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United States Department of the Interior  
National Park Service

MAR 03 1989

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Montpelier Historic District Amendment (Boundary Increase)  
other names/site number \_\_\_\_\_

2. Location

street & number 70 to 101 East State Street and 1 West Street  not for publication  
city, town Montpelier  vicinity  
state Vermont code VT county Washington code 023 zip code 05602

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>18</u>	<u>1</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	_____	_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ objects
	<input type="checkbox"/> object	<u>18</u>	<u>1</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

[Signature] February 27, 1989  
Signature of certifying official Date  
Vermont  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this 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] 4-17-89  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

DOMESTIC/ multiple dwelling  
DOMESTIC/ single dwelling  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (enter categories from instructions)

DOMESTIC/ multiple dwelling  
DOMESTIC/ single dwelling  
EDUCATION/ college  
\_\_\_\_\_  
\_\_\_\_\_

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**7. Description**

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Architectural Classification  
(enter categories from instructions)

Queen Anne  
Colonial Revival  
Second Empire  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Materials (enter categories from instructions)

foundation granite  
walls weatherboard  
shingles  
roof asphalt  
other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Describe present and historic physical appearance.

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This amendment to the Montpelier Historic District increases the boundary to include a residential neighborhood of duplexes and single-family houses located directly east of the historic district along East State Street in Montpelier, Vermont. Encompassing approximately 7 1/2 acres of southwesterly sloping land, this section of East State Street climbs a ridge at a diagonal, with the houses generally clustered close to the street. Mostly developed in the later half of the 19th century, within walking distance of the city's downtown area, the age, condition, and style of this group of houses is similar to those in the adjoining areas of the existing historic district. The 13 primary buildings are all contributing, as are all but one of the 7 secondary buildings. The amendment area and the individual buildings retain their integrity of setting, design, and location.

Recent research has found that this area makes an important contribution to the significance of the Montpelier Historic District. As a largely intact late 19th and early 20th century residential neighborhood, its houses were built for a full range of residents -- from tenant apartments for laborers and clerks, to substantial, high-style, houses for prosperous local businessmen.

The amendment area abuts the Montpelier Historic District just east of the intersection of East State Street and Hubbard Street, and extends east up East State Street to the corner where Bingham Street intersects from the north and on to the corner where East Street intersects from the south. The amendment area slopes to the southwest with steep drop-offs to the south of the street. On the north side, the land rises steeply behind the houses on the lower (western) portion. Between the

See continuation sheet

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1865-1935  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

unknown  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

With all the primary structures predating 1910, this amendment to the Montpelier Historic District includes an area along East State Street which 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. Overall, the area encompassed by this amendment reinforces the significance of the Montpelier Historic District, providing a spatial, historical, and architectural continuity with the existing district.

This amendment includes a section of East State Street which appears to have been constructed just after the Civil War. By 1873, three houses appeared along the street on a county atlas map. Two of these (# 7 and #9) appear to be still standing, although the third, a large French Second Empire style house, seen in turn-of-the century photos located on the site of #5 at 100 East State Street, has not survived. During the next decade, two more French Second Empire style houses (#2 and #11) and an Italianate style house (#13) were constructed. The major period of development occurred from the mid-1880's through the mid-1890's, when five Queen Anne style houses were built (# 1, #3, #4, #6, #8). #3 and #6 are especially significant examples of this exuberant architectural style.

See continuation sheet

**9. Major Bibliographical References**

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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property approx. 7.5

UTM References

A 

118	69141710	49031110
Zone	Easting	Northing

C 

118	691381910	4901211410
Zone	Easting	Northing

B 

118	691411410	4901291610
Zone	Easting	Northing

D 

118	691301310	4901211910
Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

**11. Form Prepared By**

name/title Thomas Visser, Asst. Research Professor  
organization Historic Preservation Program, Univ. of Vermont date December 15, 1988  
street & number Wheeler House, University of Vermont telephone (802) 656-3180  
city or town Burlington state Vermont zip code 05405

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intersection with Bingham Street (which slopes steeply down to the north) and East Street, East State Street follows the crest of a narrow ridge. One house, (#5), is also located on the crest of this ridge.

The amendment area is quite free from non-historic intrusions. All the 13 houses in this amendment predate 1907. Since then, only garages have been added and all of them, except one, predate the 1930's. The architecture includes fine examples of the Queen Anne and Colonial Revival styles, along with vernacular interpretations of the Second Empire, Italianate, and Greek Revival styles. With the exception of the brick Colonial Revival house (#5), all the buildings are wood-framed and sheathed with wooden clapboards and shingles. Although several have been sheathed with aluminum or vinyl siding in recent years, major alterations to the buildings are few, and they buildings are in good condition. Descriptions of each of the properties follow:

**1. Toby-Goodwin Duplex (70 East State Street), c. 1897.**

This 2 1/2 story, Queen Anne style duplex rises from a granite foundation up to an asphalt-shingled, gable roof, which is divided by a slightly higher cross-gable which parallels the street to the south. A corbelled brick chimney is located on the cross-gable's ridge, just west of the roofs' intersection, and a smaller chimney is located on the east slope of the roof behind the cross gable. The gables are separated from the walls below by pent eaves and are sheathed with imbricated shingles in the peak and clapboards below, with the exception of the north gable which is sheathed entirely with clapboards. Below the roof's overhanging eaves, the walls are sheathed with variously patterned wooden shingles above and below the windows -- imbricated shingles in the upper section, alternating imbricated and square-cut shingles between floors, and square-cut shingles in the lower section -- and with clapboards between the windows.

