, one large picture light topped by a wide rectangular light, and some multi-light casements. The front (west) Msgr. Crosby Avenue façade has a deeply projecting three sided bay window on one side from which the porch extends and wraps around the southwest corner. The porch has turned posts, simple cornice that extends around the bay window, turned spindle railing and a set of modern wood steps with a modern metal railing. The front door is glazed with panels. Above the porch and bay roof are two windows offset to the north. The rear porch has a modern ramp and metal railing leading down to Wilder Street.

This house is first shown on a Sanborn map in 1915 though prior to that there may have been a small section at the ends of Fullerton (Msgr. Crosby Ave) and Wilder Streets that was not depicted. However, stylistically this house seems consistent with a c. 1910 date. It was mapped as a single family dwelling but may have been a duplex given the rear entry porch fronting on Wilder. It appears to be a duplex presently.

544. 8 Wilder Street, c. 1910. Contributing

Wood frame, wood clapboard siding, 2 ½ stories, gabled roofs sheathed in asphalt shingles. This Queen Anne style symmetrical eave front duplex has a broad six by four bay main block with a large central cross-gable dormer and a brick chimney centered on the rear roof slope. All three gables are pedimented by the edge of the roof with a deeply molded cornice. The front (north) façade has two doorways centered in the middle two bays protected under a single one story original entry porch. The porch extends only as wide as the two entrances and has turned posts and a simple spindle railing with a broad set of three wood steps across the front. The two glazed wood panel doors appear to be original and have exterior storm doors. The fenestration is very regular and all the windows have one-over-one light sash and plain surrounds that abut the top plain frieze board on the second floor and which are accented by a simple molded lintel on the

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first floor. On the front façade there are two windows flanking the entry porch on each side of the first floor, six windows across the second floor, and two in the gable. The east side façade has four windows across the first floor and two on the second floor with two windows in the gable. The west side façade has four windows across both the first and second floors. The main block has two rear wings that extend each unit with a narrow alley between them. In addition, each side has original rear corner one-story porches; though on the east, this has been altered into a two story porch with the second level enclosed and an added modern stairway to the ground from the first floor level. The second floor screened-in porch, added after the 1945 Sanborn map, is sheathed in clapboards with framed screens above under a shallow shed roof. The foundation is stone block, likely granite and the steep terrain allow for a walk out basement level with some windows on the south and east sides.

This house is first shown on a Sanborn map in 1915 though prior to that there may have been a small section at the ends of Fullerton (Msgr. Crosby Ave) and Wilder Streets that was not depicted. However, stylistically this house seems consistent with a c. 1910 date.

Franklin Street Area: #s 545 – 561

545. 4 Franklin Street, c. 1830. Contributing.

Wood frame, wood clapboards, 2 stories, gable roof sheathed in asphalt. This large, simple eaves fronted, vernacular Greek Revival style I-house has a central entry and entry porch, typical five bay front (south) façade accented with simple corner boards and plain frieze, two bay deep gable facades, largely regular fenestration, and a deep molded cornice with cornice returns. There is a large 1 ½ -story rear ell that now contains two of the main entrances and fronts along Franklin Street. The main block windows have two-over-two light sash and simply molded narrow surrounds that abut the top frieze on the second floor. The rear ell has mainly two-over-two light sash and a large shed dormer on the south half and a small gable dormer on the northern half of the east facing facade. There is a small brick chimney in the center of the ell roof adjoining the shed dormer. On the front façade, the central entrance has a paneled door with storm door and is flanked by two windows on each side. There are five windows across the second floor. The front one story, flat roofed entrance porch dates to at least. The east gable façade has two windows on each floor and one in the gable but these are not lined up in regular bays. The present ell has five bays with a former vertical corner board after the third bay indicating possibly that the last two bays had once been a barn as shown on the Sanborn maps for 1884 through 1945. Presently there are two doors – one in the south part of the ell and one in the north part that are both sheltered under a single modern, one-story porch. The south part has two windows on the first floor and two in the shed dormer above. The north part has a modern paired window on the first floor and irregular fenestration on the gable end. The main block has a stone foundation.

On the 1858 Walling map, it is listed as “W. N. Peck” and is across the street from “Keith, Peck & Co.” The 1979 Historic Sites & Structures Survey form (#1121-01) for this building states:

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“In 1837 William Peck went into the leather business with Roswell Keith and Daniel Thurston. Sometime before 1850 he purchased the 2 ½ story house (the wing not having been built) on Franklin Street, probably to use as a home-office. The firm changed in 1853 to Keith, Peck & Co. and operated out of several buildings in the block surrounded by Franklin, Cross, North, and Main Streets. Peck left the firm in 1857 and moved to Berlin, but the house remained in Peck family hands, was joined to an ell and barn, and during the 1870’s continued to serve as an office for the tannery. The only other extant Keith, Peck & Co. property is a small house at 2 Franklin Street. Although altered over the years, this house retains its original form and some of its detailing.”

In 1858, Franklin Street had a much more industrial character with the tannery, “Keith Peck & Co.” and the “furnace and foundry” at the end of the street. On the 1873 Beers map, the property is labeled “Keith & Pecks” and an “Eng. Ho” or engine house has been built adjacent to the house and a “Store Ho.” (HD #552) was added further to the north. Across the street are three properties labeled “Keith & Pecks” including the tannery. By 1884, this property was shown as residential on the Sanborn map and though the engine house, store house, and Lane Manufacturing complex at the end of the street were still industrial, the former tannery and shops across the street were converted to or replaced with residential properties. The whole building is well preserved on the exterior and now contains four condominium units.

546. 14 Franklin Street, Roger Hubbard House, c. 1835/c. 1950. Contributing.

Wood frame, wood and aluminum clapboards, 2 stories, gable roof sheathed in asphalt. This gable fronted elaborate high style Greek Revival style house has a monumental 2 story front portico of Tuscan columns supporting a broad simple classical entablature topped by a full projecting pediment with a triangular louvered opening in the center. The main block is 3x4 bays with extensive rear wings. There is a second floor porch in the portico with an early and unusual wrought iron railing. The first floor windows extend to the floor of the porch and one now contains a door while the original front side entry door has a molded double leaf glazed set of doors with etched glass. The upper windows are long with one-over-one light sash. The window surrounds have cornices, a wide frieze and fluted trim while the door surround has pilasters, a cornice, and frieze. There is a long, two-section, 2-story rear wing with a gable roof and a classically detailed side porch. The wing has wide aluminum clapboards applied as siding. There is a corbelled chimney and a replaced concrete block foundation.

According to the 1979 Historic Sites & Structures Survey form (#1121-02) for this building, (and confirmed by a local realtor and member of the Montpelier Historical Commission), this building was originally located on Spring Street on the eastern bank of the North Branch (now listed as 156 Main Street, HD # 169). The form states: This house was built for Roger Hubbard, one of Montpelier’s early and wealthy settlers, at 156 Main Street. Very likely it was at least his second house in the village, his first probably having been on the farm he settled in 1814 and which became known as Hubbard’s Meadow. The house passed to his son, Erastus, in 1850 (On the

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Walling 1858 map, the owner was listed as “E. Hubbard.”) and to his grandson, John, in 1890, both of whom were generous city benefactors. After John’s death in 1899, the house was purchased by James M. Boutwell, a wealthy granite quarry owner. In 1945 the Montpelier Masonic Lodge purchased the house from Boutwell’s widow and five years later moved it to its present location to make room for the new Masonic lodge.” The Boutwell Masonic Temple Memorial Building (now known as the Montpelier Health Center, Montpelier Historic District #169.), was built on the original site in 1953.

The survey form goes on to state: “The house is a fine example of a high-style Greek Revival residence, and retains almost all of its original detailing, The elaborate cast iron porch railing is quite unusual for this area. Although moved to a less prominent location, the visual impact of the house is great. It remains one of Montpelier’s most outstanding early residences.”

The building’s present site on Franklin Street had once been across from the location of a tannery – also on the 1858 map. In 1858, Franklin Street had a much more industrial character with the tannery, “Keith Peck & Co.” and the “furnace and foundry” at the end of the street. The character of the street became distinctly more residential after the 1880s. The property now contains four apartments.

547. 24 Franklin Street, c. 1908. Contributing.

Wood frame, 2 stories, vinyl clapboard siding, gabled roofs sheathed in asphalt shingles. This simple Tri-Gable-Ell type house may have had more detailing before being covered in vinyl siding. The main gable is in the rear with a projecting gable fronting to the street. The entrance is on a one story porch in the inner corner facing the street and has an original glazed door with geometric patterned muntins. The flat-roofed porch, up a short set of wood steps, has battered, square columns on a solid balustrade, now covered in vinyl clapboards. The gables have cornice returns with some roofing on them and solid boxed eaves. The simple one bay gable facades have one window on each floor with one-over-one light sash. Some windows have decorative vinyl shutters. There is a large rear, gable fronted 2 story wing also covered in vinyl clapboards. The top of the gable protrudes above the rear block, almost suggesting it was a separate structure that was moved to the rear of this property. The wing has a side entrance and a former two story porch, now enclosed with walls of windows, on the south façade, There is a new exterior 2-story porch off the rear facade.

This property first appears on the 1909 Sanborn map. The rear wing was added after the 1945 Sanborn map which shows only a modest rear addition. That Sanborn map also shows a 2 story three car garage building shown at the back of the neighboring property which would have had to be removed when the large Greek Revival Hubbard House was relocated to the lot next door (14 Franklin Street) in about 1950.

The building’s site on Franklin Street had once been the vicinity of an “Eng. Ho.” building and across from the location of a tannery complex. In 1858, Franklin Street had a much more

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industrial character with the tannery, “Keith Peck & Co.” and the “furnace and foundry” at the end of the street. The character of the street became distinctly more residential after the 1880s which continued in the early 20th century with the new construction of buildings such as this house.

547a. 24 Franklin Street, garage, c. 1940/c. 1975-90. Non-contributing.

Wood frame, 1- and 1 ½-story, gable and flat roofs sheathed in asphalt shingles and rubber membrane. This four car garage has a long series of three flat-roofed bays with the fourth in a higher gabled structure with a loft. The siding is vertical board and batten and modern vertical siding on the gable section which was likely added in the past 30 years. There is an assortment of modern doors, including an overhead garage door and smaller modern windows in the former bays of the longer section. This structure is non-contributing due to alteration.

548. 26 Franklin Street, c. 1900. Contributing.

Wood frame, 2 stories, vinyl clapboard siding, gable roof sheathed in asphalt shingles. This eaves front symmetrical duplex has twin entrances centered on the front (south) façade sheltered by a full width 1-story porch and a rear two story addition with a rear porch. The boxed eaves have cornice returns on the gable ends. The regular fenestration includes paired, narrow one-over-one light sash windows on the front façade in the outer bays of the first and second floors as well as two narrow windows in the center second floor bay that are close but not paired over the two doors in the bay below. The front porch has a shallow shed roof with a shallow gable over the steps centered in front of the two doorways each containing a four-panel wood door protected by a glass storm door. The porch is supported on plain square posts with a painted wood deck. There is evidence on the front façade of a former railing that had been attached at three points: each end and the center between the two doors. There is no railing at present. The side gables have two bays each with a one-over-one light sash window and a small window in the gable. The rear wing has similar but irregular fenestration.

This house first appears on the 1905 Sanborn map. The building’s site on Franklin Street had once been the vicinity of an “Eng. Ho.” or engine house building and across from the location of a tannery complex. As evidenced by the 1858 and 1873 maps, Franklin Street had a much more industrial character with the tannery, “Keith Peck & Co.” and the “furnace and foundry” at the end of the street. The character of the street became distinctly more residential after the 1880s which continued in the early 20th century with the new construction of buildings such as this house.

549. 30 Franklin Street, Lane Manufacturing Co store house, c. 1880. Contributing.

Wood frame, 1 ½ stories, clapboard siding, gabled roof sheathed in “Grand Rib” metal. This very simple, gable front, c.1880 store house originally built for the Lane Co. has a centered large

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service bay door, a side entrance door and a boarded loading window in the gable. The service bay has a wood sliding door on an exterior track and a metal security overhead door on the interior. The side door is a modern metal door. The main block is approximately 40' by 72'. There is an odd modern shed roofed addition across the rear of the building that projects slightly on the east and is taller than the main block. It appears as though it were a free-standing structure moved to this location and attached to the rear façade – or possibly was built for a specialized purpose. When it was described in the 1979 Historic Sites & Structures Survey (form #1121-02), it still had a projecting derrick above the front bay, a slate roof, and it was noted that a garage and storehouse attached to the rear had recently collapsed under the weight of snow.

This building first appears on the 1884 Sanborn map and is labeled simply “Store Ho.” The 1979 Survey form (#1121-02) for this building states: “This was built as a storehouse for the Lane Manufacturing Company just as the firm began its era of expansion. It continued in company use at least through 1925. Recently it had been used for storage by the Capitol Candy Company.” No rear additions are shown on the 1945 Sanborn Map so those noted in 1979 were added later. The present rear addition may have been rebuilt from those in 1979 or replaced them.

In 1858, Franklin Street had a much more industrial character with the tannery, “Keith Peck & Co.” and the “furnace and foundry” at the end of the street. On the 1873 Beers map, an “Eng. Ho” or engine house had been built on the same side of the street as this building and across the street are three properties labeled “Keith & Pecks” including the tannery. By the 1884 Sanborn map, this property had been built between the engine house and the foundry but the former tannery and shops across the street were converted to or replaced with residential properties. According to building permit records, the property was still occupied by Capitol Candy in 1983 when they repaired damage from a fire.

550. 3 Franklin Street, c. 1885. Contributing

Wood frame, asbestos shingle siding, 1 ½ stories, gabled roof sheathed in asphalt with a tall two-colored brick chimney, set back from the street. This simple, gable front house with a front porch and side bay entry has deep eaves, thin cornice returns, a brick foundation, and has been altered by shed wall dormers on either side. The front (northwest) façade has an original full width porch with turned posts and small scroll sawn brackets and a spindle railing. There is a short set of wood steps with a modern metal railing. The first floor has three bays with a door in the southern bay and two one-over-one light sash windows in the other two bays. The second floor has two similar windows centered and the gable peak has a smaller window with two-over-one light sash. The side facades have three window bays on the first floor and irregular fenestration in the shed dormer forming the second floor. There is a one story rear screened-in porch.

This house first appears on the 1889 Sanborn map but is not on the 1884 map. The building’s site on Franklin Street had once been the location of a tannery – also on the 1858 map. In 1858, Franklin Street had a much more industrial character with the tannery, “Keith Peck & Co.” and

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the “furnace and foundry” at the end of the street. The character of the street became distinctly more residential after the 1880s.

