

**United States Department of the Interior  
National Park Service**

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received **JUN 27 1983**  
date entered **JUL 28 1983**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic West Rutland Town Hall

and/or common same

**2. Location**

street & number Corner of Main and Marble Streets (D) N/A not for publication

city, town West Rutland N/A vicinity of

state Vermont code 50 county Rutland code 021

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Town of West Rutland

street & number Town Hall

city, town West Rutland N/A vicinity of state Vermont 05777

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Office of the Town Clerk

street & number Town Hall

city, town West Rutland state Vermont 05777

**6. Representation in Existing Surveys**

Vermont Historic Sites  
title and Structures Survey has this property been determined eligible?  yes  no

date 1977  federal  state  county  local

depository for survey records Vermont Division for Historic Preservation

city, town Montpelier state Vermont 05602

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## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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### Describe the present and original (if known) physical appearance

The West Rutland Town Hall dominates the center of West Rutland village, surrounded by commercial and residential buildings generally of lesser scale. The Colonial Revival style, two-story, hip-roofed brick building of rectangular plan bears an array of blue marble decorative features. Distinguished by a gabled pavilion with a columned entrance porch and a Palladian-type window, the southeast end of the building constitutes its principal facade. The Town Hall possesses a high degree of historic integrity; the exterior retains its original (1908) appearance while the interior has been altered only cosmetically by the first-story application of modern sheathing materials.

The West Rutland Town Hall occupies a triangular lot at the convergence of Main Street and Marble Street, the principal intersection at the village center. The streets form the longer sides of an acute triangle, and the rectangular-plan Town Hall is oriented with its narrow three-bay southeast facade facing the intersection. The broad six-bay northeast and southwest elevations face the streets, forming secondary facades of similar design. Simply landscaped grounds surround the building; a rectilinear marble monument marks the southeast apex of the grounds.

The Town Hall consists of a two-story, hip-roofed building constructed of load-bearing brick and marble masonry - the exterior walls being at least eighteen inches in thickness - and trimmed liberally with blue marble furnished by the local Vermont Marble Company. The building exhibits a restrained Colonial Revival style embellished with various classical features crafted both of marble and stamped metal.

The Town Hall stands on an unusually high foundation constructed of rock-faced marble blocks laid in random courses; the foundation is capped by a dressed and beveled marble water table that serves also as a continuous sill for the first story window openings. Above the water table, the brick walls are laid in a bond of six stretcher courses tied by a course of alternating headers and stretchers. A stamped metal entablature surmounts the wall planes incorporating dentils, egg-and-dart molding, and a modillion cornice; the entablature encircles the building, following both the horizontal eaves of the main roof and the raking eaves of the end gables. The slate-clad main roof rises to a ridge whose terminal peaks are crowned by stamped metal finials. A multi-throat, yellow-painted metal siren has been mounted at the center of the ridge.

A gabled pavilion of slightly reduced scale dominates the Town Hall's main (south-east) facade. A one-bay entrance porch projects from the first story to shelter a flight of marble steps inside an expansive trabeated opening supported by single smooth marble columns placed in antis within a marble surround. Smaller trabeated openings with iron railings rise from the water table on the porch's narrow end bays. A horizontal entablature like that at the main eaves crowns the porch, whose ceiling is sheathed with beaded matched boards. Double-leaf wood doors with large glass panels enclose the entrance, surmounted by a transom and a splayed, keystone marble lintel.

The single bays flanking the entrance porch are occupied by small two-over-two sash that share the continuous water-table sill. These windows are headed by the splayed, keystone marble lintels with segmental-arched lower edges that appear on most other window openings. On the second story, a Palladian three-part window aligns vertically

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with the main entrance; the window consists of a central eight-over-eight sash flanked by four-over-four sash, all of which are surmounted by blind paneled transoms and a marble hood molding whose keystone central section arches over a semicircular fanlight. Directly above the Palladian window, an oculus with a keystone marble surround lights the gable. A stamped metal entablature like that at the main eaves follows the raking eaves with partial returns; a stamped metal finial like those on the main roof adorns the gable peak.

The southwest (Main Street) and northeast (Marble Street) elevations of the Town Hall display similar appearances although the latter is differentiated by a steel skeleton fire escape that ascends diagonally its entire height. The shared pattern of somewhat irregular fenestration includes three intermediate bays of coupled six-over-six sash headed by enlarged versions of the decorated marble lintels on the main facade's side-bay windows; the second-story pairs of sash are distinguished by stained-glass transoms. Flanking bays of single sash occupy both ends of these elevations; the partly exposed basement openings (with rectangular marble lintels) follow the pattern of the upper stories. On the northeast elevation, secondary entrances occupy the westernmost bays of both stories; the paneled double-leaf, second-story doorway lacks access to the ground, being intended for hoisting bulky equipment to the backstage area of the building's auditorium. Also on the northeast elevation, the middle bay of the first story's coupled sash is blind, reflecting the interior position of the records vault in the Town Clerk's office.