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The duplex's walls are fenestrated with single and paired 1-over-1 windows with plain surrounds in the gables and the two floors below, and with 3-pane windows in the basement. The main entrance contains a three-panel door with a large window and is protected by a flat-roofed hood supported by scrolled brackets with pendants. Ancillary entrances with panelled doors are located on the west and north facades.

A 1-by-1 bay, flat-roofed porch on the duplex's southeast corner occupies the space extending from the slightly projecting bay under the cross-gable to the front facade. The single-story porch is decorated with a turned corner post and a turned balustrade, which sit above a wooden skirt elaborated with geometric cut-outs in the shape of circles, eight-pointed stars, diamonds, and abstract fleur-de-lis patterns. A 2-story, 2-by-1 bay porch with turned posts and square balusters is located on the northwest corner of the house. A wooden stairway, which rises from the back edge of the building up to the gable, has been added to its east side.

A good example of a turn-of-the century, Queen Anne style duplex, the house appears to have been originally constructed in 1897 and was occupied the following year by Mary L. Toby and James J. Goodwin, a clerk for E. W. Bailey and Co. on Main Street, a dealer in flour, corn, and meal. The duplex continued to be rented primarily to clerks for various companies through the 1930's and appears to have been occupied by no more than two tenants until the late 1960's when it was further subdivided.

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**2. Charles DeForest Bancroft House (72 East State Street), c. 1897.**

This 3-story, Second Empire style house is rectangular in plan with an off-center, rectangular bay in front (south) and a 2-story, Mansard-roofed ell extending back from the northeast corner. The main block rises from a granite slab foundation up to a metal-clad, Mansard roof which comprises the third floor and contains pedimented dormers with scrolled window surrounds. Below the denticulated cornice of the roof, the walls of the house are covered with aluminum siding and fenestrated with 1-over-1 windows. The 2-story ell at the rear of the main block is finished in a similar manner, with the exception of the roof, which is sheathed with wooden shingles and contains two, 2-over-2 windows on its rear (north) face.

The house's main entrance is located on the south facade and is screened by a single-story, 3-by-1 bay, flat-roofed porch with chamfered posts (one which still retains flat, triangular brackets) and cross-hatched lattice skirting. Extending between the front porch and the rear ell is a 3-bay, shed-roofed, enclosed porch, above which is an open, 2-bay, second-story porch with turned columns. Another porch on the rear of the house is three stories high with wooden stairs leading up to an enclosed, shed-roofed space on the third floor. Only the 3-by-1 bay, front porch is original to the house. The other porches appear to have been constructed sometime after 1960, with the exception of the second story of the east (side) porch, which was probably constructed at ground level between 1909 and 1915 and moved to its present location when the enclosed porch was built.

A significant and somewhat typical vernacular example of the Second Empire style architecture in Montpelier, the house was constructed sometime between 1884, when a bird's eye view of the city was

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published which shows no house, and 1890, when occupants are first listed in a city directory. From 1890 until shortly after the turn of the century, the house was occupied by Charles DeForest Bancroft, a tinsmith who also served as justice of the peace, lister, and sheriff. The house appears to have been divided into a duplex with two tenants by 1904, divided further in 1933 with the addition of an apartment, and subdivided again in the late 1940's with the addition of two more apartments.

### **3. Duplex (74 East State Street), c. 1897.**

This 2 1/2 story, Queen Anne style house on the north side of East State Street has an irregular massing and generously reflects the vocabulary of the style. From the main, steeply-pitched hipped roof are projecting 2 1/2 story bays on the east, south (front), and west sides. These 1-by-1 bays are capped with pedimented gables which are separated from the wall below by pent eaves. A two-story, hipped-roofed wing extends along to the north with a single-story, hipped roofed entry room on its east end. A 3-by-2 bay, single-story porch, featuring horseshoe-shaped archs and turned balusters between shingled piers, extends around the southeast corner, with a cylindrical tower rising above the porch on the south facade. The tower is capped with a metal finial and has scrolled brackets below its overhanging eaves.

The walls of this wooden building are covered with clapboards on the first story and wooden shingles above. The shingles are laid in various patterns. On much of the second story, the shingles are laid in a square-edged staggered pattern, while a band at the top of the tower wall has a scalloped pattern. Quarter-round sunburst panels are located in the front projecting gable typanum and in the gable pediment formed by the main roof, just northeast of the tower.



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Fenestration is irregular with single and paired 1-over-1 windows, except a 6-over-6 window on the first story of the north facade and a single pane horizontal window over the porch. The building rests on a granite foundation and a brick chimney rises from the ridge at the center of the main roof.

The main entrance opens onto the porch below the tower on the south facade, and a side entrance is located on the east near the rear corner. A recently constructed, wooden fire escape leads from the attic window on the east bay to the roof of the porch.

First appearing in directories in 1898, the duplex was occupied by Hattie W. Huntington with Frank A. Hayden, a tenant. After Mrs. Huntington and several clerks, the house was vacant in 1915, but by 1925, directories show the house was occupied by Clarence H. Dempsey, the State Commissioner of Education. From the 1933 through the 1969, the house was occupied by the Dr. W. Douglas Lindsay family. In 1974, the building was converted into a boarding house by the LaRose family.