550a. 3 Franklin Street, garage, c.1910. Contributing

Wood frame, clapboard siding, 2 stories, gable roof sheathed in asphalt shingles. This two-bay garage with a loft is set at the back of the lot has its eaves side facing the street with two garage bay openings at the ground level. The south gable end has a door in the upper floor with a modern exterior wood stair leading up to it.

This outbuilding first appears on the 1915 Sanborn map as a 2 story barn. By the 1945 map it was shown as a garage.

551. 9 Franklin Street, c. 1908. Contributing

Wood frame, wood clapboards and shingle siding, 2 stories, gable roof sheathed in asphalt, corbelled brick ridge chimney. This gable front, three by five-bay, Queen Anne style, house has a side entry, small entry porch, a pedimented gable with shingled eave across the bottom, and pedimented gable wall dormers on the sides. The house has a deep plain frieze and molded cornice, simple window and door surrounds with molded lintels, a band of decorative shingles in the gable, and one-over-one light sash windows. The front (north) façade has a side doorway with a glazed, paneled door sheltered by a modern one-bay porch that has a shed roof fronted by a gable, square posts with simple adorned tops, a plain spindle railing, and a side set of steps. The rest of the bays on the front have single windows on the first and second floors and there are two smaller windows in the gable. The side facades have regular windows matching those on the front with one blind bay on the east side and the corresponding bay on the west side has small, high windows suggesting a stair hall. There is a single window in the gable dormer which matches the front gable with a decorative band of shingles. There is a rear porch.

This house first appears on the 1909 Sanborn map and is not on the 1905 map. The building’s site on Franklin Street had once been the vicinity of a tannery complex and across from the location of an “Eng. Ho.” or engine house building. As evidenced by the 1858 and 1873 maps, Franklin Street had a much more industrial character with the tannery, “Keith Peck & Co.” and the “furnace and foundry” at the end of the street. The character of the street became distinctly more residential after the 1880s which continued in the early 20th century with the new construction of buildings such as this house. It originally had full width one story front porch that was evidently removed and replaced with the present small entry porch after 1945.

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552. 13 Franklin Street, c. 1885. Contributing

Wood frame, clapboard sided, 2 ½ stories, mansard roof sheathed in asphalt shingles, matching rear wing. This three by three-bay, Second Empire style house has a former entrance (now infilled with fixed shutters) on the front (north) street façade and its current entrance on the east façade of the rear wing where there is a small porch. The wide frieze, molded cornice, and deep eaves are accented by paired modern curved brackets and the simple window surrounds have projecting molded lintels. The mansard roof is adorned by shallow gable dormers with a projecting cornice. There are two on the front and east facades and five on the west façade. Most windows have one-over-one light sash though a few have two-over-two light sash. On the west side façade the rear wing is flush with the façade and there are four regular window bays on the first floor with one small window irregularly placed. The second floor has three windows and one smaller, modern window. On the east side, the rear wing is recessed. On the main block there are three window bays on the first floor with surrounds though only one has sash while the rear two have clapboard infill. At the rear of the main block there is also a similarly infilled former door opening under a very short hood. There are two windows on the second floor and a blind bay in the center. The east side of the rear wing has an entrance on the first floor on a modern porch and windows above. The foundation is presently stuccoed.

This house first appears on the 1889 Sanborn map and is not on the 1884 map. The building's site on Franklin Street had once been the vicinity of a tannery complex and across from the location of an "Eng. Ho." or engine house building. As evidenced by the 1858 and 1873 maps, Franklin Street had a much more industrial character with the tannery, "Keith Peck & Co." and the "furnace and foundry" at the end of the street. The character of the street became distinctly more residential after the 1880s with the new construction of buildings such as this house. Originally mapped as a dwelling, it was listed as a grocery on the 1894 through 1925 maps and shown as a dwelling again on the 1945 map. It gained a full width one story front porch by the 1899 map that was evidently removed after 1945.

553. 19 Franklin Street, Holmes Duplex, c. 1892. Contributing

Wood frame, clapboard siding, 2 stories, flat and gabled roof, sheathed in asphalt shingles and membrane. This vernacular Italianate style duplex with a bracketed cornice has a flat roofed main block with hooded entrances at each end, flanked by recessed gable-roofed 1 ½-story wings. It has pilasters at each corner of the main block, a deep entablature including a raking entablature with cornice returns on the gable ends of the wings. The cornice brackets are paired and scroll sawn with a drop design and the door hoods have very wide simple entablatures with a deep eave and cantilevered on oversized decorative brackets. The doors have been replaced by modern glazed and paneled doors. The wings each have front porches in the recess with original roofs and entablature matching the main block but supported on modern simple wood posts. The decks and steps have been replaced also. There is another rear porch on the south wing which appears to have original turned posts while the corresponding rear porch on the north end is

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removed though the doorway is still there. The doors onto the front porches are replacements matching those on the main block. There are two narrow windows in each gable end, while the main block has four windows across the second floor on the north (front) façade and two window bays between the doors on the first floor. The eastern door has no steps at present and the western door has modern wood steps. The windows with simple surrounds and molded lintels have one-over-one light replacement sash. The rear (south) facade has four windows across the first and second floors. The foundation is made of large granite slabs with some windows that are now blocked from inside.

The duplex first appears on the 1894 Sanborn map along with Peck Place and is not shown on the 1889 map. The 1979 Historic Sites & Structures Survey (form #1121-03) states: "Built as a duplex, this house is little changed today. Its original name derives from Henry Holmes, a Montpelier butcher, who lived in one half and rented out the other. Over the years it has served as housing for Lane Manufacturing Co. employees and other laborers. The house exhibits an Italianate main block and with the recessed wings forms a typical Italianate plan. It is more common for the wings to be flat-roofed also, however. The fact that they are gabled adds to the visual interest and variety of silhouette to the structure, qualities typical of the Queen Anne period when this house was built." Presently, it is being used as a single family dwelling and is undergoing some rehabilitation work.

554. 3 Peck Place, c. 1890/c.1910. Non-contributing due to alterations

Wood frame, vinyl clapboarded, 2 stories, gabled roof sheathed in asphalt shingles, brick chimney. This simple vernacular gable front house with full width front porch and open eaves has a center door and irregular fenestration. The shed roofed porch has turned posts and a center set of wood steps. The windows are a collection of one-over-one light sash as well as sliding picture windows and smaller double hung sash. The side facades have a line of windows on the second floor right up under the eaves suggesting that it was a converted barn loft. There is a side rear door on the west façade.

The house may have originally been built as a barn when Peck Place was first laid out in c. 1890. A 2-story barn with very similar footprint first appears on the 1894 Sanborn map along with the street and were not on the 1889 map. On the 1915 map, a 2-story dwelling is shown in the same footprint and was likely the barn converted to a residence and given a front porch. The house is non-contributing due to the extent of alterations on the exterior.

555. 5 Peck Place, c. 1890/c. 1980s. Non-contributing due to alterations

Wood frame, vinyl clapboard siding, 1 ½ stories, gabled roof sheathed in asphalt shingles. This small vernacular house has its gable end facing the street but its entrance is centered on the west side eave façade under a full length one story porch. The front (west) façade has a modern door

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flanked by modern casement windows. There is another casement window on the street-facing (north) gable and a small double hung window in the gable peak. The flat-roofed porch has an entablature supported by turned posts and a simple spindle railing with a set of steps on the side facing the street.

A small, 1 ½-story house appears first on this spot on the 1894 Sanborn map along with Peck Place and was not on the 1889 map. Though the side porch entrance is not shown on any Sanborn and so appears to have been added later despite the stylistic details. It is possible it was an older porch or porch parts salvaged and re-located here. The exterior is completely new in its fenestration and entry and so is non-contributing due to the extent of alterations. According to building permit records, this house has weatherized in 1985 and may have gotten its exterior make-over at that time. It is also possible that the c. 1890 house shown on the Sanborn maps was replaced by new construction post-1945.

555a. 5 Peck Place, garage, c. 1980s. Non-contributing

Wood frame, 1 story, vinyl clapboard siding, gable roof. This modern one-car garage is gable fronted and has one bay opening with an overhead folding garage door. It is located in the narrow space between 3 and 5 Peck Place.

556. 4 Peck Place, c. 1895. Contributing

Wood frame, clapboarded and shingled, 2 stories, gabled roof sheathed in asphalt, brick chimney. This Queen Anne style, gable fronted house has a pedimented gable created by an extended eave, decorative bands of shingles in the gable, an elaborate Italianate style hood over the side entry and simple window surrounds with projecting molded lintels. The three by four-bay main block has its side eaves façade facing south to the street and the front façade facing west. There is a 2 story rear ell recessed from the west with a one story modern addition in the recessed space and flush with the front of the main block. On the front façade, the door in the west side bay is up a modern set of steps and its hood has scroll sawn oversized brackets and drop pendants. There are two windows on the first floor and two on the second floor with a blind bay in the center. The gable has a small window. On the south side façade, the first bay has a window on each floor, the second bay has one on the first floor only, the third bay is blind on both levels, and the fourth has windows on each floor. There are modern windows around the one story addition. The rear (east) façade has a gable end to the one-bay wide ell with a door on the first floor and a window on the second floor. The large shed addition on the north has a door on the first floor and modern windows next to it on what may be an enlarged and enclosed former porch.

This house first appears on the 1899 Sanborn map and was not shown on the 1894 map. The rear ell was original as was a one story porch on its north side where the large shed roofed addition is now. The form, Queen Anne decorative details, and elaborate door hood match several on Downing Street also built around this time.

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557. 2 Peck Place, c. 1870/c. 1950s-1980s. Non-contributing due to alterations

Wood frame, vinyl clapboard siding, 1 ½ stories, gable roof with full length shed dormer sheathed in asphalt shingles. This small vernacular house has a eaves side centered entrance, cornice returns, and a one story wing and attached shed. The gable end faces north to Franklin Street and the entrance is on the east façade facing Peck Place though the house appears to predate the creation of that street. Most windows have one-over-one light sash and there is one modern picture window on the first floor. The modern door is protected under a modern hood with a small center gable that is cantilevered on brackets. The east façade has a full width shed dormer across top with four windows. The original wing has been added to and raised on the west and south and is now deeply recessed from the front façade with an enclosed porch along part of it and an open shed carport extending along the rest of the eastern façade which also has a door. The extended wing has a brick chimney and the main block has a metal chimney.

A 1 ½ story house with a similar footprint can be seen on the 1873 Beers Atlas map and on the 1884 through 1945 Sanborn maps. Sometime after 1945, the extended wing, shed dormer, enclosed porch and carport were added as well as new windows, door hood and siding. This house, though apparently one of the oldest along Franklin Street, is non-contributing due the extensive alterations.

558. 27 Franklin Street, 2010. Non-contributing due to age

Wood frame, vinyl clapboard siding, 3 stories, shallow gable roof sheathed in asphalt shingles. This vernacular three-unit townhouse recently replaced an older, c.1850 house that had been quite altered over time. The ground floor level has three garage bays with overhead doors and three entry doors each protected by a gable canopy. The second floor has three banks of windows each with three sash and the third floor has six individual windows. All the windows are regularly spaced and have one over one light sash.

The house previously on the site had a shallow roof pitch and low second floor which had suggested that the house was a 1 ½ story cottage that was raised to 2 stories. The long history of a small house on this site was shown on the maps including the 1852 Walling, 1873 Beers atlas, and in greater detail on the Sanborn maps from 1884 through 1925 which all show a 1 ½-story small main block with a rear 1-story wing recessed from the south. However, the house on the 1945 Sanborn had undergone a change with both sections raised to 2-stories with added porches including one story porches along the front and on the south side of the rear wing and a two-story porch on the rear of the wing. According to building permit records, a permit for complete demolition was issued in 1980. However, the physical evidence suggests that the original structure is still in place and the permit likely referred to a c. 1930 shed on the rear of the property that was shown on the 1945 Sanborn map. In 1972 there were repairs and in 1981 a permit was issued for a large scale insulation and repair project that is likely when the siding was

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changed and the rear wing was enlarged. Despite being one of the oldest structures on the street, it had been substantially altered over time and was finally demolished and replaced in 2010.

559. 29 Franklin Street, c. 1900. Contributing

Wood frame, asbestos shingle siding, 2 stories, gable roof sheathed in corrugated metal. This quirky, narrow, gable front, vernacular house has a front porch with turned posts and simple spindle railing and miscellaneous windows. On the front (west) façade, the first floor has two bays with the entrance in the northern bay with a paneled door with multi-light glazing at the top and a storm door. There is a window in the other bay and the full width porch is very simple with an open shed roof wood deck and simple wood stair and turned post railing. The second floor has a single, centered, six-over-six light sash window. This narrow house was inserted between two older houses and is long. The side facades have differing fenestration and a second door on the northern side.

This house first appears on the 1905 Sanborn map and was not on the 1899 map. It is was constructed in the narrow lot between two older houses and is in a part of the street that has always been residential even when further south there was a tannery complex and on the north there was the Lane foundry and factory. Like many of the residences on Franklin Street and Peck Place, it likely served the Lane Manufacturing work force.

560. 31 Franklin Street, c. 1840-50/c. 1977-1990s. Contributing

Wood frame, asbestos shingle siding, 1 ½ stories, gabled roof sheathed in asphalt, brick chimney. This simple, gable front vernacular Greek Revival style house with a front porch has molded eave with thin cornice returns, a stuccoed foundation, and irregular fenestration. The front (west) façade has a full width porch with plain square posts and a shingled solid balustrade. There is a short set of wood steps with a modern wood railing on one side. The first floor has three bays with two non-original doors in the southern two bays and a one-over-one light sash window in the other bay. The second floor has three similar windows on one side and what appears to be a blind northern bay. The north side eave façade has four regular sized windows and a very small high window on the first floor – the easternmost two are paired – with no windows on the second floor. The rear gable façade, with irregular fenestration and partial vinyl clapboard siding, has a modern wooden two story porch and stair with doors from the first and second floors.

This house has been depicted on this site on the 1852 Walling map and the 1873 Beers atlas. It is shown in greater detail on the Sanborn maps from 1884 through 1945 and varied only in the rear wing which is no longer extant. In 1852, it is one of two properties in the vicinity labeled “J.A. Haynes.” On the 1873 Beers map, the property is labeled “Roakes” and the census lists Patrick and Sarah Roakes and their large family in 1870. In 1870, Patrick is listed as “works at tannery.”

