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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. Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Benoit Apartment House (76 Pearl Street)

other names/site number Northern Benoit Apartment House, Roy Apartment House

2. Location

street & number 76 Pearl Street n/a not for publication

city or town St. Johnsbury n/a vicinity

state Vermont code VT county Caledonia code 005 zip code 05819

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 nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 3/9/94
 Signature of certifying official/Title Date
Vermont State Historic Preservation Office
 State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

 Signature of certifying official/Title Date

 State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

[Signature] Signature of the Keeper
Edson H. Beall Entered in the National Register 5/6/94 Date of Action

Benoit Apartment House (76 Pearl Street)
Name of Property

Caledonia County, Vermont
County and State

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
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

Number of contributing resources previously listed in the National Register

The Historic and Architectural Resources of
St. Johnsbury, Vermont

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/multiple dwelling

Current Functions
(Enter categories from instructions)

Domestic/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Italianate

Queen Anne

Materials
(Enter categories from instructions)

foundation brick

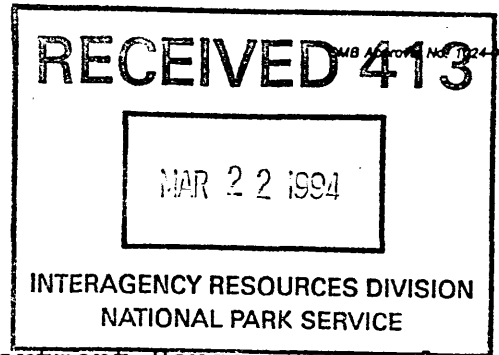
walls wood

roof asphalt

other wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)



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National Register of Historic Places Continuation Sheet

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Benoit Apartment House, 76 Pearl
Street, St. Johnsbury, Caledonia Co., VT

The northern Benoit Apartment House at 76 Pearl Street, built c.1900, is a 2 1/2 story eaves front clapboarded building distinguished by two story bay windows continued up to the attic level in the form of bayed dormers, a two story Queen Anne style porch, and an ell with a matching porch. It is the second of two similar side by side houses on Pearl Street to have been constructed. The house contains three apartments, one on each floor. It is being nominated under the multiple property submission, The Historic and Architectural Resources of St. Johnsbury, Vermont, as an example of multi-family housing. The building retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

The 2 1/2 story house with 2 1/2 story wing in the Queen Anne style has a brick foundation, clapboard siding, and an asphalt shingle roof with interior chimney and shed dormer. The facade features plain cornerboards and a complete eaves entablature with a pent eave forming a pediment on the gable ends of the building. Prominent twin polygonal bay windows with faceted hip roofs, as well as wooden courses connecting the window sills and lintels, flank the center front principal entrance and two story Queen Anne style porch. The porch is polygonal in plan, with turned columns, brackets supporting a spindle valence, and a solid panelled balustrade. The principal entrance has a large rectangular light articulated with perimeter muntins. Sash is 2/2 with cornice cap moldings. The wing has a shed dormer and a similar two story Queen Anne style porch sheltering the back stairhall entrances to the kitchen area of each apartment. Secondary entrances have twin rectangular lights above a cross panel and twin square panels.

Interior

The noteworthy detail in the central principal entrance hall is natural wood finish. It features an open string staircase running up in 2 flights at right angles around an open well with an intermediate landing at each floor, forming a rectangular stairhall. The ornate newel at the first floor is square in plan, with cable molding at the corners and anthemion in the capital, where a decorative band in the egg-and-dart motif marks the transition from the square portion of the newel to the turned top. Balusters are turned, with incised detail on each face of the square-plan mid-point of the shafts. Ball pendants mark the lower

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Benoit Apartment House, 76 Pearl
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part of the intermediate newels which have similar detail to the principal newel. The stairhalls have 3 entrances to each apartment: one at the rear has an arched opening with architrave molding and a faintly articulated keystone, the others flanking the staircase feature symmetrical molding with corner blocks having patera. Typical entry doors have 5 raised panels: 2 vertical panels are set above 1 cross and 2 small panels.