**3a. Garage/ Apartment (74 1/2 East State Street) c. 1925.**

Set back from 74 East State Street (#3), this 2-story double garage faces the south with the driveway leading to its two overhead doors. Wooden shingles laid in a staggered pattern cover the walls. The roof is a shallow-pitched gable with a projecting cornice and covered with metal. The second-story side walls slope inward to give the effect of a gambrel roof, while the walls on the front and rear are vertical. Two windows located on the front of the second story are 1-over-1, while the first story side wall windows are 2-over-2. A wooden porch and stairway on the rear rises to a second-story apartment doorway. Although the garage does not appear on historic Sanborn Maps, Mrs. Helena Lindsay recalls the garage being present when she and her husband moved to the house

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(#3.) in 1933 and it represents a significant early example of a 2-car garage. The upstairs was probably converted into an apartment in the mid-1970's.

**4. Hannah Worthing Duplex (76-78 East State Street), c.1897.**

One of only a few formally symmetrical, Queen Anne style, duplexes in Montpelier, this 2 1/2 story building has a cross-gable, metal-covered, roof and two 3-by-3 bay wings extending to the rear. Sheathed with clapboards, except for a band of shingles marking the floor line of the second story, the building has front entrances located on the east and west corners, which are sheltered by pedimented, gable-roofed porches with turned posts and balustrades. A porch also extends 3 bays along north wall of the western rear wing.

In front, between the porches, are two, 2-story projecting bays with angled sides. These fit under the pent eaves below the front gable. Windows extend on all three sides of the first story projecting bays on the front, but just on the two angled sides on the story above. The windows are 1-over-1. The side walls are irregularly fenestrated with a hooded rear entrance near the back east corner. Two-story bays similar to those on the front are located on the east and west sides as well.

Narrow paired windows ventilate the attic through the gables with louvers above and single-paned sash below. A brick chimney rises from the ridge of the front gable.

Directories first list the house in 1898, occupied by Hannah Worthing and Sarah C. Dewey, the tenant. Through the 1930s, various clerks and a printer are listed as residing here. The building was converted to four apartments beginning in 1986 as a certified tax-act rehabilitation project.

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**5. Hugh J. M. Jones House (100 East State Street), 1907.**

Set high above East State Street on one of the largest lots in the city, this 2 1/2 story, brick house, with a hipped roof and gabled dormers on all four sides, is an imposing example of the Colonial Revival style of architecture. Its rough-faced granite foundation, entry steps, belt course, and window sills, keystones, and corner blocks reinforce the substantial feeling of the building.

Projecting from the center bay of the symmetrical, 5-bay wide front (south) facade is a flat-roofed entry porch supported by paired fluted Ionic columns and surmounted by an iron balcony railing. The front doorway is surrounded by leaded sidelights and transom lights. Above the porch is a Palladian-like doorway with a fanlight and double-hung sidelights. With the exception of two small casement windows with diamond-shaped panes flanking the center bay on the second story, and the tripartite attic dormer window, the front windows are 6-over-9.

On the east facade, a flat-roofed, enclosed, sun porch with multipaned, triple-hung sash, extends along first story, also crowned by an iron railing. Two, large, brick end chimneys rise on the outside of the east facade. The exterior southern chimney has corbeled granite steps. Quarter-round fanlights and a transom-topped casement window light the attic dormer. A steel fire escape stairway leads from the attic dormer doorway to the porch roof.

The west facade is 2 bays wide with 8-over-2 windows and a centered exterior chimney trimmed with granite. Quarter-round fanlights flank the chimney on the attic dormer. The north facade has 6-over-2 and 8-over-2 windows and a central 2-story wing with a screened porch.

From the southwest corner of the property along East State Street, cut-granite stairway with capped, granite, piers and capped, granite, retaining walls leads up to a path which extends up the steep hill to the house.

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The significance of the house and the bold use of local granite reflect the interests of its first owner, Hugh J. M. Jones, an owner of the Jones Brothers Granite Quarry in nearby Barre. Also president of the Green Mountain Fire Insurance Company, Jones constructed the house in 1907. He lived here until his death in the late 1920's and was survived by his wife, Dell, who continued to occupy the house through the 1940's. The Jones family sold the property to Vermont College around 1960, but it was later converted back to a private residence.

**5a. Garage (100 East State Street), c. 1958.**

Constructed during the late 1950's, to replace an original brick garage located just east of the present structure, this single-story clapboarded wooden garage rests on a poured concrete foundation. On the south gable end are two overhead garage doors, a doorway on the left side, and a small fanlight in the attic gable. On each of the other exterior walls are two 6-over-6 windows. The low-pitched roof is covered with asphalt shingles. Constructed during the late 1950's, this garage is non-contributing to the district due to its age.

**6. Frank A. Shelburne House (1 West Street), c. 1895.**

Prominently located on the corner of East State Street and West Street, this large, 2 1/2 story, Queen Anne style house has a cross-gable, asphalt-shingled, roof, an open single-story front porch along the east facade (facing West Street), a two-story porch (enclosed on the upper story) on the south facade, and a single-story, gable-roofed ell on the west. The walls are sheathed with clapboards with square-cut wooden shingles in horizontal bands between the floor levels and the window sills, around the porches, and on the attic gables. These shingled bands

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flair outward along their lower courses. Semi-circular windows are located in the gable peaks above a simple entablature marking the ceiling level of the attic rooms. The main entablature is trimmed with scroll-sawn decorative rafter tails under the soffit.

The windows are 1-over-1 in single, paired, and tripartite configurations. A two-sided oriel window (supported by a large bracket with a pendant drop) protrudes from the second story on the south facade, and a three-sided bay projects from the north. The 5-bay east porch, which extends beyond the northeast corner of the house to form a three-sided bay on its north end, is supported by wooden Tuscan columns, has shingled walls, and is skirted with scrollwork. On the south facade, a wooden handicapped access ramp has been added, leading to the side entrance on the south porch. The details of the lower story of this 2-bay porch match those on the east porch. The upper story is a sleeping porch with removable 1-over-1 sash. A wooden fire stairway leads from the west attic window, down the west ell roof, and out to the ground.