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And in 1880 is listed as a “tanner.” The Roakes family continues to be listed here through the 1920 census. Despite a building permit record which appears to indicate a “new dwelling” at 31 Franklin in 1977, the present house is clearly a modified version of a vernacular Greek Revival style building and matches the map history. This house is in a part of the street that has always been residential even when further south there was a mid-19th century tannery complex and on the north there was the expanding Lane foundry and factory. Like many of the residences on Franklin Street and Peck Place, it likely served the Lane Manufacturing work force. Despite alterations including becoming a multi-unit dwelling, this house still has enough integrity to convey its early history and is therefore contributing.

561. 3 Cross Street, c. 1895. Contributing

Wood frame, clapboard siding, 2 stories, gable roof sheathed in asphalt shingles with brick ridge chimney. This simple eaves-front vernacular, three by two-bay house is symmetrical and has a 1-story front porch with turned posts, entablature, and spindle railing. The house has open eaves, plain corner boards, and simple molded window surrounds. The front (north) façade has a centered door flanked by two one-over-one light sash windows and two second floor windows with a blind center bay. The door appears to have been replaced and has a fan-light at the top with panels. The east gable façade has one window and a blind bay on the first floor and two windows on the second with a window centered above in the gable peak. The west gable façade has regular fenestration with two windows on each floor and one in the gable. On the rear there is a c. 1930 2-story porch with shingled balustrade protecting an exterior stair. It presently contains two residential units.

This house first appeared on the 1899 Sanborn and was not on the 1894 map. It replaced an earlier dwelling that was attached to the rear of 31 Franklin Street. Originally, as shown on the 1899 map, there was a small 1-story rear wing, attached barn and attached larger shed. The shed was removed by the 1905 map and the barn was removed by the 1915 map. Between the 1925 and 1945 maps, all the rear attached wings were removed and replaced with the present 2-story porch. Like many of the residences on Franklin Street and Peck Place, the houses on Cross Street, likely served the Lane Manufacturing work force. A 1977 permit for a “new dwelling” for \$2700 most likely refers to the transformation from a single family residence into a duplex.

562. Hubbard Park Observation Tower, Tower Loop Road, c. 1915-1930. Contributing

This stone observation tower was built between the years of 1915-1930 and is located at the summit of Montpelier Hubbard Park. The tower rises to a top height of 54’ along an uneven parapet. This random, rubble tower has a 26’ squared base. The lowest 10 feet of the tower’s height has a strong batter, approximately 3-in-10, necking down to an 18 foot squared section. Stone is generally a mix of local rubble, but does contain some quartzite and other unique specimens.

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The random rubble stones are laid mostly “as found,” with little pitching or dressing in the field, with the exception of finely worked stones that define the sharp corners of the tower as it rises vertically. The tower is supposed to have been built of stones taken from walls that had once crisscrossed Hubbard’s Meadow, the estate of the family whose name the park bears today. Stones are mortared throughout without any tooling. The mortar is site-made concrete composed of brownish-gray sand, ordinary Portland cement, and an aggregate blend with noticeably larger particle sizes than typical. The result is a mortar with a very high compressive strength and extreme hardness. The stonework and mortar are variable across the building in regards to color and surface conditions.

The tower sits upon a concrete slab that continues beyond the base and creates 3 foot wide walkways around the perimeter of the tower. The terrace is bounded by short (21” tall) rubble walls with an 8” epoxy/cement caps. Two 30” piers rise on the eastern and western terrace walls, helping to define the formal entry in plane.

The walls at the base are 5’ thick and slender to a 30” thickness as the tower rises to the floor level of the observation deck. The topmost sections of the walls are 24” thick, and together form the uneven-height parapet. The height of the wall varies from 3’-4’ high above the observation deck, except for the southeastern corner, where the parapet swells to approximately 8’ tall. A small stone seat is set directly into the corner of the parapet wall on the observation deck.

An internal, metal staircase leads to the observation deck. Since the original construction of the tower, the stairs have been replaced twice. The most recent alteration of this component was in 1989, when the current all steel steps were installed to replace the steel and concrete steps.

Following the recommendations of landscape architect Dan F Dow’s 1908 design of a plan for Hubbard Park, the tower is situated on the summit of Hubbard Park, for “to attract people there must be something to visit.” The tower is situated at the edge of the 180 acre park on a small portion of land that is connected to but outside the original park boundaries. This land was donated to by local landowner Jesse Viles in 1911 for the purpose of building the tower, and as a result, the area of land upon which the tower is located protrudes into the neighboring state-owned land. Until approximately 1960, the land surrounding the tower was open, and visitors to the tower could enjoy a view of the statehouse and the city’s downtown and the tower could be seen from downtown Montpelier. In the 1920s, extensive tree plantings were done on the hillside below the tower and behind the Statehouse, and in the 1960 these stands of red pines came to block views between downtown and the tower. On a clear day, today’s visitors can still enjoy views of up to seven mountain ranges from the tower’s peak.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

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Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture
Social History
Community Planning and Development
Industry

Period of Significance

1830-1959

Significant Dates

c. 1830
c. 1835
c. 1840
c. 1895

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Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Montpelier Historic District was listed in 1978 at the statewide level of significance. It continues to be of statewide significance as one of the largest, best preserved and fully representative collections of historic architecture in the state. It is an outstanding representation of the statewide context for the development of a Vermont city. The district is also especially significant to the state as its capital and seat of government for 200 years. This Boundary Increase includes resources that further contribute to the well preserved collection of historic homes and adds an unusual landscape structure. The Hubbard Park Observation Tower was built to celebrate and take advantage of Montpelier's hills and valleys and its naturalistic layout that adds character and interest to the district as a whole. Its design as well as the Victorian and Greek Revival houses of the Boundary Increase are significant as a part of Montpelier's rich tradition of architecture, public investment. The district as a whole is significant under Criterion C as a distinguishable entity made up of both individually significant and less individually significant resources that collectively and visually tell Montpelier's story.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Montpelier Historic District was listed in 1978 at the statewide level of significance. It continues to be of statewide significance as one of the largest, best preserved and fully representative collections of historic architecture in the state. It is an outstanding representation of the statewide context for the development of a Vermont city. The district is also especially significant to the state as its capital and seat of government for 200 years. This Boundary Increase includes resources that further contribute to the well preserved collection of historic homes and adds an unusual landscape structure. The Hubbard Park Observation Tower was built to celebrate and take advantage of Montpelier's hills and valleys and its naturalistic layout that adds character and interest to the district as a whole. Its design as well as the Victorian and Greek Revival houses of the Boundary Increase are significant as a part of Montpelier's rich tradition of architecture and public investment. The district as a whole is significant under Criterion C as a distinguishable entity made up of both individually significant and less individually significant resources that collectively and visually tell Montpelier's story.

DEVELOPMENT HISTORY AND HISTORIC CONTEXT

Note: The following is an updated and expanded version of the history provided in the "Montpelier Historic District" nomination in 1978, along with supplemental information provided by the consultant for the amended nomination.

General Overview of Montpelier History:

The city has been a thriving center for business, government, commerce, and industry since the earliest days of the 19th century. Its neighborhoods and downtown streets are shaped by the state, county and city government presence as well as by the insurance, manufacturing, education, and mercantile sectors. The city experienced significant waves of prosperity that are reflected in the construction of homes and commercial property. The city's development was also marked by its recovery from several disasters including two major downtown fires in 1875 and the devastating statewide 1927 flood.

From the 1978 statement of significance:

"The street pattern, from the very earliest settlements, has been dictated by the town's topography. Set in a small area of relatively level land at the confluence of the Winooski River and the North Branch, the town expanded toward the

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surrounding hills. These hills, some of which are 300 feet higher than the principal section of the town, were necessarily determining factors in the placement of the streets and buildings. Thus, a regular grid system is apparent in only two small sections of the town. The unplanned naturalistic layout results in added visual interest for the district as a whole. The two principal streets, Main Street and State Street, roughly parallel the two rivers for much of their length within the district; in addition, the railroad runs alongside the Winooski. As a result, there are a total of ten bridges of varying types within the district.”

Early Town Development: 1781 - 1820

From the 1978 statement of significance:

“The settlement which was to become Montpelier was chartered by the Republic of Vermont in 1781. Most of the early settlers were second or third generation Americans of English extraction. The name Montpelier supposedly came from Colonel Jacob Davis, an early settler from Massachusetts, who may have heard of its French namesake in the Huguenot towns of Charlton and Oxford. He is known to have named Calais, the neighboring town to the north, and he may have been honoring France for her help during the Revolutionary War. Davis, one of the first and most prominent settlers, came to the frontier town of Montpelier in 1787 and is buried in the Elm Street cemetery [#516, at 189-211 Elm Street].

The first settlers erected houses west of the North Branch, to the west of the present intersection of Elm and Langdon Streets and the site is now occupied by the county jail [#203 at 10 Elm Street]. A sawmill and gristmill were erected further upstream at the present site of Lane Company Shops [#450-458 on Mechanic and North Franklin Streets]. Land was cleared south to the Winooski and west approximately to the site of the present Pavilion Building [#489, at 109 State Street], roughly nine acres.

The town had little to recommend it until 1805, when it was named the capitol of the state. Previously, the Legislature had had no permanent home, meeting in various towns around the state. Montpelier was chosen primarily for its central location its accessibility to roads and waterways. The site for the capital was donated by Thomas Davis, son of Jacob and at about the same time, he shrewdly built the adjacent Pavilion Hotel for the convenience of the legislators.

The decision to locate the seat of the State government in Montpelier was the most important in the town’s history in terms of later development. The Legislature first met in Montpelier in 1808, and many structures were built in the decades immediately following. Today, the State is the major employer in the city.”

Montpelier is the smallest state capital in the country. It is geographically nearly at the center of the state but in 1805, with a relatively small population of less than a 1000, the difficulties of early transportation and the lack of facilities would have made its choice an odd one but for the

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influence of politics and money. In the introduction to their 2008 book of historic Montpelier photographs, authors Paul Carnahan and Bill Fish put it this way:

“Montpelier was picked over larger towns such as Burlington and Rutland for the permanent home of the legislature because it was not associated with either the eastern or western sides of the state. Additional incentive to choose Montpelier was provided by its inhabitants, who contributed generously to build the first State House. Fortunately for the tax-paying residents, two-thirds of a special State House tax was allowed to be paid in grain, butter or cheese..”¹

State Street was opened in 1807 and the first state house was constructed in 1808 near the location of the present Supreme Court Building (#490 at 111 State Street). In 1811, Montpelier was named the shire town of Jefferson County, the county name being changed to Washington County in 1814 when the Federalist Party gained a majority in the State Legislature. Four Federal style residences on State Street are the few remaining from this early period. These include the c. 1810 Hezekiah Reed House (#197 at 89 State Street), the c. 1810-25 Joshua Y. Vail House (#199 at 97 State Street), the c. 1816 John Spaulding House (#200, at 99 State Street), and the c. 1825 Silas French House (#202, at 107 State Street). In 1818, the first county courthouse was constructed near the state house. State Street became an important link between the public and private domains, and is firmly anchored by the Capitol on the west and the intersection with Main Street on the east.

Seat of State and County Government and Growth of Insurance Industry: 1820 – 1860

The relationship of the town to the state and county government had proven very beneficial to Montpelier. By the time the first frame State House was deteriorated, it was also deemed too small for the emerging legislature size that would become a bicameral body of over 250 in 1837.² At that time it was still early enough in the history of the state that the issue of moving the capital from Montpelier re-appeared. However, the town’s citizens did not hesitate to ensure the continued presence of the capital by contributing heavily to the high cost of replacing it with something more suitable. In 1836, the second State House (#491, at 115 State Street),³ designed by prominent architect Ammi B. Young, was built out of Barre granite in the formal Greek Revival style so often used for important government buildings in honor of the democratic values of ancient Greece. The county courthouse was moved to make way for the new state house and re-located to what became known accordingly as Court Street where it served until a larger new courthouse, designed by B. F. Walker, was constructed in 1844 on State Street (#195 at 61 State Street). Between the business of the legislature and county court dockets, Montpelier has always had a very high number of lawyers and other professionals as both temporary and permanent residents.

¹ Carnahan, Paul and Bill Fish. *Montpelier: Images of Vermont’s Capital City*, p.5

² Nuquist, Andrew E. and Edith W. Nuquist, *Vermont State Government and Administration*, 1966, pp.84-90

³ The history of #491 (115 State Street), the 1836/1859 second & third State House, a National Historic Landmark designed by Ammi B. Young, and re-built after a fire with the designs of Thomas Silloway, is well documented elsewhere and will not be discussed in detail here.

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In addition to the importance of the concentration of state and county government here, another nearly as important factor influencing the vitality, growth, prosperity and appearance of the city was the development of the financial services industry. Banks and insurance companies developed and remained in Montpelier because, as the state capital, it had a concentration of professionals, wealth, access to legislators and the judicial system. Like Hartford, Connecticut, Vermont's capital has continued to be the center of insurance in the state. Over time, the close state regulation of this particular industry has made proximity to government an important factor in the location of company home offices.⁴

The earliest Vermont insurance company was the Vermont Mutual Fire Insurance Company, founded in 1828 by Daniel Baldwin, whose second home still stands (# 492, at 1 Baldwin Street) on the west side of the capitol building. He had learned about property insurance when he lived in Boston and then became an agent for a company (Springfield Fire & Marine)⁵. After moving to Vermont, his experience in the insurance industry led him to develop a new company that would provide security against fire but that would be affordable primarily through the novel mechanism of being a "mutual" company of cooperative policy-holders rather than a stock driven company answering to outside shareholders. The success of this model led to many other companies such as the Union Mutual Fire Insurance Co begun in 1874 and Green Mountain Mutual Fire Insurance Company, 1916, in Montpelier, as well as the State Mutual Fire Insurance Co. of Rutland, 1898, and the Burlington Mutual Fire Insurance Co. and Granite Mutual Fire Insurance Co. of Barre, both started in 1906.⁶ The National Life Insurance Company, which would become the city's largest firm and have a national reach, was chartered in 1848 and organized in 1850 by Montpelier physician, Dr. Julius Yeamans Dewey, upon the mutual principal.⁷

Not surprisingly, early directors and officers of insurance companies can also be found on the boards of early banks such as the Bank of Montpelier chartered in 1825 and re-organized in 1865 as the Montpelier National Bank and the Vermont Bank chartered in 1848 and re-organized in 1865 as the First National Bank of Montpelier. The names of bank and insurance company board members, many of whom also happened to be real estate developers, speculators and successful merchants and businessmen, can be read in the list of street names: Hubbard, Langdon, Reed, Baldwin, Bailey, Richardson, and Heaton. Several of the oldest extant buildings in the downtown, originally constructed as homes for members of the early boards, served as offices for insurance companies and banks including the Hezekiah Reed House (#197 at 89 State Street) and the Joshua Y. Vail House (#199 at 97 State Street). In more recent times these former residences, plus the Spaulding House (#200, at 99 State Street), became commercial properties again in the early and mid-20th century and again housed insurance company offices as well as banks.