The staircase in the back stairhall of the wing has an open plan similar in design to that in the principal stairhall. The newel is turned, with a square capital having patera, and a turned knob handrest at the top. Balusters are more simply turned than those of the principal stairhall in the main block.

Apartments typically feature what are now occupied as 4 bedrooms and a living room in the main block. The kitchen in the wing has a pantry and bathroom off the west rear. The kitchen is finished with beaded board wainscoting; original cabinets in the pantry have 4 raised panels and were originally natural wood finish. Access to the various rooms in the main block is through other rooms; there are no hallways.

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.

Criteria Considerations

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

Property is:

- 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

c. 1900

Significant Dates

c. 1900

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

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

Name of repository:

Benoit Apartment House (76 Pearl Street)
Name of Property

Caledonia County, Vermont
County and State

10. Geographical Data

Acreage of Property .06 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	8	7	3	7	4	6	0	4	9	2	2	5	6	0
Zone	Easting						Northing							

3

Zone	Easting						Northing							

2

Zone	Easting						Northing							

4

Zone	Easting						Northing							

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Deborah Noble, Principal

organization Deborah Noble Associates date January 8, 1992; January 1994

street & number P. O. Box 106 telephone (802) 695-2507

city or town Concord state Vermont zip code 05824

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name St. Johnsbury Housing Partnership

street & number 20 Main Street telephone (802) 748-5101

city or town St. Johnsbury state Vermont zip code 05819

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Section number 8 Page 1 Benoit Apartment House, 76 Pearl
Street, St. Johnsbury, Caledonia Co., VT

The Benoit Apartment House at 76 Pearl Street is an extremely finely detailed and well preserved representative of the multi-family housing building type which proliferated at the turn of the century in St. Johnsbury. Built c. 1900 in the Queen Anne/Italianate style, it is closely related to the apartment house at 74 Pearl Street through its history of common ownership. It shares the cultural characteristics of the nearby Maple Street/Clarks Avenue Historic District, a concentration first of Irish, then of French Canadian immigrant families with associated Catholic churches and parochial schools in close proximity. The French Canadian heritage both of the original owner, Virginia Benoit, and later Roy family owners represents an important trend in the town which is developed further in the multiple property nomination of which this is a part. Earlier immigrants eventually acquired the means to become developers of multi-family housing, serving as landlords for later immigrants who were drawn to the town due mainly to the employment opportunities at the Fairbanks Scale Factory. The original integrity of the Benoit Apartment House has been preserved to a high degree.

The Benoit Apartment House at 76 Pearl Street is being nominated under the multiple property submission, "The Historic and Architectural Resources of St. Johnsbury, Vermont," as an example of multi-family housing. It clearly meets the registration requirements for this property type.

Outstanding Queen Anne/Italianate detail is preserved on the exterior of the building, with the central stairhall in the main block exhibiting especially fine, natural wood finished architectural components. The ornate quality of the staircase newel and balusters is especially noteworthy. The interior finish of the individual units in the building is well preserved, especially in the kitchen area where pantry cabinetry detail is evident.

The two adjoining lots on Pearl Street were divided from the original jail lot off Cherry Street (runs parallel to Pearl Street just to the west) in 1892 and sold to Loren Miller for \$1500.¹ Virginia Benoit (widow of Jerry Benoit, who owned a barber shop on

¹ St. Johnsbury Land Records, Book 33, pages 331-332.