As the lot slopes to the west, access to the basement level is gained through paired, hinged, garage doors on the west end of the ell. The building rests on a granite foundation and large granite steps with scrolled side pieces lead to the main entrance on the east porch.

A fine example of the Queen Anne style of architecture located on an important corner lot, 1 West Street was built in 1895 for Frank Sherburne, a leading grocer in Montpelier, who seven years later, moved to a new house at 56 College Street. One West Street was later occupied by an insurance clerk and then an attorney through the 1930's. It is now owned by Vermont College and is named "Howland Hall" after Fred Arthur Howland, a turn-of-the-century attorney and vice president of National Life Insurance Company who served as a trustee of Vermont College.

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### **7. House (99-101 East State Street), c. 1865.**

The main block of this 3-by-3 bay, 2-story, gable-front house has a 4-by-2 bay, 1 1/2 story ell extending to the west. Long, shed-roofed, wall dormers extend the length of the front (north) and rear of the ell. Single-story porches with Tuscan columns are located on the east side of the main block and on the north side of the ell. A 2-story porch, which shelters an exterior stairway, is on the rear of the main block, and a small enclosed porch with turned posts extends from the rear of the ell. The late Greek Revival style front doorway, with full length sidelights, transom, and straight hood molding, and the roof with its broad overhanging eaves without cornice returns, reflect local vernacular attributes common to the mid-19th century. The roof of the main section is covered with corrugated metal, while the ell has an asphalt-shingled roof. The 6-over-6 windows are presumably original, although the cedar shingle siding, which probably dates from the 1920's or later, appears to cover original clapboards. Backband moldings surround the window and door frames to allow for the added depth of the shingles. Large granite slabs top the foundation.

Possibly constructed soon after East State Street was extended, and thus one of the earliest houses in the amendment area, this building is also the best example of the Greek Revival style in the neighborhood. Not shown on a map from 1853, the building appears on a published map from 1873. Sanborn Insurance maps indicate that the porches on the east and on the south of the ell were added probably after 1925. Directories show that at least since the 1880's, this house has been rented as two or three units.

### **7a. Garage (99-101 East State Street) c. 1930.**

This 2-car garage has two pairs of garage doors and a shallow pent roof above on the north gable end. The walls are clapboarded and the roof is covered with asphalt shingles. The hinged, wooden, garage doors, with 8-pane sash on top and recessed panels below, appear original to the building, and strengthen the significance of this essentially unaltered garage.

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### 8. Robert H. Whitney House (95 East State Street), c. 1895.

Located on the south side of East State Street, this vernacular Queen Anne style house features a main, 1 1/2 story, gable-roofed block with a narrow, 1-by-2 bay, 2-story wing extending to the north. A small, open porch, filling the northeast corner between the main block and the wing, shelters the entrance to the house. The porch has a very shallow hipped-roof supported by turned cornerposts and matching newelpost. Extending between the posts is an open balustrade with square balusters. The porch is skirted with lattice.

The first story of the house is clapboarded, while shingles cover the walls above, flaring at both the second floor level and on the gable ends at the second floor ceiling height. The asphalt-shingled roof is punctuated by a central, gabled, dormer on the front of main block and a full-length shed dormer behind. The front dormer has two, 1-over-1 windows separated by a decorative wooden panel. Above, the gable pediment tympanum is trimmed with decorative half-timbering. This stylistic theme is carried to the east gable end of the main block, where a decorative doorway is flanked by narrow half-timbered panels and small single-paned windows. The other windows are 1-over-1, except centered on the front of the main block on the first story is an added, modern "picture" window with a large fixed sash flanked by narrow, 1-over-1 sash. A brick chimney rises from the rear roof near the center of the main block.

Constructed around 1895, during the period rapid development along this section of East State Street, the first occupant listed in directories was Robert H. Whitney, an employee at the nearby U. S. Clothes Pin Co., located on Granite Street in Montpelier. Sanborn Insurance maps suggest the east wing was added between 1905 and 1915 and a small, single-story, vestibule or porch was centered on the front of the main block.

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### **9. House (89 East State Street), c. 1870.**

This 1 1/2 story, mid-19th century, vernacular, 2-by-3 bay, Classic Cottage is located on the south side of East State Street. The lot slopes to the south and west, exposing the basement elevation on these sides. Half of the west basement wall and the basement south wall are wood-framed. The other basement walls are of stone. The windows have 1-over-1 sash. The walls are sheathed with aluminum siding and corrugated metal covers the gable roof and a small brick chimney rises near the center on the front side of the ridge. An open porch extends along the center of the front, protecting the front doorway. This porch has a shallow-pitched hipped roof supported by turned posts. The half-height porch wall is shingled and latticework skirts the base. Access to the basement level is gained through a doorway on the west elevation. A shed-roofed porch also extends from the rear, supported by square posts and angled braces.

One of the earliest houses along this section of East State Street, an 1873 atlas map shows a house at this location, with C. H. Cross listed as a resident. Directories indicate at least since the late 1880's, the house has been generally occupied by two families, with the tenants residing in the basement.

### **10. House ( 87 East State Street), c. 1880.**

This vernacular, gable-front, 1 1/2 story, 3-by-3 bay, house has later shed dormers extending along the east and west sides of the roof. The roof is covered with asphalt shingles and brick chimneys rise through the ridge near the front and at the rear. All the windows are 6-over-1, and except on the dormers, the window frames are topped by a simple, peaked, hood-moldings. A small, gable-roofed, entry porch is centered on the front, sheltering the front door. An enclosed, shed-roofed, porch extends along the rear, and an open porch extends along the rear portion of the west side. The basement story is exposed on the south and west sides with a pair of hinged garage doors opening under the west porch.