The rear (northwest) elevation of the Town Hall possesses a full-width gabled and pedimented extension of the main roof. A large engaged chimney rises the entire height of this elevation, interrupting the pediment and culminating in a double corbeled cap with marble coping. Small two-over-two sash flank the chimney to light the slate-clad tympanum. The irregular lower-story fenestration matches the single sash of the abutting elevations. A small brick vestibule projects at ground level to shelter a basement entrance.

The interior of the Town Hall contains on the first story several rooms arranged along a central hallway and used for Town offices; the second story contains a large auditorium with a full stage. Inside the main entrance, a central hall is flanked by dual three-run, open-well stairs that ascend to the second story and continue to the balcony level; the stairs are protected by a railing of turned balusters and square newels. The stair hall is finished with beaded wainscoting. Like those throughout the interior, the molded door and window surrounds have bullseye corner blocks. Next to the stairs on the left side of the hall, the doorway to the Town Manager's office is distinguished by a room-height surround, paneled reveal, and oversize translucent transom.

Beyond the manager's office, an original fire wall with double-leaf doors leads to the central axial hall; the original glass panels both in the doors and the transom have been blinded. The central hall extends two-thirds the length of the building, flanked by five large rooms. An oversize three-part doorway enters each room; however, only in entrance to the Town Clerk's office has the original glazing not been replaced by wood panels. In that case, the central door with a clear glass panel is flanked by fixed translucent glass panels; all three sections have translucent transoms and the

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entire ensemble is framed by a molded surround.

Like the other rooms, the Town Clerk's office retains its molded woodwork but has been mostly sheathed with modern materials - principally fibre ceiling tile, plywood wall paneling, and carpet or vinyl floor tile. The records vault retains its clasically detailed entrance enframed by metal fluted pilasters supporting a denticulated cornice.

A large auditorium occupies the Town Hall's second story, lighted by the three bays of coupled sash on the side elevations. Beaded wainscoting occurs both on the walls of the auditorium and the front of the balcony that extends the entire width of the auditorium's southeast end. The high ceiling is subdivided into three coved rectangles outlined by heavy perimeter moldings. Behind the proscenium with its arched opening decorated with similar moldings, the full-width stage at the northwest end of the building reveals bare brick walls and the exposed wood roof structure of the west gable. Two small dressing cubicles are placed next to the stage wings.

The Town administration is currently (1983) planning a rehabilitation program for the Town Hall that will deal with energy conservation, minor problems of structural integrity, and increasing the usage of the building. The structural problems apparently relate to differential settling of the massive exterior bearing walls; that movement has caused some cracks in the masonry and the emergence of a crown in the auditorium floor (the lighter interior walls have settled less). While noting these problems, a 1979 structural assessment of the building found it generally in "very good condition" and recommended preservation of the "attractive and prominent landmark."

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1908-09 **Builder/Architect** Charles E. Paige, architect

### Statement of Significance (in one paragraph)

The West Rutland Town Hall constitutes an outstanding representative of the monumental public buildings erected in Vermont around the beginning of the present century. Charles E. Paige, an architect from nearby Rutland, designed the substantial brick and marble masonry building in a restrained Colonial Revival style. Erected in 1908-09, the Town Hall is distinguished by various structural and decorative features crafted of blue marble, the product of the marble industry that physically and economically dominated West Rutland during the latter half of the nineteenth and first half of the twentieth centuries.

At the beginning of the present century, West Rutland was experiencing the prosperity and expansion generated by the great marble industry of Rutland and its environs. (See the National Register nomination for the Rutland Downtown Historic District, entered in the National Register on August 22, 1980.) The Town lacked an adequate municipal building, and its schools were in need of additional space. In 1903, the Superintendent of Schools recommended in his annual report that the Town should construct a building to meet both requirements.

Four years later, at the Town Meeting of March 1907, the voters authorized the Selectmen and a "town hall committee" to proceed with the project. The committee was directed to acquire a site for the new building, to construct the same, and to issue municipal bonds to cover the cost of the land and building. For the site, the committee selected two lots occupying the triangle at the convergence of Main Street and Marble Street (one being owned by an incumbent Selectman). At the next annual Town Meeting in 1908, the committee presented plans drawn by Charles E. Paige of Rutland for an imposing Colonial Revival style building; the voters thereupon reaffirmed their previous approval of the project. The committee then proceeded to purchase the lots, clear the two existing houses, and solicit bids for construction.