⁴ Stone, Arthur P, *The Vermont of Today*, pp.677-693 and Sherman, Michael (ed.) *Vermont State Government Since 1966*, 1999, pp.550-551

⁵Hemenway, A.M. *History of Town of Montpelier*, p.516-517 and Bellamy, Christopher, *The Capitol Complex: Change Loss and Renewal*, p.7

⁶Stone, Arthur P. *The Vermont of Today*.p.677-693.

⁷Hemenway, p.283, 478 – see also the website of the company: www.nationalife.com

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It was a combination of the demands of the seasonal legislature and the burgeoning insurance, hospitality, and industrial sectors that led many of the leaders of these companies to invest in and advocate for the railroad development of the 1840s. In 1849, a spur-route of the Vermont Central Railroad was built to Montpelier with a passenger station near the state capitol constructed in 1850. The Montpelier and Wells River Railroad was constructed in 1873, connecting Montpelier to the towns along the Connecticut River Valley, and its depot still stands (#81 at 7 Main Street) in the district. These main routes virtually assured that Montpelier would continue to grow and prosper during the 19th century.

At about the same time that the railroad arrived, the State Legislature divided the original township into Montpelier and East Montpelier in 1848 in response to a petition from the citizens of Montpelier village.⁸ The 1850 census recorded 2,310 inhabitants of the new town of Montpelier. After a fire in 1857, the statehouse (#491 at 115 State Street) was rebuilt in 1858-59 by prominent Boston architect Thomas Silloway. According to the Walking Tour of Montpelier (1974 by Montpelier Heritage Group), the monumental Greek Revival Portico is all that remains of the 1836 Second State House designed by Ammi B. Young. The fire destroyed the rest of the building. Silloway's design for the reconstructed State House incorporated the former portico and basic earlier Greek Revival style design but on a larger and grander scale with a much taller dome. The Roman Catholics who had been meeting in the old county courthouse built a large new church – St. Augustine's- in 1859. This impressive, two towered structure is no longer standing but was located prominently next to the statehouse on Court Street. The small grid of parallel streets flanking the capitol was established at this time and has remained largely unchanged.

Prosperity and Expansion in Post-Civil War Era: 1860-1900

In the mid-19th century the prosperity of expanding insurance companies led them to build new office buildings using the fashionable architectural styles of the day. Like the early public sector example of the state house nearby, these new buildings were simultaneously an architectural statement and professional offices and as such became a new commercial property type for Montpelier. The district includes the 1870 Vermont Mutual Fire Insurance Co. building (now the State Department of Personnel, #488 at 110 State Street), which also leased space to National Life, the 1891 National Life Insurance Building (now the State Dept. of Agriculture, #486 at 116 State Street), the 1921 National Life Insurance Building (now the State Department of Administration, #505 at 133 State Street) as well as the 1959 Union Mutual Insurance building (#504 at 139 State Street). The Vermont Mutual returned to the residential scale Reed block in the 1950s and in an example of sensitive adaptive re-use, built a large addition in the rear to house its offices while preserving the federal style building on State Street. The Vermont Federal Savings and Loan Association also moved into the Spaulding house in the 1970s and restored it. Many of the residences in the neighborhoods around the state house and insurance

⁸ Hemenway, A.M., *The History of the Town of Montpelier*, 1880, p574.

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company offices were built during the 19th century and were homes to directors, officers, and employees of these companies.

Immediately after the Civil War, the prosperity of growing industries and financial institutions, an established state and county government, a healthy mercantile sector and a greatly improved transportation system combined to foster rapid residential development within the town. Coincident with the growing population was an explosion in the level of investment made in construction as demonstrated by the construction of five major churches built within eight years (1865-73), all of which are still standing (in some form) today. These 1865-73 churches replaced most of Montpelier's first generation of churches. The first of these second generation churches was the Unitarian Church of the Messiah (#179, at 130 Main Street) built in 1865 and designed by Boston architect Thomas Silloway, who had also designed the third state house. This Classical Revival /Italianate style building is presently the oldest church standing in the city. In 1868, a new stone Christ Episcopal Church (#54 at 64 State Street) replaced the previous frame Christ Church located on State Street across from the capitol. The new Gothic Revival style church was designed by Rutland architect J.J.R. Randall. In the same year, 1868, the Congregationalists replaced their first building known as the "Old Brick Church" with the very large and elaborate Bethany Congregational Church (#146, at 115 Main Street) of polychrome sandstone designed by Boston architect Charles Edward Parker. Unfortunately this church became structural unstable – possibly started by flood damage in 1927 – and was largely deconstructed in 1959. The Burlington firm of Freeman French & Freeman re-built the main church using salvaged stones and blended it with the steeple, original chapel, and a 1937 chapter house. The next post-Civil War church to be completed was the new frame First Baptist Church (#376 at 34 School Street) started in 1868 but not finished until 1873. This Gothic Revival style church was designed by local architect A.M. Burnham. The last of the five post-Civil War churches, Trinity Methodist (#148, at 137 Main Street) was also started in 1868 but not completed until 1874. Edward Dow of Concord, N.H. was the architect of this large brick church that could hold 700 people. A young George Guernsey, who would become an important local architect, was responsible for the carpentry on this church.

Commercial and Institutional Development: 1860-1900

Another significant development of this period was the establishment in 1868 of the Methodist Seminary which later became Vermont College⁹, located on a hill east of the developed downtown beyond the boundaries of the Montpelier Historic District. The downtown in this period comprised a mixture of residential buildings dating from the earlier stages of settlement, such as the c. 1820 vernacular residence (#67 at 68 Main Street) that was converted to commercial use by 1873, and a very few commercial blocks, such as the c. 1870 frame Theriault Building (#183 at 116 Main Street), the c. 1870 Holmes Block (#58 at 52 State Street), the c. 1870 Hyde Building (#131 at 15 Main Street) designed by George Guernsey, and the simple

⁹ See College Hall, entered in the National Register, April 23, 1975

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1874 brick office block built by James Langdon (#194 at 45 State Street). After 1875, this balance was sharply changed in favor of the latter due to two large fires which struck within a few months of each other. These catastrophic fires destroyed much of Main Street and State Street and provided the impetus for extensive building, becoming the major watershed events in the appearance of downtown Montpelier. Most of the buildings in this area, built in fire-proof brick, date from shortly after these two fires and include the majority of present day commercial Main Street. Merchant and real estate developer, James French, built the large Italianate style “French Block” (#72, at 32 Main Street), designed by George Guernsey in 1875, which anchors the west side of Main Street. Its Italianate style neighbors, #69 at 64 Main Street, Sabins Block (#70 at 54 Main Street), and the Bruce Block (#71 at 44 Main Street) also were built in 1875. It was in this post-fire decade that Montpelier transformed into the brick downtown that is so characteristic of late 19th century Vermont towns and cities.

The old Pavilion Hotel, dating from 1808, was demolished and a new one built in brick on the same site in 1876. Several other hotels thrived or were built in this period in proximity to the train station, the state house, and Main Street to accommodate the demands of the seasonal legislature which would significantly swell the population when in session. These part-time legislators, as well as lawyers working in the courthouse, often boarded in homes or lived in hotels. In 1880 a new, more elaborate train station was built on the site of the previous station with a large handsome clock tower. The same year, the present Wells River Railroad built its multi-story Italianate style station (#81) on Main Street which blended in well with surrounding brick commercial blocks. The Blanchard Block (#140 at 73 Main Street), perhaps the dominant commercial building on Main Street, was built in 1884, replacing one of the last real vestiges of the early frame downtown – the old “Cadwell House.” It was expanded (#139) in 1890. Besides retail uses on the first floor, it also housed the Blanchard Opera House. This attracted considerable outside talent for 25 years, until 1910, primarily because the town was on the chief railroad line from Boston to Montreal. It provided seating for 800 people and standing room for 200 more. With the decline in population and traveling shows, the space was converted to residential use early in the 20th century.

Local developer and businessman James Langdon made an unusual contribution to the downtown in 1900 with the construction of three matching, largely free-standing, brick and stone commercial blocks (#186 at 8 Langdon Street, #187 at 7 Langdon Street, and #188 at 90 Main Street and 27 Langdon Street) that created their own mall-like shopping street and also wrapped around the prominent corner of State and Main. Two of the remarkable surviving commercial buildings of early Montpelier stand on opposite corners of the Main and State Street intersection just across from Langdon’s unusual development. The c. 1826, brick Federal style Hubbard Block (#65 at 2-6 State Street), with distinctive parapet gables, and the c. 1830 brick Federal-Greek revival style Willard Building (#142 at 83 Main Street), with its striking gable front façade, both remarkably survived not only the 1875 fires but the pressures of the surrounding commercial development. An early commercial building in this intersection that was lost was notable as the “Arch Building” for its drive through passage. It was demolished to make way for the straightening of what would become East State Street.

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Overview of 19th Century Industrial Development

Main Street, while increasingly commercial in the later 19th century, continued to be anchored at the Winooski River by a vibrant industrial cluster that grew and expanded on both banks from the grist and sawmills established around 1800 where the first bridge had been built to an industrial scale grain elevator, saddlery, and factories manufacturing a variety of wooden products including clothespins a hundred years later. The present Winooski dam at Main Street, (#515) is non-contributing due to major alterations in 1975, when it was essentially rebuilt by the Army Corps of engineers. This was, however, the important site of earlier dams that provided water power to the shops along both banks of the Winooski here throughout the 19th century. There are remains of various types of earlier stone retaining walls visible above the water of the river on both banks. There may be additional archaeological resources associated with the 19th century water power and industry at this location. Both the north and south banks of the river were once lined with shops and factories just downstream of the dam. Of these, only a former feed store still exists (#80 re-located to 3-5 Main Street).

There were similar water-powered industrial clusters further east on the Winooski in an area that would be further developed on the north bank by the railroad line with service equipment, a turn table, and storage buildings near Barre Street. Only one rehabilitated railroad storage shed (#104 at 453 Stone Cutter's Way) and the ruins of the turntable (#106a at 535 Stone cutter's Way) remain within the district. Further east along the river (beyond the district boundaries) the railroad made possible the development of stone cutting and its associated granite sheds.

The North Branch and its small falls provided other opportunities for water powered industry to develop and the Elm Street banks were once lined with small shops. At the natural falls further north a 1789 dam built by settler Jacob Davis powered the town's first gristmill¹⁰. The dam-site, where eventually a c. 1920 timber crib dam (#474) would be built, continued to serve a growing industrial cluster on the east bank along Franklin Street with a 1831 foundry built by Alfred Wainwright¹¹ that would later be replaced by Dennis Lane's 1870 foundry and machine shop (#456, at 1 Mechanic Street). The Lane Manufacturing Company produced the patented Lane Lever-set Sawmill. The success of this company led to considerable late 19th century expansion. Though Lane died in 1888, the company had a tremendous building boom in 1890 to meet demand¹². A promotional drawing of the company at the time as well as historic maps show that at its height the complex had over 15 buildings, of which only a few remain within the district. These include a storehouse (#451 at 6 Mechanic Street), the pattern storage house (#454 at 14 North Franklin Street), a connected set of buildings (all at 1 Mechanic Street) with the foundry/machine shop (#456), the forge (#457), and a later machine shop (#458), as well as a storage building (#549 at 30 Franklin Street).

¹⁰ Montpelier Heritage Group, *A Second Walk Through Montpelier*, p.27

¹¹ Ibid

¹² Ibid

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As shown on the detailed Montpelier map of 1858, Franklin Street (an area being further documented in this Boundary Increase) had a much more industrial character than it does today. Along the east bank of the North Branch below the dam with the 1831 Wainwright foundry was also the tannery operation of Keith & Peck that had been established in 1837 by William Peck, Roswell Keith and Daniel Thurston that included the c. 1830 house of William Peck (#545 at 4 Franklin Street).¹³ By an 1873 Beers Atlas map, an “eng ho.” (presumably a water or steam-powered engine house) was depicted and the tannery operation included several more buildings. However, by 1880 the business was gone and the street became more solidly residential. Census data for this neighborhood in the mid to late 19th century indicates many of Irish descent and occupations such as tanner, carpenter, blacksmith, machinist, laborer and teamster. This area was solidly a home for working people of Montpelier in both immediate industries such as the Keith & Peck Tannery and the Lane Manufacturing Co. as well as other parts of the community. The Lane company and, to a lesser extent, the U.S. Clothspin Co., Barre Street granite sheds, and a few other smaller shops emerged from the 19th century as the remaining industrial base of Montpelier, while its commercial, institutional and government sector continued to grow and dominate the city’s landscape.

Residential Neighborhood Development: 1860-1900

A significant proportion of the existing residential structures date from the decades immediately following the Civil War. The wide mix of large and not so large homes reflects the post-Civil War population expansion and also the prosperity of many of the business and professional community. The most active decades for residential construction in Montpelier were the 1870s, 80s and 90s and the district’s neighborhoods, close to the downtown core, particularly reflect this heritage. Some of the earliest neighborhoods had evolved through the subdivision of earlier large lots and the construction of infill housing that reflected the many waves of Victorian architectural styles. By 1900, almost all of the residential construction in the district had been completed and most of Montpelier’s neighborhoods had been established or were laid out for future development in the early decades of the 1900s. Interviews with older residents recorded about 20-25 years ago by Margot George and Christopher Cross document their memories of this infill still happening in the early 20th century¹⁴. Thus the neighborhoods along Elm, Loomis, St. Paul, Liberty, Baldwin, Bailey, and Barre Streets include a vibrant mix of large and small houses from the 1830s through the early 20th century while the houses in the later neighborhoods beyond the district boundaries are more solidly late 19th century and early 20th century.

¹³ Graff, Nancy. *Historic Sites and Structures Survey Form # 1211-01 for 4 Franklin Street*, 1979

¹⁴ George, Margot & Christopher Cross, *A Presentation for the Montpelier Heritage Group on People, Neighborhoods, Gardens, and various Outbuildings*, n.d. unpublished text provided by authors.