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Street, St. Johnsbury, Caledonia Co., VT

nearby Eastern Avenue²), purchased the two lots in 1893³, with Sanborn maps of 1900 showing the foundations for this building laid next to the finished 74 Pearl Street house just to the south. An incomplete listing for the house in 1904-05 from the town directory shows Virginia Benoit as the owner/occupant, with Agnes and Jennie Benoit as boarders. The houses were sold in 1912 to Edgar Roy⁴, with the Roy family owning the buildings until the 1980's. It is interesting to note that the Sanborn maps at the beginning of the 20th century denote these 2 buildings as single dwellings ("D"). Multi-family dwellings are usually distinguished on these maps as "flats" or "tenements" or double houses (D/D). This may indicate that the conversion to apartments came during the ownership of the Roy family c. 1912. However, newspaper accounts c. 1900 indicate that Virginia Benoit constructed a "large tenement" on N. Pearl in 1900, revealing that the Sanborn map designation was incorrect.⁵ The Directory of 1919 indicates that Virginia Benoit had moved to 128 Railroad Street and that 76 Pearl Street was occupied by owner Edgar Roy, a blacksmith at Fairbanks Scales, his wife and 5 children. Also at this address in 1919 were George E. Benoit, a chauffeur, his wife and 4 sons, Alice Roach, a bookkeeper, Leo Roach, a telephone operator, and Wallace Robinson, who was in the armed services. Again, as is the case with 74 Pearl Street, the large number of people living at this address is a social characteristic shared with other French Canadian areas in town and is described in more detail in the Maple Street/Clarks Avenue Historic District nomination and in the multiple property listing of which this is a part.

Both houses continue to be in common ownership and are undergoing sensitive rehabilitation by the current owners, the St. Johnsbury

² Hamilton Child, Gazetteer of Caledonia and Essex Counties, VT, 1764-1887. (Syracuse, N.Y.: The Syracuse Journal Co., 1887).

³ Op. Cit., St. Johnsbury Land Records, Book 36, page 251.

⁴ Ibid., Book 48, page 312.

⁵ Claire Dunn Johnson, "I See By The Paper": An Informal History of St. Johnsbury, VT. (St. Johnsbury: Cowles Press, Vol. I 1987).

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Benoit Apartment House, 76 Pearl
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Housing Partnership. The Benoit Apartment House retains a high degree of historic integrity due to the absence of modern alterations.

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Benoit Apartment House, 76 Pearl
Street, St. Johnsbury, Caledonia Co., VT

MAJOR BIBLIOGRAPHICAL REFERENCES

Child, Hamilton. Gazetteer of Caledonia and Essex Counties, Vt., 1764-1887. Syracuse, N.Y.: The Syracuse Journal Co., 1887.

Fairbanks, Edward T. The Town of St. Johnsbury, Vt. St. Johnsbury: The Cowles Press, 1914.

Grand Lists, St. Johnsbury. Various Years.

Hodgdon, Allen. Historic Sites and Structures Survey. Montpelier, Vt.: Division for Historic Preservation, 1978.

Johnson, Claire Dunn. "I See By The Paper": An Informal History of St. Johnsbury, St. Johnsbury: Cowles Press, Vol.I, 1987, Vol. II, 1989.

St. Johnsbury Directories, St. Johnsbury, Vt. Various Years.

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MAPS

Beers, F.W. County Atlas of Caledonia Vermont. New York: F.W. Beers and Co., 1875.

Presdee and Edwards. Map of St. Johnsbury, Caledonia County, Vt. New York: Presdee and Edwards, 1853.

Sanborn Maps, St. Johnsbury, Vt. 1884-1920.

Wallings, H.F. Map of Caledonia County, Vermont. New York: Baker and Tilden, 1858.

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Section number 10 Page 1

Benoit Apartment House (76 Pearl St.)
St. Johnsbury, Caledonia Co., VT

10. Geographical Data

Verbal Boundary Description: The boundary is the city lot associated with the building (in common ownership with 74 Pearl St.) and is described in more detail in Book 206, page 311, St. Johnsbury Land Records. The southern boundary runs from the east lot line to the west lot line midway between the foundation walls of 74 and 76 Pearl Street, thereby splitting the lot roughly in half. The property is recorded (with 74 Pearl Street) as tax map 23, block 5, lot 56.

Boundary Justification: The boundary includes the land historically associated with the building and in common ownership with it. The southern boundary separates the portions of the lot on which 74 Pearl Street is located. (The building at 74 Pearl Street is being nominated separately.)