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Appearing in directories as early as 1887, with Frank Miller, butcher, residing here along with two boarders, the house has been occupied by various laborers, tradesmen and clerks.

**11. House (83-85 East State Street), c. 1875.**

This French Second Empire style house with a Mansard roof has a 2 1/2 story, 3-by-3 bay main block, and two-story, flat-roofed wings on the east side and rear. Paired brackets support the eaves, interspersed by a course of dentils. The 2-over-2 windows are capped by hood-mold cornices trimmed with small end brackets. On the front are a projecting bay window, with an entablature with paired scroll brackets, and the front doorway, with paired paneled doors with etched glass, and a small, flat-roofed, entry porch with paired brackets. On the front of the east wing are two doorways protected by a simple open porch. Another porch, located on the rear wing, has details which match those on the front entry. The main hipped roof is covered with corrugated metal and aluminum siding covers the side walls and Mansard walls. A small brick chimney rises just to the rear of the peak of the main block.

The most fully elaborated example of Second Empire style architecture in this section of East State Street, this house was probably constructed as a three-unit apartment house, as directories show a succession of rental tenants.

**12. House (81 East State Street), c. 1886.**

This 2-by-4 bay, gable-front, clapboarded, 1 1/2 story house reflects a vernacular style which weds the traditional form and orientation of the late Greek Revival style with elements common to the Queen Anne style, including front and rear porches with turned posts and balusters. A single-story, gable-roofed addition extends to the rear. The front entrance is offset, reflecting a side hall plan, while a large fixed-sash plate-glass window completes the first story of the front facade. The remaining windows are 1-over-1 and the window and door frames have simple, straight moldings. On the west elevation are a small shed-roofed

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dormer and a small window just below the eaves, both with sash bordered by colored-glass panes. The building rests on a granite foundation, but on the exposed, west basement level, are three, 1-over-1 windows.

The overhanging eaves on the house are fully boxed with cornice moldings and cornice returns on the gable ends. Rising from the center near the ridge of the asphalt-shingled roof is a narrow brick chimney, corbelled at the top with a projecting tile flue. This chimney was probably rebuilt above the roofline. Included in directories as early as 1887, H. L. Wheeler, a laborer, was listed as an occupant.

**12a. Garage (81 East State Street), c. 1924.**

Located behind #12 (81 East State Street), this small, 1-by-1 bay, clapboarded, single-car garage has an asphalt-shingled, hipped roof. The building rests on a concrete foundation. The hinged pair of garage doors are slightly offset. The building takes advantage of the steeply sloping terrain to allow a lower story on the rear (south) and west sides. The windows are 2-over-2, except a 9-pane sash is located on the west main story. A simple board door on the west side allows access to the lower level. This garage first appears on the 1925 Sanborn Insurance maps.

**13. Frank Hayden House (79 East State Street), c. 1902.**

This two-story, flat-roofed building, consists of a main, 2-by-2 bay, front section, with two wings on the rear. All windows are 2-over-2, except on the lower west basement wall, which has paired casements. An open porch along the front is supported by replacement wrought iron posts and surrounded by iron railings. The building is clad with wide aluminum siding.

The east rear wing steps down slightly from the front, but features a matching bracketed cornice. This wing also projects one bay to the east, allowing a rear entrance and window above. The rear entrance, with a modern replacement door, is capped by a pedimented hood. The west rear wing is 1-by-1 bay and 2 stories high, but lacks a cornice. The

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sloping lot allows a lower story to be exposed on the south and west. Access to this basement story is gained through a pedimented doorway on the southwest corner.

The flat roof and diminutive cornice brackets allow the building to be characterized as being in the Italianate style, albeit a relatively late, vernacular example. Listed in 1898 directories as a vacant lot owned by Frank Hayden (who owned the adjoining #12, (81 East State Street) at that time), 79 East State Street is listed by 1904 with three householders, including Frank Hayden, a salesman, Clayton Boyce, a shipping clerk, and Leon Slater, a polisher.

### **13a. Garage, c. 1930**

A small, single-story, two-bay garage, located just west of #13 (81 East State Street), this building has an asphalt-covered shed roof. The walls are sheathed with novelty siding and the floors are poured concrete. Two-over-two windows light each bay on the south (rear) elevation. The original doors have been replaced with 5-sectioned paneled overhead garage doors. Although smaller, and with fewer original features, this garage is significant in that it is very similar to its neighbor (#14) at 77 East State Street and was probably built at the same time, when automobile ownership was first becoming common in the district.

### **14. Garage, (77 East State Street) c. 1930**

Located west of the #13a. garage, this five-bay garage also faces East State Street and is significant in that it matches the style and construction details of its neighbor, with an asphalt-covered shed roof, novelty siding, and 2-over-2 windows on the rear of each bay. The garage doors are original, three-part, hinged, sliding wooden doors with four-pane sash in each section and panels below. This garage has served the occupants of #11. (83 East State Street.)