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By the time the village became the City of Montpelier in 1895, the population was approaching 6000 (a number surpassed in the 1900 census) and this transformation in size affected the town and city politically, economically and socially. Although the steep hills surrounding the state house area remained largely undeveloped in the 1860s and 1870s, the former meadows and flatter lands to the east and north had filled in with the laying of more and more residential streets. The formerly open lots and fields between the downtown and the Seminary up on College Hill to the east began to be developed in new neighborhoods after the Civil War. Loomis, St. Paul, Liberty, Jay, Barre, and East State Streets are examples in the district of this expansion. According to the documentation of the 1989 Boundary Increase which added a section of East State Street to the district:

“East State Street ... is significant as an essentially intact group of residential buildings dating from the period of Montpelier’s rapid growth around the turn of the 20th century. The architecture here is significant as a reflection of the variety of styles and configurations designed to provide housing over a broad range of income and social levels. Several of the primary buildings are especially significant high-style examples of the Queen Anne and Colonial Revival styles of architecture.”¹⁵

This statement applies equally well to the streets mentioned above. Neighborhoods just outside the district continued this trend in the flat land west of Elm Street and in the area east and north of Liberty and Hubbard Streets that more fully developed the valley between downtown and College Hill. These are neighborhoods with many historic residential resources that are beyond the scope of the district’s focus on the core of the downtown area but nevertheless could be eligible historic districts in their own right with their own development stories.

Another development in response to the sharply increasing population in the end of the 19th century was the construction of duplexes and multi-unit buildings and even very early apartment buildings. District examples of duplexes and multi-unit dwellings include the c. 1897 duplexes at 74 East State Street (#519) and 76 East State Street (#520), the c. 1890 duplex at 6 Monsignor Crosby Avenue (#538), the c. 1892 Holmes Block (#553), and the c. 1908 duplex at 2 Monsignor Crosby Avenue (#537). On the south end of Elm Street, three frame multi-unit blocks now joined as 87 Elm Street) were built in c. 1880 (#308), c. 1890 (#309), and c. 1908 (#307) as early proto-apartment houses.

Residential Development of Montpelier’s Hills: 1890-1910

Some infill development occurred through the dramatic technique of cutting back the hills. In the 1890s, the Monsignor Crosby Avenue area, now being newly documented in the district through this Boundary Increase, was developed. Monsignor Crosby Avenue was originally called Fullerton Street and was laid out sometime between the creation of the 1889 and 1894 Sanborn maps, which was a time when the large hill roughly northeast of Barre Street was blasted and cut

¹⁵ Visser, Thomas, “Montpelier Historic District: Boundary Increase,” nomination, 1989

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back significantly making way for the 1892-1902 construction of the second St. Augustine Catholic Church (#128 at 18 Barre Street). Ultimately, this major change in the topography allowed for additional development northeast of Barre Street as first Fullerton Street (c. 1890) and then Downing Street (c. 1895) were developed. The houses on both streets were all built within a few years of the opening of each street. Fullerton was later renamed Msgr. Crosby Avenue in 1963¹⁶ in honor of Msgr. William Crosby, who started as a parish priest in 1921 and founded the St. Michaels High School in 1923¹⁷. During his 41 year tenure at the St. Augustine parish, including 36 years as principal of St. Michaels, he was responsible for moving the rectory twice, building a convent for the sisters (# 124 at 46 Barre Street) at the corner of Fullerton, and conceiving and constructing St. Michael's High School (# 123 at 58 Barre Street). He donated substantial sums of money to the school on both his silver and golden jubilees as a priest, and also made numerous improvements to the church. According to the church's own account of its history, he acquired for the church several other properties on Fullerton at one time or another. Msgr. Crosby died in the spring of 1963.

The hills right next to the downtown core, which had been avoided for practical reasons before 1900, began to be developed with new streets whose names reflected the topography – such as Hillside, Cliff, and Terrace. The very steep topography above Court and Elm Streets was accessed and developed in c. 1900 and included Hillside, Cliff, and Corse Streets. The houses built there within only a few years of each other included a variety of sizes from small vernacular cottages like 11 Cliff Street (#247), 13 Cliff Street (#248) and 3 Corse Street (#248); to larger homes in restrained revival styles like 8 Cliff Street (#246), 16 Corse Street (#250), 21 Cliff Street (#254) and 23 Cliff Street (#255); to small early vernacular frame multi-unit buildings like 6 Hillside Avenue (#234) and 5 Cliff Street (#241). The hill above Baldwin Street was developed in c. 1910 and its collection of largely Shingle and Shingle/Dutch Colonial style homes, such as 10 Richardson Street (#39), 6 Richardson Street (#41), and 4 Mather Terrace (#47), were all built within a few years of each other, too.

Development of Hubbard Park & Hubbard Park Tower: 1899-1930

The one exception to this trend of hillside development was the large hill tract of 134 acres immediately behind the state house which was donated to the city for its first public park in 1899 by John Hubbard. In response to the recommendation of the landscape designer hired to layout and design the park in 1908 – Dana F. Dow - the city also eventually acquired the highest point just outside the initial parcel from an adjoining landowner so that a picturesque stone tower could be built to attract people to the park. Between 1915 and 1930 Hubbard Park Observation Tower (#562) would be constructed using the local stones found in the former stone walls of the park and designed in a romantic style to evoke the look of a mysterious historic ruin. The Tower is a product of the early 20th century movement to create parks that blended natural features with the design of manmade structures and trails. The Tower, whose construction was funded by the

¹⁶ City Council Records, Vol. 13, p. 186. The street was renamed on Aug. 14, 1963.

¹⁷ Information from the St. Augustine website: <http://www.saintaugustinechurch.com/welcome.shtml>

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generosity of local residents, is also indicative of a national philanthropic movement taking place on a local level.

Early Twentieth Century Montpelier: 1900- 1940

Shortly after the completion of St. Augustine Roman Catholic Church (#128 at 18 Barre Street), the city took advantage of some of the hill removal to construct its architecturally outstanding Neo-Classical Revival style City Hall (#134 at 39 Main Street) in 1909-1911. With some additional blasting, the re-location of some buildings and the demolition of others, the three and a half-story yellow brick building with a monumental tower designed by George Adams was constructed. Other early 20th century civic building projects included the 1900 East State Street School (#334 at 58 East State Street) to house the primary grades, the 1913 Montpelier High School (#165 at 170 Main Street), the 1924 Firehouse (#138 at 61 Main Street), the 1932 Armory (#91 at 55 Barre Street), the 1932 Bare Street School (#123 at 58 Barre Street), and the 1939 Montpelier Elementary School (#355, at 1 Park Avenue) which replaced the demolished landmark 1858 Union School.

The 1978 statement of significance states:

“In the period immediately following World War I, Americans were leaving rural and semi-rural areas in favor of urbanized conglomerations. Accordingly, Montpelier’s growth slowed, and new construction with concomitant demolition has not been extensive. More recently, the unique value of the surviving 19th century structures in the downtown area has been recognized.

As a result, preservation work has been going forward at an accelerating rate. There has been a strong emphasis on maintaining the visual qualities of the streetscapes, particularly on the part of the State government, as evidenced by the Pavilion project and the City’s Design Review District.

The preservation and re-use of the older downtown structures has been increasing in the last decade. The Walton Block (#191) dating from 1879, was successfully rehabilitated in the 1960’s; four early 19th century houses on State Street (#’s 197, 199, 200, 202) have been converted to commercial and office use, two of which (#199 and #202) were moved a few feet in the process; vacant second floor space on Main Street commercial section has been converted for various uses and the rehabilitation work has been completed at the critical intersection of State and Main. The primary visual effect of the latter has been the removal of white aluminum siding from the brick [Hubbard] Block (#65), and related structures (#’s 66, 67, and 68) and the cleaning of the brick Blanchard Blocks (#139 and #140).”

While there was very little single family residential construction within the district after World War I, several apartment buildings were constructed representing the development of this more urban property type using the architectural styles of the day and fully realizing the form

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compared to some of the earlier frame duplexes and multi-unit buildings on Elm Street from the end of the 19th century. These post World War I examples include the Colonial Revival style 1927 St. Michaels Convent (#124 at 46 Barre Street), 1930 Baird Apartments (#363 at 7 Baird Street), the 1941 Gary Home (#154, at 149 Main Street) designed by Frank Lyman Austin, and the 1951 International style Capitol Apartments (#215 at 49 Greenwood Terrace). Later examples of large scale residential construction projects (that are non-contributing due to age) include the 1972 Pioneer Apartments (#155 at 155 Main Street), and the re-development in the 1980s of the Lane Manufacturing complex with the 1986 Riverside Condominiums (#s 450 & 452 at 4 & 2 Mechanic respectively), and the 1988 “Foundry” Condominiums (#455 at 2 North Franklin Street). More recently in the 1990s residential construction within the district has focused on adaptive-re use and rehabilitation with the help of historic tax credits, such as several buildings on lower Elm Street (#s 307,308, & 309 all now at 87 Elm Street) and one new building designed to be historically compatible to the others (#306 at 89 Elm Street).

Flood of 1927 and Development of Bridges and Transportation Related Structures

From the 1978 statement of significance:

“The most significant natural event of the 20th century was the flood of 1927, with the water reaching a height of 12 feet over much of the commercial area. The flood removed all the [street] bridges (except for #469), many of the barns and outbuildings along Elm Street and undermined many of the buildings necessitating new foundations and remodeling. (This flood, incidentally, removed several pianos from a store in the Cody Block, #101, at State and Main; additionally, it created a large crater on the lawn of the courthouse, #109. During the cleanup, the former were used to fill the latter.)”

The combination of the 1927 flood that destroyed many accessory, livery, service, and small shop buildings (as well as the city’s 1898 trolley tracks) and the emerging dominance of the automobile had an impact on the city. Partly due to the flood damage and partly to the desire for an auto- and bus-oriented new hotel, the old buildings and hotels on the south side of State Street were replaced with the 1932 Colonial Revival style Montpelier Tavern (#50 at 100 State Street). All of the livery, stables, blacksmith shops and small greenhouses washed away or damaged by the flood were not replaced as they were obsolete. Instead the city saw the development of parking lots, garages, as well as service and gas stations from the 1930s through the 1960s (#49 at 108 State Street, #201 at 105 State Street, & #2 at 152 State Street). The commercial eastern end of State Street near the Rialto Bridge suffered flood damage and the 1930 Goodrich and Deavitt Blocks (#s59 & 60 both at 50 State Street) represent the commercial block rebuilding there. One of the c. 1910 livery buildings to survive the flood (#55 at 58 State Street) was converted to a garage. The 1939 Seguin Block (#311 at 7 School Street) built of rusticated concrete blocks is an example of a commercial block using a clean simplicity indicative of the modern 20th century era.

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By World War I, some of the city's wooden or covered bridges had been replaced by steel truss bridges such as the railroad bridges over the Winooski (#465) and North Branch (#468) made by the American Bridge Co. or the 1920 concrete deck State Street bridge (#469) which are all notable for having survived the statewide 1927 flood which very few bridges did. The 1927 flood had a devastating effect on the city's remaining wooden bridges and these were replaced with steel bridges as well. Those that survive from the post-flood period include the camelback through truss Taylor Street Bridge (#466) made by the Berlin Construction Co. in 1929, the Warren pony truss Langdon Street Bridge (#470) and the pony truss School Street Bridge made by the American Bridge Co. In 1959, Bailey Street was extended across the Winooski with the construction of the Bailey Street Bridge (#464, now excluded from boundary). Main Street (#467, now excluded from boundary) and Spring Street (#472) bridges were replaced more recently with modern concrete deck highway bridges. While still in the district, Spring Street bridge is considered non-contributing due to recent alterations to its ubiquitous type. A more recent devastating flood and ice jam in 1992 caused millions of dollars' worth of damage to many buildings along the two rivers and knocked one of the two trusses of the railroad bridge over the Winooski (#465) off its abutment.

Post-World War II Era: 1940 -1958 (with additional information on significant events and trends 1958-2016)

Changes in the commercial and institutional worlds that dominate the downtown over the course of the 20th century resulted in new buildings representing later 20th century styles and include the International style 1952 New England Telephone building (#346 at 23 School Street), the 1959 Union Mutual Office Building (#504 at 139 State Street) and the 1971 Social Security Administration Building (#348 at 33 School Street). However, with change comes some losses. The decade of the 1960s saw a lot of changes in the downtown through a spate of demolitions of historic structures – in many cases for parking lots – that is more fully discussed below in the section on the Capital Complex as well as greater state ownership of existing buildings. While nothing like the demolition of entire neighborhoods seen in the 1960s urban renewal programs in many large American cities, space and aesthetic problems were often resolved through condemnation and/or demolition. A notable loss includes the demolition of the 1891 Richardsonian Romanesque style post office in 1963 and its replacement with the Federal Building (#196 at 87 State Street), an office building and post office of distinctly modern design.

Two books published in 1966 and 1999 on the history of State government in Vermont¹⁸ document that there were major changes in state government in the 1960's and especially in 1966. The first change was the re-apportionment of the legislature in 1966 and thus the change in its size from 246 to 150 at the same time as the political climate changed with the election of the state's first democratic Governor followed by a democratic majority in the legislature. The second change was the re-organization of primarily the executive branch of state government

¹⁸ Nuquist, Andrew E. & Edith W. Nuquist. *Vermont State Government and Administration*, 1966 and Sherman, Michael E (Ed.). *Vermont State Government Since 1966*, 1999.

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based on the recommendations of a sweeping reform report. The final major change was an enormous increase in the scope and services of the state government in the 1960s in response to a population explosion in Vermont, changing demographics and politics, and to administer the huge new federal social programs created under President Johnson's "Great Society" movement. More state offices and more state employees meant the need for a lot more space.

At around the same time that the first nomination for the Montpelier Historic District was developed in the 1970s, the city adopted a design review district based partly on the documentation of the nomination as well as on other planning and historic survey work. The city of Montpelier was one of the first in Vermont to start planning with preservation. This was about the same time that the state created the first historic preservation office in 1978. In 1985, Governor Madeleine Kunin signed an Executive Order strongly encouraging state government to rehabilitate existing and historic properties to house state government functions. Also during the 1980s and to a greater extent the 1990s and 2000s, the federal investment tax credit for historic rehabilitation had a major impact on the preservation of commercial and downtown buildings. This program targeting income-producing historic properties has been used extensively in Montpelier to continue the tradition of adaptive re-use. Since 1996, over 20 historic buildings in the district have been rehabilitated through the use of this incentive program.¹⁹ With the help of this program and a companion state tax incentive program for downtowns²⁰, the exploding trend of not only the state but also private sector offices re-using residential properties for office space has preserved much of the character of the downtown. Two trends noted by Frank Smallwood in the concluding essay to *Vermont State Government Since 1966* were the increase in political vigor with two parties vying in the state for control as well as an increase in professional lobbying as a presence in the capital.²¹ Both of these trends increased demands for small offices in the downtown. Another use of the historic tax credit in Montpelier as well as across Vermont has been for the creation of affordable rental housing in historic buildings.