C. L. LeBoeuf, a building contractor from Vergennes, Vermont, submitted the successful bid of \$25,453. The foundation was started in May, 1908 and the work continued through the remainder of the year. On February 23, 1909 - although not yet complete and at least one month behind schedule - the classically detailed landmark of brick and blue marble masonry was opened to the public with an orchestral concert and dance. The Town Hall together with its furnishings ultimately cost about \$30,000.

The new building served the community in a variety of uses. The Town Clerk's office was installed in its present quarters, provided with a large fire-proof vault for town records. Across the central hall, two rooms were fitted for the Town Library; one contained shelves for one thousand volumes and the other was furnished for a reading room. Both the elementary and high schools commenced using the other first-story rooms. While the first story met the more serious needs of the community, the second-story auditorium provided its entertainment. Dances, stage productions, and moving

# 9. Major Bibliographical References

See Continuation Sheet 4.

# 10. Geographical Data

Acreeage of nominated property 0.6 acre

Quadrangle name West Rutland, Vt.

Quadrangle scale 1:24000

### UTM References

A 

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

B 

Zone			Easting						Northing								

C 

Zone			Easting						Northing								

D 

Zone			Easting						Northing								

E 

Zone			Easting						Northing								

F 

Zone			Easting						Northing								

G 

Zone			Easting						Northing								

H 

Zone			Easting						Northing								

### Verbal boundary description and justification

See Continuation Sheet 5.

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

# 11. Form Prepared By

name/title Hugh H. Henry

organization Historic Preservation Consultant date May 1983

street & number Green Mountain Turnpike telephone 802-875-3379

city or town Chester state Vermont 05143

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Eiri Robertson

title Deputy State Historic Preservation Officer date 6/20/83

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I hereby certify that this property is included in the National Register

National Register

for Milores Byers date 7/28/83  
Keeper of the National Register

Attest: date

Chief of Registration

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pictures were held in the fully equipped hall (the stage hangings alone cost \$566), interspersed with political rallies and basketball games. Soon school classes were overflowing onto its main floor, an unanticipated and less than satisfactory circumstance.

The first major change in the use of the Town Hall occurred in 1924 when the Town Library was removed from its first-story rooms to another building. Those rooms were refitted for school classes but the Fire Marshall declared in 1925 that school uses were not compatible with the building. Although some modifications were made in 1929, the Town subsequently constructed a larger school to eliminate classes at the Town Hall.

Following the departure of school classes, three rooms on the first story were rented (circa 1940) to a local marble firm, the Green Mountain Marble Company, for its offices. That occupancy continued until 1969; the demise of the firm in that year reflected the gradual decline of the marble industry in the Rutland region.

In recent decades, changing public interests and escalating energy costs have again altered the usage of the Town Hall. Town meetings and other public events were shifted in the 1970s to a more energy-efficient hall in a school building, and the Town Hall auditorium was closed. The Town offices have remained in the building but occupy only part of the first story.

The West Rutland Town Hall belongs to the last generation of monumental municipal buildings constructed in Vermont. Neighboring Rutland completed its larger Colonial Revival style City Hall in 1902; that building may have provided the impetus for rival West Rutland to erect a similar civic landmark. Unaltered from its original design, the West Rutland Town Hall continues to evoke strongly the civic pride, economic prosperity, and optimistic outlook that prevailed in West Rutland at the beginning of this century.

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Sevigny, Victor and Ethel. The Hub of the Community: West Rutland Town Hall.  
1983. (Unpublished typescript available from the authors, West Rutland,  
Vermont 05777.)

Annual Report of the Auditors and Other Officers of the Town of West Rutland.  
West Rutland, Vt., 1907, 1908, 1909, and 1910.

Letter from Carroll W. Lawes, Lawes Consulting Engineers, Inc., Williston, Vermont  
to Quentin Phelan, Town Manager, West Rutland, Vermont, dated May 16, 1979;  
contains structural report on Town Hall.

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The property being nominated consists of the West Rutland Town Hall and its triangular lot having dimensions of 282 feet along Main Street, 316 feet along Marble Street, and 181.5 feet along the northwest side. The deeds to the property are recorded in Book 5, Pages 290-291 of the West Rutland Land Records. The nominated property coincides with the lot acquired by the Town of West Rutland for the site of the Town Hall, and is sufficient to protect the integrity of the historic resource.