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 8 Page 2 STATEMENT OF SIGNIFICANCE

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Many of the buildings were constructed as duplexes or as apartment houses, reflecting the area's convenient walking distance to the commercial and industrial areas of Montpelier. #4 is an especially fine example of a Queen Anne duplex and is one of only a few of this type constructed in Montpelier. The only example of the Colonial Revival style in the amended district area, #5, is a fine reflection of the prosperity afforded an owner of a nearby granite quarry. Since the early 1900's, the only new construction in the district has been the addition of several garages (#3a, #7a, #12a, #13a, and #14), reflecting the increasing ownership of automobiles during the 1920's and 1930's. The garage at 100 East State Street (#5a) dates from the late 1950's and is the only building included in the amendment which is non-contributing due to its age.

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Beers, F. W. County Atlas of Washington, Vermont: From Actual Surveys By and Under the Direction of F. W. Beers. New York: F. W. Beers, 1873.

Hemenway, Abby Maria, ed. The History of the Town of Montpelier. Montpelier, Vt.: Abby Maria Hemenway, 1882. Extracted from vol. 4 of The Vermont Historical Gazetteer. Claremont, N. H.: The Claremont Manufacturing Company, 1877.

Map of Washington County, Vermont. New York: Baker and Tilden, Publishers, 1858.

Montpelier City Directory (various titles and publishers), 1887-88, 1890-91, 1891-92, 1895-96, 1897-98, 1900-03, 1904-05, 1906-07, 1909, 1911, 1912, 1913-15, 1920-.

Montpelier, County Seat of Washington County, and Capitol of Vermont. Lithograph. Brockton, Mass.: George E. Norton, 1884. In J. Kevin Graffagnino. Vermont in the Victorian Age: Continuity and Change in the Green Mountain State 1850-1900. Bennington and Shelburne, Vt.: Vermont Heritage Press and Shelburne Museum, 1985.

"Montpelier, Vermont." Photograph File. Wilbur Collection, Bailey-Howe Library, University of Vermont, Burlington, Vt.

Pocket Directory of the City of Montpelier. Montpelier, Vt.: Vermont Watchman Co., 1900.

Pocket Directory of the Village of Montpelier: Containing a List of Residents, Churches, Societies, Advertisements of Business Firms, and Much Other Matter of Local Interest. Montpelier, Vt.: Joseph Ridley, 1877.

Vermont Division for Historic Preservation. Vermont Historic Sites and Structures Survey: Montpelier. Montpelier, Vt.: Vermont Division for Historic Preservation, 1979.

Wheelock's Real Estate, Business, Residence, and Street Directory of the City of Montpelier, Vt. Montpelier, Vt.: Wheelock and Dawley, 1898.

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Montpelier Historic District Amendment (Boundary Increase)  
Boundary Description

The boundary begins at a point A located at the eastern corner of the property line of building #5 (100 East State Street) on the northwest side of Bingham Street, thence proceeds in a southwesterly direction along the northwest side of Bingham Street and the southeast property line of building #5 (100 East State Street) to a point B located at the south corner of the property of building #5 (100 East State Street) and at the northwest corner of Bingham Street and East State Street, thence proceeds in the same southwesterly direction across East State Street to a point C located at the northeast property line of building #7 (99-101 East State Street), thence proceeds in a southeasterly direction along said northeast property lines of building #7 (99-101 East State Street) and building #6 (1 West Street) being the south side of East State Street to a point D located at the southwest corner of East State Street and West Street, thence proceeds in a southwesterly direction along the southeast property line of building #6 (1 West Street) to a point E located at the southeast corner of the property of building #6 (1 West Street), thence proceeds in a northwesterly direction along the southwest property line of building #6 (1 West Street) to a point F located at the southwest corner of the property of building #6 (1 West Street) and on the southeast property line of building #7 (99-101 East State Street), thence proceeds in a southwesterly direction along said southeast property line of building #7 (99-101 East State Street) to a point G located at the south corner of the property of building #7 (99-101 East State Street), thence proceeds in a northwesterly direction along the southwest property lines of building #7 (99-101 East State Street) and building #8 (95 East State Street) to a point H located at the west corner of the property of building #8 (95 East State Street) and on the southeast property line of building #9 (89 East State Street), thence proceeds in a southwesterly direction along the said southeast property line of building #9 (89 East State Street) to a point I located at the southeastern corner of the property of building #9 (89 East State Street), thence proceeds in a northwesterly direction along the southwest property line of building #9 (89 East State Street) to a point J located at the west corner of the property

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of building #9 (89 East State Street), thence proceeds in a northeasterly direction along the southwest property line of building #9 (89 East State Street) to a point K located at the southeast corner of the property of building #10 (87 East State Street), thence proceeds in a northwesterly direction along said southwest property line of building #10 (87 East State Street) to a point L located at the western corner of the property of building #10 (87 East State Street), thence proceeds in a northeasterly direction along the west property line of building #10 (87 East State Street) to a point M located at the southeastern corner of the property of building #11 (83-85 East State Street), thence proceeds in a northwesterly direction along the southwest property lines of building #11 (83-85 East State Street), building #12 (81 East State Street), and building #13 (79 East State Street) to a point N located at the west corner of the property of building #13 (79 East State Street), thence proceeds in a northeasterly direction along the west property line of building #13 (79 East State Street) to a point O located at the southeastern corner of the property of building #14 (77 East State Street), thence proceeds in a northwesterly direction along the southwest property line of building #14 (77 East State Street) to a point P located at the southwestern corner of the property of building #14 (77 East State Street), thence proceeds in a northeasterly direction along the west property line of building #14 (77 East State Street) to a point Q located at the northwestern corner of the property of building #10 (87 East State Street) and the south side of East State Street, thence proceeds in the same northeasterly direction across East State Street to a point R, located on the southwest property line of building #3 (74 East State Street), thence proceeds in a northwesterly direction along the north side of East State Street and the southwest property lines of buildings #2 (72 East State Street) and #1 (70 East State Street) to a point S located at the west corner of the property of building #1 (70 East State Street), thence proceeds in a northeasterly direction along the west property line of building #1 (70 East State Street) being the eastern boundary of the Montpelier Historic District to a point T located at the northern corner of the property of building #1 (70 East State Street), thence proceeds in a southeasterly direction along the northeastern property lines of building #1 (70 East State Street) and building #2 (72 East State Street) to a point U located at the northeastern