Despite these positive trends for historic buildings, all of the increased need for office space continues to put pressure on parking facilities both for state and non-state workers and visitors. Three houses on Court Street, #s 212, 213, & 214, were demolished for parking lot expansion in 2006, 1981, and 1990 respectively. Recently an increasing effort to combine the need for downtown parking, retail and office space resulted in the 1995 construction of the City Centre Complex (#143 at 89 Main Street), a parking garage and office building with retail along the Main and East State Street facades. Though this building entailed the demolition of several older, previously listed buildings, the City's stringent design review regulations and statewide regulatory review ensured that the new building would be sympathetic to the older brick blocks around it in massing and materials.

¹⁹ Website database of the National Park Service for "Historic Preservation Tax Incentives," : <http://tps.cr.nps.gov>

²⁰ 1997 Designated Downtown Program and 2006 Update of Downtown and Village Center State Tax Credit programs, administered by the Vermont Department of Housing and Community Affairs

²¹ Smallwood, Frank, concluding Essay in Sherman, Michael (Ed.), *Vermont State Government Since 1966*, p.597.

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The impact of the local design review district ordinance can be seen in the remarkable retention of integrity in the very large historic district from 1978 to the present. When originally listed the district's large number of resources were 87% contributing. In over 30 years, only 19 buildings had been demolished – quite a contrast from the single decade of the 1960s when at least that many buildings were torn down. Today, more have become contributing due to an expanded period of significance and more accessory buildings have been documented. The amended district with a total of 652 resources is still 88% contributing.

Evolution of the Capital Complex Neighborhood: A Case Study of the Impact of State Government and Insurance Industry

The area of the city west of the North Branch has been dominated by the presence of the state government focused initially on the Greek Revival and Renaissance Revival styles State House itself and its immediate grounds. However, during the century from 1860 to 1960, the National Life Insurance Company and to a much lesser extent, the Vermont Mutual Life Insurance Company, had as much if not more impact on the real estate and architecture of the area now known as the “Capitol Complex” as did the state. These insurance companies shaped the architecture and many of the changes in this neighborhood through the construction of high style company home office buildings such as the 1870 French Second Empire style Vermont Mutual Fire Insurance Office (#488 at 110 State Street), the 1891 Richardsonian Romanesque style fifth home office of the National Life Insurance Co. (# 486 at 116 State Street), and that company's 1921 Neo-Classical Revival style sixth home office (#505 at 133 State Street). They also had a strong indirect impact through the many real estate holdings and homes of their directors, executives, and employees including the c.1890 Queen Anne style home of Edward Dewey (#480 at 128 State Street moved from 124 State Street), the c. 1850/c. 1900 Italianate/ and later Queen Anne style home of Daniel Baldwin (#492 at 1 Baldwin Street), and the c. 1870 Italianate style home of George Reed and later George Briggs (# 11 at 8 Bailey Avenue moved from 131 State Street). During their construction projects, both insurance companies demolished houses as well as re-located them within the neighborhood. As the companies expanded with more employees at the same time as the expansion of state government and its employees, the impact on the neighborhood continued to increase in the late 19th to the mid-20th century According to a report prepared for the Curator of State Buildings, author Christopher Bellamy wrote: “*After World War II, the conversion of State Street from a residential neighborhood to one dominated by state government and National Life accelerated.*”²²

The state government has grown from being housed in a simple wooden state house in 1808 to occupying a complex of 29 owned and several more leased buildings in 2009 in addition to spreading out to nearby towns and opening regional offices around the state. Despite the enormous influence of the state government, the historic character of Montpelier nevertheless remains small scale and architecturally diverse due to the unusual amount of adaptive re-use of earlier residential and commercial buildings for state offices. Only four buildings were actually

²² Bellamy, p.29

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built for state government and one of these – The Pavilion (#489 at 109 State Street) was designed in 1971 as a historic recreation of the former hotel on the site. The other three are the 1836/1859 National Historic Landmark State House itself (#491 at 115 State Street), the 1916-1918 Supreme Court building (#490 at 111 State Street), and the 1949 Department of Motor vehicles (#484 at 120 State Street) – all built at very different times. According to Bellamy’s report, *“When the present State House was initially constructed in 1859, all state employees were housed within its walls. As official business increased, the western Annex was added in 1886, followed by later construction of a separate Supreme Court and State Library building in 1918 and acquisition of the vacated National Life headquarters at 116 State Street in 1921. Yet the recurring problem of finding sufficient office space only grew more acute in the twentieth century as the role of government became more complex. Planning began as early as 1939 for a new, modern building to alleviate the situation, but these plans had to be shelved for the duration of World War II.”*²³

According to Bellamy’s research, the chronology of the state’s real estate transactions after the 1918 construction of the Supreme Court building (#490 at 111 State Street) focused initially on the immediate vicinity of the state house and lawn to address the growing need for space. In 1921 the state purchased the large and impressive fifth National Life office building (#486 at 116 State Street) almost across from the Supreme Court Building when the company built its sixth home office (#505 at 133 State Street) on the western side of the state house lawn. The next efforts were, as noted above in Bellamy’s text, focused on securing the properties directly across from the State House in order to construct a large new office building. This process started in 1931 with the purchase of the Fifield house and carriage barn (#485 at 118 State Street) which served as offices for several years. During and after World War II, between 1941 and 1948, the state would acquire several more houses next door. One of these – the Edward Dewey house (#480 at 128 State Street) it moved further down State Street and the rest were demolished (including the Fifield House though not the carriage barn) to make way for the construction of the large new 1949 Modernist style State Office Building that now serves as the Department of Motor Vehicles (#484 at 120 State Street).

The state acquired the former Vermont Mutual Insurance Co. office building (#488 at 110 State Street) in 1953 on the corner of State and Taylor when it became available. But it was not until National Life decided on moving to a new site outside the downtown rather than expand its sixth home office at 133 State (#505) that the state’s activities in acquisition broadened to target the entire capitol complex area. After acquiring the very large vacated former sixth National Life office (#505) in 1960 along with its heating plant on Baldwin Street (#496 at 6 Baldwin Street), the state started buying other lots along State and Baldwin whenever possible. In response to a huge increase in the programs and services provided by the state in the 1960s, many houses as well as the former first county courthouse on Court Street were acquired and five were demolished to create parking for the increasingly large number of offices in the area. The most notable and controversial of these acquisitions was the purchase in 1965 of the dilapidated Pavilion Hotel on the corner of State and Taylor. In the wake of two prominent demolitions of

²³ Bellamy, p.15

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recognized landmarks on State Street in 1963 (not by the state) which were the Central Vermont Passenger Station, and the architecturally exceptional 1891 Romanesque Revival style Post Office building²⁴, the state's proposal to demolish and replace the landmark Pavilion hotel hit a nerve among residents and the preservation community. The Montpelier Heritage Group was formed to advocate for the building's preservation. After much debate gaining national attention over the next few years, a compromise was proposed by a creative contractor²⁵. The state documented the historic building, salvaged key materials and features, demolished it and built a large new office building on the site in 1971 fronted on State Street with an accurate reconstruction of the original façade using the old bricks. The Vermont Historical Society would be housed in the new building (#489 at 109 State Street, non-contributing due to age) and their space included the re-installed salvaged parlor interior from the old hotel.

In other transactions during the 1960s, the state acquired several of the remaining residential properties on State Street through eminent domain in order to stop the "inappropriate" construction of gas stations in view of the State House and also to address the rapidly increasing demand for state office parking. One of the remaining residential properties – not acquired in the 1960s by the state - was the c. 1840 Julius Y. Dewey House also popularly known as the birthplace of local hero Admiral Dewey, Julius' son. This house had been moved to 144 State Street in 1890 by National Life, a company founded by Julius Dewey, to make room for its new office building built in 1891 at 116 State Street. By the late 1960s the old house, which had been used as the "Admiral Dewey" guest house and an antique shop of the same name, was finally sold to a private party and torn down, despite some effort to save and restore the landmark by the Montpelier' Women's Club. In 1970 a New England Telephone Co. building (#476) was built there and it has recently been acquired by the state.²⁶

Bellamy's research indicates that the state's acquisitions continued through the 1970s during which time many properties on Baldwin Street were acquired. Although a few were torn down for parking, most have been adaptively re-used. A 1974 plan to demolish two of the most architecturally exceptional houses (#494 at 2 Governor Aiken Avenue and #492 at 1 Baldwin) in order to build a large new office building was scrapped. In 1978 four houses were bought on Baldwin Street and all were adaptively re-used. One more house was acquired and demolished for parking in 1980 on Baldwin Street. As noted above, in 1985 an Executive Order strongly encouraged state government to preserve and re-use existing buildings to house its operations. Only one property has been acquired since then – the non-contributing 144 State Street in 1999. Within what is now known as the "Capitol Complex," bounded by Baldwin Street, the State House grounds, Taylor Street, State Street, Bailey Ave, and Baldwin Street, the properties fronting on Bailey are still privately owned as are two others on Baldwin. The other notable exception is the large, architecturally significant International style home office of the Union Mutual (#504 at 139 State Street) which was built in 1959 to re-locate the company after

²⁴ Carnahan, Paul & Bill Fish, *Montpelier: Images of Vermont's Capital City*, p.20

²⁵ Bellamy, Christopher, *The Capitol Complex: Change, Loss and Renewal*, p.5

²⁶ Bellamy, p.39-40 and also 2009 list of state owned property from the Department of Buildings and Grounds

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National Life pulled out of this section of town. The Union Mutual Fire Insurance offices had a large new addition constructed in 1990 to accommodate that company's growth²⁷.

To the extent the neighborhood of the State House appears formal and institutional, it is really the change in density brought about by the extensive demolitions and surface parking lots that separate the remaining historic buildings and distinguish this area from the more traditional density of the residential neighborhoods of Montpelier. Historic maps show that this neighborhood was once quite similar in density. However, despite the 20th century demolition of at least seventeen homes in this neighborhood – many by the state - and the creation of about seven surface parking lots fronting the street, the area still has a great deal of historic integrity and a much greater percentage of residential scale buildings than most major government centers. Clearly, the attitude toward the preservation and adaptive re-use of historic buildings has evolved by the city and state governments but the pressure of a growing state government continues make keeping the surrounding area at a residential-scale a challenge. According to the 2009 list from the state Department of Building and Grounds, in addition to the 29 buildings it owns in the Capital Complex, the state leases an additional 103,000 s.f. at the seventh National Life Building, 27,000 s.f. in the City Center complex (#143 at 85 Main Street), and another 50,000 s.f. in 8-10 other Montpelier buildings.

Additional Historic Significance of Note

From the 1978 statement of significance:

“Although the primary thrust of the district is architectural, Montpelier is not without its historical associations. Admiral George Dewey, hero of the battle of Manila Bay in the Spanish-American War, was a native of the town. He attended school for a few years in the building at 47 Court Street (# 216), now a new residence.”

As noted above, in 1850, the National Life Insurance Company was established in Montpelier by Dr. Julius Dewey, the father of Admiral George Dewey, who was born in Montpelier. Today, National Life dominates the private sector of the local economy as the second largest employer in the city. In addition, its influence on local architecture has been unmistakable as the company built two successive home offices in the historic district. The growth of this company during its second half century coincided with a similar growth of state government which was vying with it for space on the same side of town. After its enormous 1921 office building also proved too small, the company (which had originally planned a future addition) opted instead to re-locate to a site on a hilltop outside the downtown. In 1959 the company moved into its seventh home office, a new International style building they constructed, citing primarily that parking and traffic had become too difficult in the shadow of the statehouse and the government offices.²⁸

²⁷ <http://www.unionmutual.com/about/umhistory>

²⁸ Bellamy, The Capitol Complex: Change Loss and Renewal, p.26

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National Life is not only one of the country's largest and oldest life insurance companies today, it is the only one in the country to be founded and remain based in a predominately rural area.²⁹

While state capitals in other states, many county seats in Vermont, and even many of the district's buildings moved about and changed, Montpelier has remained the first and only permanent state capital in Vermont for 204 years. As with many state capitals in the United States, Montpelier has not been the economic center of the state or even its largest city. However, during the period of significance it remained its major political and administrative center and is therefore significant at a statewide level under criterion A.

Historic Architecture & Patterns of Community Development Context

“Urban environments are part of the Vermont character... Tall masonry buildings, dense development, large and diverse commercial and manufacturing facilities, ornate cultural and governmental facilities, and distinct residential neighborhoods characterize Vermont cities, even if their scale seems small. As concentrations of wealth and power, cities produced some of the most elaborate architecture in the state.” - the statewide theme: Historic Architecture and Patterns of Development³⁰

As has been touched on throughout the discussion of history above, Montpelier as a center for state government and the insurance industry has a very rich and distinguished architectural heritage. As defined by the context statement quoted above, the city of Montpelier is one of the finest examples of an intact urban environment in the state.

It is primarily noteworthy for its mid-19th to mid-20th century architecture but yet has some important remaining examples of its Federal Style and early Greek Revival style buildings. The unusual survival of the c.1826 Federal style Hubbard Block (#65) and c.1830 Greek Revival style Willard Block (#142) commercial buildings in the center of the downtown has already been discussed as have the four Federal Style residences on the commercial section of State Street (#s 197, 199, 200, and 202). Other noteworthy examples of well-preserved Federal style residences include the earliest building in the district – the c. 1800 Judge Keith House (#238 at 3 Shipman Place), the c. 1805 David Wing House (#157 at 2 Liberty Street), the c. 1808 home of Montpelier's first minister, Chester Wright (#5 at 159 State Street), the c. 1810 brick house at 143 Main Street (#151), and its neighbor, the c. 1817 house at 145 Main Street (#152).

Among the many Greek Revival style homes in the district are several outstanding examples which are notable for their use of the high style monumental portico. These include the 1819

²⁹ Pritchett, Liz. *Survey of International Style Buildings in Vermont*, from survey form for “1 National Life Drive.”