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corner of the property of building #2 (72 East State Street), thence proceeds in a southwesterly direction along the east property line of building #2 (72 East State Street) to a point V located at the northwestern corner of the property of building #3 (74 East State Street), thence proceeds in a southeasterly direction along the northeastern property lines of building #3 (74 East State Street) and building #4 (76-78 East State Street) to a point W located at the northeastern corner of the property of building #4 (76-78 East State Street) and the northwestern property line of building #5 (100 East State Street), thence proceeds in a northeasterly direction along the northwestern property line of building #5 (100 East State Street) to a point X located at the northwestern corner of the property of building #5 (100 East State Street) and on the south side of Marvin Street, thence proceeds in an easterly direction along the south side of Marvin Street and north property line of building #5 (100 East State Street) to a point Y located at the northernmost corner of the property of building #5 (100 East State Street), and thence proceeds in a southeasterly direction along the northeastern property line of building #5 (100 East State Street) to a point A of beginning.



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### Boundary Justification

The boundary of the Montpelier Historic District Amendment extends the existing Montpelier Historic District to the east to include the properties of the historic neighborhood along East State Street located between the eastern end of the existing historic district and east along East State Street to the intersection of West Street. The boundary lines follow the legal property lot lines which also correspond to the visual and historical boundaries of the neighborhood, qualities which this area shares with the adjoining historic district.

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**Photograph List**

The following information applies to all photographs:

Montpelier Historic District Amendment (Boundary Increase)

East State Street

Montpelier, Vermont

Credit: Reid Larson

Date: June 1988

Negatives filed at the Vermont Division for Historic Preservation.

Photograph 1.

Description: East State St. looking west from corner of West St.

Photograph 2.

Description: View along the north side of East State St. showing #2.  
(70 East State St.) (left), #3. (72 East State St.) (middle),  
#4. (74 East State St.) (right), looking northwest

Photograph 3.

Description: View along the south side of East State St. showing #11.  
(83-85 East State St.) (left), #12. (81 East State St.)  
(middle), #13 (79 East State St.) (right), looking southeast

Photograph 4.

Description: #1. (70 East State St.), looking northeast

Photograph 5.

Description: #2. (72 East State St.), looking northwest

Photograph 6.

Description: #3. (74 East State St.), looking northwest

Photograph 7.

Description: #3a. (74 1/2 East State St.), looking north

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Photograph 8.

Description: #4. (76 East State St.), looking northwest; granite stairs at right lead which lead up to #5.

Photograph 9.

Description: #5. (100 East State St.), looking northwest; #5a. Garage at right

Photograph 10.

Description: #6. (1 West Street), looking northwest

Photograph 11.

Description: #7. (99-101 East State St.), looking southeast

Photograph 12.

Description: #7a. Garage (99-101 East State St.), looking south

Photograph 13.

Description: #8. (95 East State St.), looking southwest

Photograph 14.

Description: #9. (89 East State St.), looking southwest

Photograph 15.

Description: #10. (87 East State St.), looking southwest; #11 at right

Photograph 16.

Description: #11. (83-85 East State St.), looking southeast

Photograph 17.

Description: #12. (81 East State St.), looking southwest

Photograph 18.

Description: #13 (79 East State St.), looking southwest

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Photograph 19.

Description: #13a. Garage (79 East State St.) (left) and #14. Garage (77 East State St.) (right), looking southwest

Photograph 20.

Description: Historic view, c. 1884, of East State Street (center) from Montpelier, County Seat of Washington County and Capitol of Vermont. Lithograph (detail). Brockton, Mass. George E. Norton, 1884. In J. Kevin Grafagnino. Vermont in the Victorian Age: Continuity and Change in the Green Mountain State 1850-1900. Bennington and Shelburne, Vt.: Vermont Heritage Press and Shelburne Museum, 1985.

Photograph 21.

Description: Historic view, c. 1890-1894. "Montpelier from Berlin Hill, north." Photograph # 448 from Views In and About Montpelier and Winooski Valley. Montpelier, Vt.: S. T. Newcomb, c. 1890-94. Photograph file. Wilbur Collection, Bailey-Howe Library, Univ. of Vermont, Burlington, Vt.

Photograph 22.

Description: Historic view from Berlin Hill. c. 1910. Photograph File. Wilbur Collection, Bailey-Howe Library, University of Vermont, Burlington, Vt.

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**Property Owners List**

1. 70 East State Street  
Irons, Paul F.  
Irons, Margaret F.  
MR #1 Evergreen Drive  
Barre, VT 05641
  
2. 72 East State Street  
Irons, Paul F.  
Irons, Margaret F.  
MR #1 Evergreen Drive  
Barre, VT 05641
  
3. 74 East State Street  
Larose, Marion B.  
74 E. State Street  
Montpelier, VT 05602
  
4. 76 East State Street  
Anderson, Jon  
Anderson, Elizabeth  
RD #1, Box 2360  
Montpelier, VT 05602
  
5. 100 East State Street  
Heney, Lawrence P.  
Heney, Mary M.  
100 East State Street  
Montpelier, VT 05602
  
6. 1 West Street  
Norwich University/  
Vermont College Corporation  
29 College Street  
Montpeleir, VT 05602
  
7. 99-101 East State Street  
Downing, Russell H.  
Downing, Elizabeth A.  
99 East State Street  
Montpelier, VT 05602

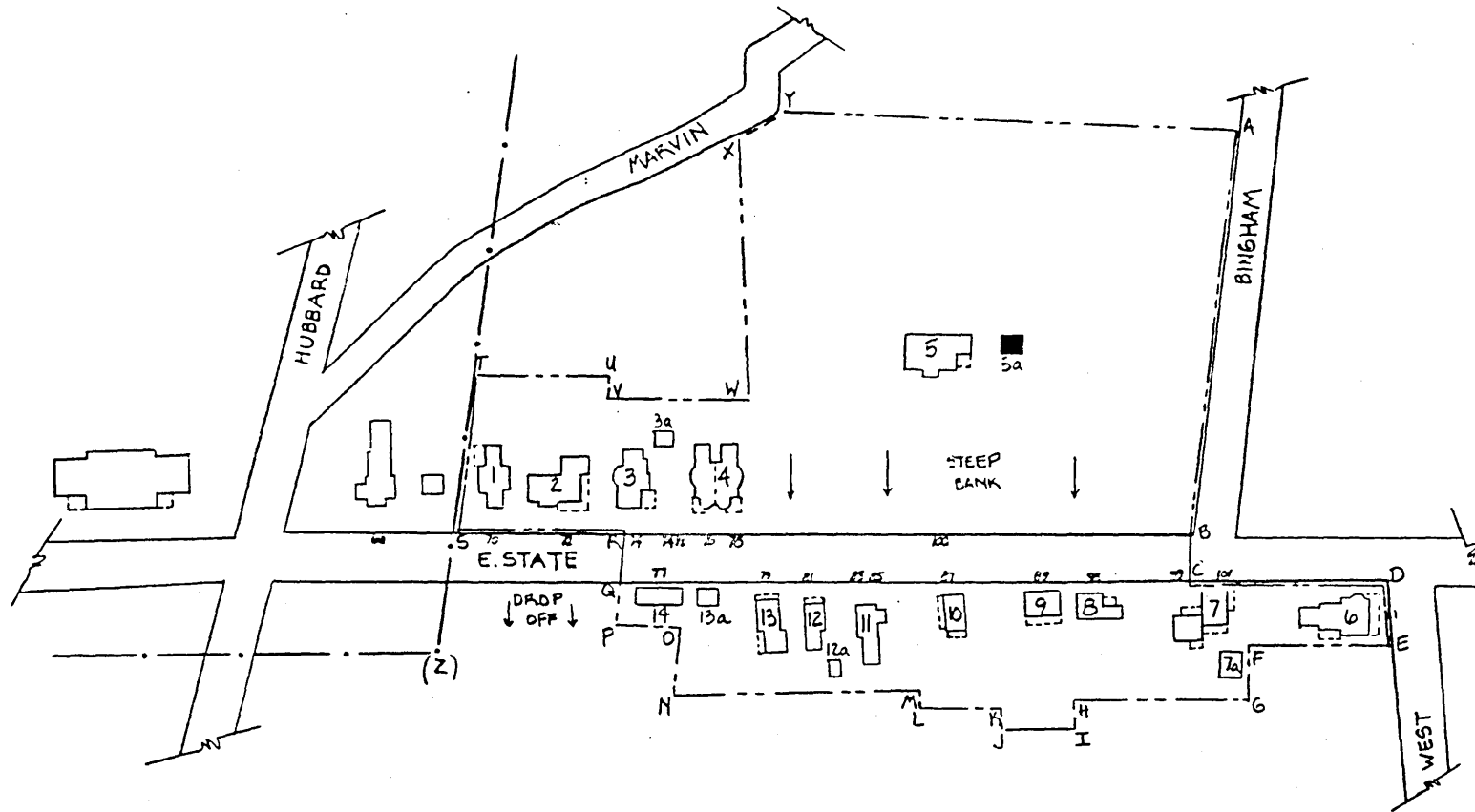
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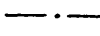
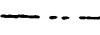
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- |                             |  |
|-----------------------------|--|
| 8. 95 East State Street     | Joslyn, Malcolm F.<br>Joslyn, Sandra T.<br>95 East State Street<br>Montpelier, VT 05602      |
| 9. 89 East State Street     | Flanders, Ernest C.<br>Flanders, Pauline C.<br>89 East State Street<br>Montpelier, VT 05602  |
| 10. 87 East State Street    | Rona, Gabor<br>Sumner, Meredith<br>87 East State Street<br>Montpelier, VT 05602              |
| 11. 83-85 East State Street | O'Grady, Robert E.<br>O'Grady, Angeles M.<br>83-85 East State Street<br>Montpelier, VT 05602 |
| 12. 81 East State Street    | Brown, Susan Ruth<br>81 East State Street<br>Montpelier, VT 05602                            |
| 13. 79 East State Street    | Welch, Reginald D.<br>Welch, Elizabeth J.<br>79 East State Street<br>Montpelier, VT 05602    |
| 14. 77 East State Street    | O'Grady, Robert E.<br>O'Grady, Angeles M.<br>83-85 East State Street<br>Montpelier, VT 05602 |



MONTPELIER HISTORIC DISTRICT AMENDMENT

**KEY:**

-  CONTRIBUTING
-  NON-CONTRIBUTING
-  EXISTING BOUNDARY
-  AMENDED BOUNDARY

APPROX. SCALE 