³⁰ Division for Historic Preservation, Vermont Historic Preservation Plan: Historic Architecture & Patterns Theme, p.46

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James Spaulding House (#176 at 140 Main Street), c. 1840 #282 at 242 Elm Street, c. 1822 #89 at 45 Barre Street, the c. 1850 Timothy Redfield House #9 at 149 State Street, and the c. 1835 Roger Hubbard House #546 at 14 Franklin Street. In the 1830s through the 1850s, the style of domestic architecture in Montpelier, as in the rest of the state, was predominantly Greek Revival with over 60 of these surviving buildings represented in the district. These ranged from very simple, vernacular examples to the temple-fronted examples listed above. Other fine examples in the district include the transitional Federal/ Greek Revival style c. 1827 brick home of Luther Cross (#300 at 155 Elm Street) and the c. 1840 Constance W. Storrs House (#174 at 146 Main Street) which has a triangular louver and recessed brick detail in the gable similar to the distinctive gable detail of the Willard Block. According to an 1882 collected history of Montpelier edited by Abby Maria Hemenway, Luther Cross established his mercantile business in 1827 when he came to Montpelier and “*built three brick dwellings, which were the best in Montpelier in his day, and two of them are the best of brick houses now.*”³¹ These included his homestead on Elm Street and two houses on State Street which are no longer extant. Hemenway’s account also mentioned the “Willard Block” (#142) on Main at the head of State Street which may have been built by Cross as well. An 1850 frame example at 40 Barre Street (#125) has many details similar to plates in Asher Benjamin’s 1844 Greek Revival style update of his influential pattern book, *The Architect or Practical House Carpenter*, including fluted Ionic columns and an incised Greek meander on the window lintels.

In the same period there were comparatively few Gothic Revival style homes but Barre Street has several good examples from the 1840s to 1860s such as #88 at 39 Barre, #90 at 47 Barre, #93 at 63 Barre, and especially #94 at 69 Barre. Another fine residential example is #175 at 144 Main Street. The primary use of the Gothic Revival in Montpelier was in church architecture of the post-Civil War period, though it had been popularized for use in churches in Vermont several decades earlier. Bishop John Henry Hopkins, who came to Vermont in 1832, published *Essays on Gothic Architecture* in 1836 and later designed several Gothic revival style Vermont churches in the 1860s. It remained the most popular architectural style for Vermont churches into the 20th century.³²

The state context for Historic Architecture reports that: “Architects appeared in growing numbers in Vermont’s urban areas after the Civil War.” (p.29). This was certainly true in Montpelier as has been discussed above with the construction of five major church buildings in the decade following the Civil War, all of which are in the district. Perhaps it was the prominent early example of the architect designed-state house (1837 by Ammi Young and re-designed in 1859 by Thomas Silloway) that set a tone for the elaborate architect-designed churches that replaced the simpler first generation churches. These five major churches built between 1865 and 1874 are listed with their architects under the section above “Prosperity and Expansion in Post Civil War

³¹ Hemenway, Abby M. (ed.) *History of the Town of Montpelier Including that of the Town of East Montpelier for the First One Hundred and Two Years*. 1882, p.575

³² Gilbertson, Elsa, *Multiple Property Documentation Form for : Religious Buildings, Sites and Structures in Vermont*, 2001, p. “F-5”; and the statewide historic context: “Religious Trends 1615-1950”, by Susannah Clifford

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Era: 1860-1900.” As previously noted, a young George Guernsey, who would become an important local architect, was responsible for the carpentry on Trinity Methodist church.³³

“Perhaps the one recognized architect with the greatest representation in the district is George H. Guernsey he was active in central Vermont in the late 19th century, and buildings in the district designed by him include the Blanchard Block (#140), Redstone (#16) ... and the home at 128 State Street (#480). Other buildings by the same architect exist in South Royalton (commercial building and school) and Bradford (school). (See South Royalton Historic District and Bradford Village Historic District.)” (1978 statement of significance)

George H. Guernsey came to Montpelier as a young man in 1867 where he began a career as a builder and carpenter. He is credited with building the 1868 Woolson Block in Springfield and is credited with the carpentry on the 1868-74 Trinity Methodist Church (#148) in Montpelier. Later becoming an architect, he designed a great many buildings mostly in the robust Queen Anne style so popular in the late 19th century. It is not clear what professional training he received as an architect, but many of his buildings are still standing around the state and represent a significant percentage of Montpelier’s historic downtown streetscape. When he died on November 28, 1900, his obituary in the Montpelier Daily Journal noted: “He was widely known throughout New England as a designer and builder of bridges, business blocks, fine residences, and especially churches; His work being done with artistic taste and great thoroughness of detail.” Not included in the list are the many public buildings and institutions he designed as well, such as town halls, libraries, and schools. Guernsey also had a long and active public career first as chairman of the Montpelier Board of Bailiffs, a member of the board of trustees of Heaton Hospital and finally as Montpelier’s third elected mayor from 1897-1898. In the latter role, he was known as “George the III.” His notable Montpelier work includes the elaborate Romanesque Revival style “Redstone,” (#16 at 26 Terrace Street) built as a residence for John W. Burgess in 1890, the 1884 Italianate style Blanchard Block (#140 at 73 Main Street), the Rialto and Union Blocks (both demolished 1914), the Hyde (#131 at 15 Main Street), French (#72 at 32 Main Street) and Walton Blocks (#191 at 17 State Street), his own Queen Anne style residence (#333 at 68 East State Street) and that of Edward Dewey (#480 at 128 State Street, now serving as a State office building). He is believed to be the architect of St. Augustine’s Catholic Church (#128 at 18 Barre Street).

The post-Civil War through Victorian era was one of tremendous construction activity in the city and in addition to Guernsey’s varied buildings include many other fine examples of the Italianate, French Second Empire, and Queen Anne styles in residential architecture. As previously discussed, the Victorian era office buildings of the Vermont Mutual Fire Insurance Co. (#488, 1870) and the National Life Building (#486, 1891) designed by Edwin S. Tobey are outstanding commercial examples of the French Second Empire and Romanesque styles respectively.

³³ Montpelier Heritage Group, *A Second Walk Through Montpelier*, 1976, text for #44, Trinity Methodist Church

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Montpelier's Italianate style architecture ranges from an early period in the 1860s and 1870s that is symmetrical and classically based to a later period after 1870 and into the 1880s and 90s in which Italianate elements are applied to fairly simple flat roofed houses. Much of the fairly simple commercial brick blocks built both before and after the 1875 fire use the Italianate style for ornament such as the 1875 Bruce Block (#71 at 44 Main Street) and the Walton Block (#191 at 17 State Street) designed by George Guernsey. Examples of classical Italianate residential architecture include the transitional c. 1850 George W. Reed House (#11 at 8 Bailey Avenue) with its Georgian Plan form and paired arch-topped windows, double leaf central entrance doors and bracketed ornament and the more fully realized Italianate form and style of the c. 1870 Brigham House (#335 at 56 East State Street) with its square cupola, square footprint and central projecting pavilion. Another example of the early high Italianate style is the c. 1870 #412 at 11 Loomis Street with its central pavilion and square topped tower, corner pilasters and classical elaborate frieze. Later examples include c. 1888 #28 at 27 Bailey Avenue, the c. 1890 #162 at 180 Main Street, the c. 1890 #291 at 223 Elm Street, the c. 1895 #211 at 20 Court Street, and the c. 1895 #532 at 4 Downing Street. The last two from 1895 include an elaborate door hood that has oversized side brackets. The district includes at least five houses from c. 1895 that have the identical hood applied not only to Italianate style buildings (#s 211, 221 at 6 Witt Place, and #532) but also to those using the Queen Anne style (#534 at 10 Downing Street and #536 at 16 Downing Street). This phenomenon suggests that the bracketed hood was a popular ready-made element locally available for builders to use to ornament basic houses.

The French Second Empire style was very popular in Montpelier in the 1860s through the 1890s and was used in some of the fancier large homes built by wealthy residents. The most visible are the exuberant 1876 James Brock House #177 at 138 Main Street, and its neighbor the c. 1865 James French House #178 at 132 Main Street. These large homes with matching elaborate carriage houses illustrate the range of the style with the early, more classically symmetrical French House and the Brock House just a decade later using a much more asymmetrical form more like the emerging Queen Anne style homes of the 1870s and 1880s. Other wonderful examples of style include the c. 1875 #44 at 5 Terrace Street, the c. 1880 #14 at 17 Baldwin Street.

The Queen Anne style was more fully realized in Montpelier in the late 1870s through the 1890s. The style's hallmarks such as elaborate ornament with decorative shingles and gingerbread valences as well as asymmetrical forms with angled towers, rounded corners and multiple entrances and porches are illustrated well in Montpelier's residential neighborhoods. Examples include the c. 1880 #121 at 72 Barre Street with its round corner tower and elaborate brick chimneys, the c. 1885 #170 at 154 Main Street with its two story canted pavilion, flared shingled window hoods, and use of stick style ornament, the c. 1895 #481 at 126 State Street which has both a canted corner dormer and a corner tower, c. 1894 #378 at 7 St. Paul Street with a combination of a corner tower and horseshoe entry arch reminiscent of the designs of George Guernsey, and c. 1900 #252 at 15 Cliff Street with complex roofs and the use of decorative shingles and valences.

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Towards the end of the 19th century, the use of the Neo-Classical Revival Style and the Italian Renaissance Revival is best seen in the district in three prominent buildings – two public: the 1894-5 Kellogg-Hubbard Library (#147 at 135 Main Street by architect A.P. Cuttings) and the 1916 Supreme Court Building (#490 at 111 State Street); and one commercial: the 1921 sixth home office of the National Life Insurance Company (#505 at 133 State Street).

Shingle and Dutch Colonial Revival is well represented by a small cluster that was developed at around the same time – c. 1910 on Mather Terrace and Richardson Street including 10 Richardson Street (#39), 6 Richardson Street (#41), and 4 Mather Terrace (#47).

The district's neighborhoods were largely fully developed in the early 20th century and as a result there are fewer examples of the Colonial Revival than of other styles. There are some Colonial Revival style examples in the downtown, notably the 1932 Montpelier Tavern (#50 at 100 State Street), and the civic buildings, schools, and apartment buildings mentioned earlier. Examples of single family homes using the Colonial Revival style are the c. 1913 #499 at 12 Baldwin Street which has a semi-circular entry portico and the c. 1920 #375 at 3 Liberty which is an example of a type of house style popularized by Sears through its mail order catalog and used throughout Vermont's towns and cities in the 1920s and 1930s.

The district has a few examples of mid-20th century architectural styles that are fairly rare in the state as the bulk of Vermont's development was 19th century or post-1960. The 1939 Art Deco style Capitol Theater (#198 at 93 State Street) is a restrained example of the style that was often used for movie theaters in this period. The equally restrained c. 1947 Moderne style commercial building at 34 Barre Street (#126) is another example of a fairly rare style. The Quasi- Moderne style State Office Building at 120 State Street (#484) represents a range of 20th century styles. The building's design by Burlington architect, William Freeman, actually started in the late 1930s but was shelved until after World War II. The 1949 building still retains much of its earlier 1930s Moderne design but it also has the clean simplicity that can be seen in Freeman's other quite notable work in the International style. According to the "Historic Context" section of the 2003 survey report by Liz Pritchett: *International Style Buildings in Vermont*:

*"... most of the [International style] structures [in Vermont] are the designs of noteworthy Vermont architects who were primarily located in the state's larger cities and towns. These Vermont architects, such as William Freeman and his wife Ruth Freeman, Marcel Beaudin and others, have made an important contribution to the history of modern architecture in Vermont and the northeast."*³⁴

The Freemans had a firm called Freeman French Freeman that produced many fine examples of high style Colonial Revival residential architecture in the 1930s and 1940s but also emerged as the state's preeminent interpreter of the International Style in Vermont and left a legacy of hundreds of these buildings – largely institutional – in Vermont from the 1940s and 1950s. In addition to the state building at 120 State Street (#484), Freeman French Freeman was also responsible for the 1958 Union Mutual Insurance Building (#504 at 139 State Street) and the

³⁴ Pritchett, Liz, *International Style Buildings in Vermont: Survey Report*, 2003, p.6

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1959 re-construction of the Bethany Church (#146). Pritchett called the Union Mutual Building “a relatively pure expression [of the International style]... that represents the Miesian branch of the style by means of rigid, rectangular forms with curtains walls and massing that defines the interior use...”³⁵ Another Burlington architect notable for their International style buildings is Julian Goodrich who designed the 1951 Capitol Apartments (#215 at 49 Greenwood Terrace) in Montpelier.

Conclusion

The existing architecture of Montpelier is an extremely well preserved record of mid-19th through mid-20th century buildings. In 1978 the nomination stated : “*The value of this collection of structures, which still functions as a working town, is now being realized in both the public and private sectors; consequently, a great deal of preservation work is in the planning and construction phases.*” As an outstanding vernacular and high style small cityscape, the district is an example of an increasingly rare phenomenon: a commercial, residential and governmental mix which has not been seriously impaired by intrusions. It has statewide significance under criterion C as an outstanding example of a Vermont city and collection of architecture and property types that illustrate all the important elements identified in the statewide contexts for architecture and town development. It also has statewide significance under criterion A as Vermont’s political center for two centuries.

³⁵ Ibid, p.12

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National Life Insurance Co. website: <https://www.nationallife.com>

Union Mutual Insurance Co. website: <http://www.unionmutual.com>

Vermont Mutual Insurance Co. website: <http://www.vermontmutual.com>

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Non-Published Sources:

Applicable survey records and resources in the Vermont Division for Historic Preservation office

Records and photographs in the collection of the Vermont Historical Society

2009 list of state owned property from the Department of Buildings and Grounds

Montpelier City Council records and building permit records

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Vermont Historical Society

Historic Resources Survey Number (if assigned): _____

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2. Geographical Data

Acreeage of Property roughly 250 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 18 | Easting: 692344 | Northing: 4903578 |
| 2. Zone: 18 | Easting: 692685 | Northing: 4904104 |
| 3. Zone: 18 | Easting: 694315 | Northing: 4904108 |
| 4. Zone: 18 | Easting: 694202 | Northing: 4902895 |
| 5. Zone: 18 | Easting: 693697 | Northing: 4902742 |

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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Montpelier Historic District as Amended in 2016 and incorporating this Boundary Increase commences at Point A, on the south bank of the Winooski at approximately the western edge of the property on which sits the Railroad Bridge over the Winooski (#465) southern abutment. The boundary continues along the west side of the bridge (#465) in a northeasterly direction to Point B, on the northern bank of the Winooski River at approximately the western edge of the property on which sits the bridge's northern abutment; the boundary then proceeds in a westerly direction along the northern bank of the Winooski River and along the rear property lines of #480, (128 State Street), #479 to #475 (146 State Street), under the Bailey Avenue bridge, #1 (148 State Street) and #2 (152 State Street) to Point C, the southwest corner of the property of #2, and continues in a northerly direction along the western property line of #2 and crossing State Street to Point D, the southwest corner of the property of #7 (155 State Street); thence proceeding westerly along the northern edge of State Street to Point E, the southwest corner of the property of #3 (163 State Street); thence proceeds in a northerly direction to Point F, the northwest corner of the property of #3; thence proceeding in an irregular zigzag following the western and northern property lines of #3, #4 (161 State Street), #5 (159 State Street) and #16 (Redstone, 26 Terrace Street) to Point G, on the southern side of Terrace Street opposite the western property line of #20 (23 Terrace Street); thence proceeding in a northerly direction across Terrace Street and following the western property line of #20 to Point I, the northwest corner of the property of #20; thence proceeding in a southeasterly direction along the rear property lines of #20 and #21 (21 Terrace Street) to Point J, the southwest corner boundary of #25 (24 Bailey Avenue); thence proceeding in a northerly direction along the rear (west) property lines of #25 and #26 (26 Bailey Avenue) to Point K, the northwest corner of the property of #26; thence proceeding in an easterly direction along the south side of Clarendon Avenue to a Point L, directly opposite the extension of the western property line of #27 (30 Bailey Avenue); thence proceeding in a northerly direction along the western property line of #27 to a Point M, the northwest corner of the property of #27; thence continuing in an easterly direction along the northern property line of #27 to Point N, the northeast corner of the property of #27; thence proceeding in a southerly direction along the western side of Bailey Avenue to a Point O, opposite the extension of the northern property line of #28 (27 Bailey Avenue); thence proceeding in an easterly direction along the northern property line of #28 to a Point P, the northeast corner of the property of #28; thence proceeding in a northerly direction along the western property lines of #37 (3 Chapman Road) and #491 (Vermont State House, 115 State Street) to a Point Q, the northwest corner of the property of #491; thence proceeding in an easterly direction along the crest of the hill along the rear (northern) property line of #491 and #562 (Hubbard Park Tower, Tower Loop Rd.) to Point R, the northeast corner of the property of #491; thence proceeding in a southerly and southwesterly direction along the irregular eastern property line of #491 to a Point S, the intersection of the easterly property line of #491 with the northern side of Cliff Street; thence proceeding in an easterly direction along the northern side of Cliff Street to Point T, the southwest corner of the property of #258 (24 Cliff Street); thence proceeding in a northerly direction along the

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western property line of #258 to a Point U, the northwest corner of the property of #258; thence proceeding in a very irregular line in a generally easterly direction following the rear (north) property lines of #254 (21 Cliff Street), #250 (16 Corse Street), and #268 (144 Elm Street) to a Point V, the southwest corner of the property of #269 (150 Elm Street); thence proceeding in a very irregular line following the rear property lines (including parts of the western, southern and northern property lines) of #269 through #285 (260 Elm Street) to a Point W, the northwest corner of the property of #285; thence proceeding in an easterly direction along the northern property lines of #285 and #286 (3 Vine Street) and their extension across the North Branch to a Point X on the eastern bank of the North Branch; thence proceeding in a northerly direction along the eastern bank of the North Branch to a Point Y, the northwest corner of the property of #450 (4 Mechanic Street), thence proceeding in an easterly direction along the northern property line of #450 to a Point Z, the northeast corner of the property of #450; thence proceeding in a southerly direction along an irregular line following the western side of North Franklin Street to a Point AA, the southeast corner of the property of #455 (2 North Franklin Street); thence proceeding in a southern diagonal across the intersection of Cross Street and North Franklin Street to a Point BB, the northeast corner of the property of #556 (4 Peck Place); thence proceeding in an irregular southeasterly zigzag line following the rear (eastern and northern) property lines of #165 (Main Street School, 170 Main Street), #163 (176 Main Street), extending directly across North Street, to the rear property line of #162 (180 Main Street); thence proceeding in a largely southerly irregular line following the rear (mainly east, partially south and north) property lines of #162, #161 (2 Jay Street), #431 (8 Jay Street), #432 (10 Jay Street including the rear extension with #432a , the barn), #433, (12 Jay Street), #434 (32 Loomis Street), and #430 (31 Loomis Street) to a Point DD, the northeast corner of the property of #430; thence proceeding in a southwesterly direction along the eastern property line of #430 to a Point EE, the southeast corner of the property of #430; thence proceeding in an easterly direction along the rear (northern) property lines of #422 (30 Liberty Street), #421 (32 Liberty Street), and #420 (34 Liberty Street) to a Point FF, the northeast corner of the property of #420; thence proceeding in a southerly direction along an irregular line following the rear (eastern, and partially northern and southern) property lines of #420 through #415 (2 Marvin Street) to a Point GG, the northeastern corner of the property of #415; thence proceeding in a westerly direction along the northern side of Marvin Street to a Point HH, opposite the extension of the eastern property line of #414 (1 Marvin Street); thence proceeding in a southerly direction across Marvin Street and along the eastern property line of #414 to a Point II, the northwest corner of the property of #517 (70 East State Street); thence proceeding in an easterly direction along an irregular line following the rear (northern, and partially western) property lines of #517 through #521 (100 east State Street) to a Point JJ, the northeast corner of the property of #521; thence proceeding in a southerly direction along the eastern property line of #521 and its extension across East State Street to a Point KK on the south side of East State Street; thence proceeding in an easterly direction along the south side of East State Street to a Point LL, the northeast corner of the property of #522 (11 West Street); thence proceeding in a southerly direction to a Point MM, the southeast corner of the property #522; thence proceeding in a generally westerly direction in an irregular line following the rear

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(south, partially east and west) property lines of #522 through #530 (77 East State Street) to a Point NN; thence proceeding in a northerly direction along the western property line of #530 and its extension across East State Street to a Point OO, on the north side of East State Street; thence proceeding in a northwesterly direction along the north side of East State Street and crossing Hubbard Street to a Point PP, the southeast corner of #334 (58 East State Street); thence proceeding in a generally westerly direction in an irregular zigzag line following the rear (south, partially east) property lines of #332 (67 East State Street) through #329 (55 East State Street) to a Point QQ, at the intersection of the extension north of the west property line of #544 (5 Wilder Street) and the south property line of #329; thence proceeding in a southwesterly direction to a Point RR, the northwest corner of the property #544; thence proceeding in an easterly direction along the south side of Wilder Street to a Point SS, the northeast corner of the property of #123 (58 Barre Street) where it extends north in a narrow right of way to Wilder Street; thence proceeding in a generally southerly in an irregular zigzag following the rear (partially east and north) property line of #123 to a Point TT, the northwest corner of the property of #122 (62 Barre Street); thence proceeding in a generally easterly direction in an irregular line following the rear (north, partially east) property lines of #122 and #121 (72 Barre Street), across Hubbard in line with the rear (north) property line of #120 (78 Barre Street), continuing along the rear property lines of #120 and #119 (82 Barre Street), across Nelson Street to the rear (north) property line of # 118 (90 Barre Street), continuing along the rear (north, partially east and west) property lines of #118 through #112 (140 Barre Street) to a Point UU; thence proceeding in a westerly direction in an irregular line following the eastern property line of #112, crossing Barre Street and continuing along the eastern property line of #111 (149 Barre Street), crossing the railroad right of way and continuing along the eastern property line of #106 (535 Stone Cutters Way) to a Point VV, on the northern bank of the Winooski River; thence proceeding in a northwesterly direction following the northern bank of the Winooski River to a Point WW, the northwest corner of the Main Street Bridge over Winooski River; thence proceeding in a southwesterly direction along across the Winooski a few feet downstream of the Main Street Bridge (intending to exclude the bridge itself but to include both the north and south banks of the Winooski and all the extant ruins and structures on them above, at and below the Main Street dam #515) to a Point XX, the intersection of the western property line and abutment of the Main Street Bridge and the north side of Memorial Drive (U.S. Route 2); thence proceeding in a northwesterly direction along the north side of Memorial Drive to a Point YY at the southeast corner of the property of 5 Memorial Drive; thence proceeding northerly along the east property line of 5 Memorial Drive to a Point ZZ on the south bank of the Winooski River; thence proceeding westerly along the south bank of the Winooski to a Point AAA at the eastern side of the property on which sits the south abutment of the Taylor Street Bridge (#466) - intending to exclude the properties of 5, 49, & 53 Memorial Drive and to include the Winooski's south bank itself and all remnant structures found there); thence proceeding southerly to a Point BBB on the north side of Memorial Drive (opposite the Taylor Street Bridge , #466); thence proceeding westerly along the north side of Memorial Drive to the place of beginning at Point A – intending to exclude Memorial Drive but to include the

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Winooski's south bank itself, all remnant structures found there, as well as the southern abutments of the Taylor Street (#466) and RR bridges (#465) over the Winooski.

Boundary Justification (Explain why the boundaries were selected.)

"The Montpelier Historic District is situated along the Winooski River, the North Branch, and the valleys which they form. The streets follow the bends of the rivers and at times go up the steep banks of the valley allowing buildings to be built at street focal points and on a variety of grades." (*Original 1978 nomination Section 7*)

The Montpelier Historic District was originally listed with a boundary designed to include the entire downtown of the city as well as the immediately adjacent core residential neighborhoods. It was and is quite a large district that might be listed in smaller sections if initiated today. However, it is still quite cohesive historically and architecturally and so it seems reasonable to maintain the original district size intact. The boundaries in this amendment have changed from the original in two ways. First, they more accurately reflect the actual property lines of each included resource rather than arbitrary lines around structures. Second the boundary has been tightened to exclude two groups of non-contributing properties. One group includes all the non-contributing properties on the south side of the Winooski River and two modern highway bridges over the river. The Winooski River is a real and practical edge to the Montpelier downtown and the properties on Memorial Drive and Bailey Street Extension are of a very different character and are all modern. Some of the south bank of the river has been left within the boundary in order to include the southern abutments of historic bridges and also to include the dam location at Main street and its associated archaeological remains of stone foundations and retaining walls on both banks of the Winooski at that location where historically several key but no longer extant industrial properties operated using water power. One other small area of non-contributing properties now excluded is on Terrace Street opposite the very large property of Redstone (#16). While Redstone is very much related and a part of the largely 19th century residential development on the section of Terrace Street near Bailey and further eastward, the rest of Terrace Street beginning with 25, 27 and 29 Terrace and heading westward represents a distinctly 20th century expansion (largely mid-century) of the residential neighborhoods of Montpelier and may represent a separate eligible district but is beyond the focus of this one.

The boundary for this Boundary Increase and the concurrent 2016 Amendment are the same. According to Bulletin 16A: Guideline for Completing National Register of Historic Places Forms, "'Donut holes' are not allowed. No area or resources within a set of boundaries may be excluded from listing in the National register."³⁶ During the re-mapping of the Montpelier Historic District for the amendment, the use of actual, irregular property lines revealed three such

³⁶ National Park Service (U.S. Dept. of Interior), *Bulletin 16A: Guideline for Completing National Register of Historic Places Forms*, revised in 1997, p. 56

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“holes” within the district boundary. Within the two larger of these “holes” – the Monsignor Crosby Avenue and Franklin Street areas - were 30 additional properties of similar vintage, significance, and integrity to the properties of the surrounding district. These were documented and are being added in this 2009 amendment as #s 531 to 561. The third was the single property of Hubbard Park Observation Tower (#562) which juts into the large state house parcel (#491). While the 134 acre Hubbard Park adjacent to the district boundary is not included, the small tower parcel was acquired later and in a separate transaction for the specific purpose of “advertising” the park to the city residents. The tower then, was designed as a liaison between the park and the city and seems appropriate to include in the district that it “juts” into. As a result of the 32 properties newly documented in this amendment, the district boundary does not really change.

While preparing the amendment, the Montpelier HD boundaries were re-examined and many adjacent areas and properties were noted as historic and related to the resources in the original nomination. However, on a resource and documentation management level, it was determined to be impractical to enlarge the current district of well over 500 resources. Instead, it is recommended that these related but distinct adjacent areas be evaluated and documented separately. Most are residential neighborhoods of later vintage than the core district such as the flat land west of Elm Street (Winter, Summer, Spring, Pearl & Vine Streets), the area east of Hubbard (First Avenue, Ridge, Nelson, Kent Tremont and Tracy Streets), the neighborhood along North Street, the east end of Liberty and Marvin Streets, and the area northwest of Bailey Avenue (Terrace Street and Clarendon Avenue). These are neighborhoods with many historic residential resources that are beyond the scope of the district’s focus on the core of the downtown area but nevertheless could be eligible historic districts in their own right with their own development stories. [Another property adjacent to the boundary line is Hubbard Park, an early 20th century historic designed landscape. This very large site appears eligible for listing as a separate district with its individual history. One of its related resources – Hubbard Tower - is being added in this Boundary Increase.]

3. Form Prepared By

name/title: Lyssa Papazian, Historic Preservation Consultant
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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photograph Log

The following information is the same for all photographs except where noted:

Name of Property: Montpelier Historic District,
City or Vicinity: Montpelier
County: Washington County
State: VT
Location of Original Digital Files: Digital images on CD-R are filed at Vermont Division for
Historic Preservation, Montpelier, VT
Number of Photographs: 6

1 Downing Street, looking east to Barre Street with (l. to r.) HD #s 126, 87 & 86 on Barre Street and 532, 533, 534, & 535 on Downing Street

Name of Photographer: L. Papazian
Date of Photograph: July 20, 2016

2 Franklin Street, looking north with (l. to r.) HD #s 546, 547, & 551

Name of Photographer: L. Papazian
Date of Photograph: June 9, 2016

3 Franklin Street, looking northwest with (l. to r.) HD #s 547, 548, & 549

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Name of Photographer: E. Gilbertson
Date of Photograph: September 29, 2016

4 Franklin Street, looking northeast with (l. to r.) HD #s 455a, 560, 559, & 558

Name of Photographer: E. Gilbertson
Date of Photograph: September 28, 2016

5 View looking northwest on Msgr. Crosby Avenue with (l. to r.) HD #s 539, 540, 541, & 542

Name of Photographer: L. Papazian
Date of Photograph: July 20, 2016

6 Hubbard Park Tower (HD # 562), Tower Loop Road, looking southeast

Name of Photographer: L. Papazian
Date of Photographs: July 13, 2016

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.