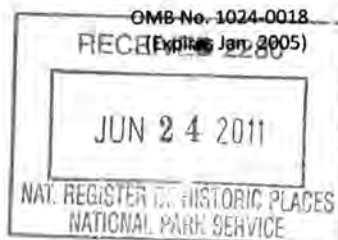


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to 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 any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. 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: White, Ai J., Duplex

other names/site number: _____

2. Location

street & number: 343 Main Street not for publication N/A

city or town: Newport vicinity: N/A

state: Vermont code: VT county: Orleans code: 019 zip code: 05855

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x 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 x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Nay E. Boone
Signature of certifying official

6/22/11
Date

Vermont Division for Historic Preservation
State or Federal Agency or Tribal government

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

Signature of commenting official or other official and title

Date

State or Federal agency and bureau

4. 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 of the Keeper

[Signature]

Date of Action

8/4/2011

5. Classification

Ownership of Property: (Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-state
☐ public-Federal

Number of Resources Within Property:

	Contributing	Noncontributing
buildings:	<u>1</u>	<u> </u>
districts:	<u> </u>	<u> </u>
sites:	<u> </u>	<u> </u>
structures:	<u> </u>	<u> </u>
objects:	<u> </u>	<u> </u>
total:	<u>1</u>	<u>0</u>

Category of Property: (Check only one box)

- ☒ building(s)
☐ district
☐ site(s)
☐ structure(s)
☐ object(s)

Number of Contributing Resources Previously Listed in the National Register: 0

Name of Related Multiple Property Listing: N/A

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

6. Function or Use

Historic Functions: (Enter categories and subcategories from instructions)

Category: <u>Domestic</u>	Subcategory: <u>multiple dwelling</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions: (Enter categories and subcategories from instructions)

Category: <u>Commerce/Trade</u>	Subcategory: <u>business</u>
<u>Domestic</u>	<u>multiple dwelling</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

7. Description

Architectural Classification: (Enter categories from instructions)

Queen Anne

other:

Materials: (Enter categories from instructions)

foundation: Granite
roof: Asphalt
walls: Weatherboard
Shingle
other: Brick

Narrative Description: (Describe the historic and current condition of the property on one or more continuation sheets.)
See continuation sheet.

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CONTINUATION SHEET

Section 7 Page 1

White, Ai J., Duplex
name of property
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The Ai J. White Duplex, located at 343 Main Street, Newport, is a 2 ½ story, wood frame, pedimented gable front, cruciform-plan Queen Anne style house and rear wing, built c. 1897, resting on 0.45 acres of land. The house sits on the corner of Sleeper Place, one block west of the downtown commercial section of Newport, which is listed on the National Register. The building is distinguished by its symmetrical fenestration pattern and overall layout, two-story bay windows on the front elevation-polygonal on the west corner and canted rectangular on the east, two side entry porches including two-story porch with turned balusters on the northeast corner, decorative bands of shingle siding, and wood trim details. Built as a duplex, the interior remains highly intact with a side-by-side floor plan and retains much of the original natural finish woodwork including wainscoting, molded baseboards and trim, window and door surrounds with wide molded trim and bulls-eye corner blocks. The dining room has a varnished dish/linen cabinet with two glass doors and original decorative metal hardware pulls. The house retains integrity of location, setting, design, materials, workmanship, feeling and association.

The duplex was built c. 1897 by Ai J. White, a local businessman who ran a successful sash and blind factory that he constructed in 1881 on a large lot behind the duplex, on what is now known as Sleeper Place. The structures associated with this factory are no longer standing but the duplex's fine Queen Anne style milled trim and interior finishes remain as a testament to the industrial success of its original owner.

Setting:

Newport is located just south of the U.S.- Canadian border, on the southern shore of Lake Memphremagog, a large lake that straddles the international border, and extends 27 miles north into Quebec. The city, located in the north central portion of Orleans County, is the county seat and is the commercial center for the surrounding area of small, rural farming communities. The city has a population of 5,125. Three major rivers run through Newport and empty into the lake: the Clyde, Barton, and the Black.

The Ai J. White Duplex is located in a residential neighborhood of mixed mid-late 19th century single family, multi-family, and three-four story tenements. The house faces north on Main Street and sits on a corner lot abutting the sidewalk of Sleeper Place on the west. The downtown commercial and civic center of Newport is roughly two blocks to the east. There is a shallow front lawn and overgrown foundation plantings. On the east side of the building is a paved driveway and the rear yard is paved.

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White, Ai J., Duplex
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Exterior:

The 2 1/2 story, wood frame, pedimented, gable front, cruciform-plan Queen Anne style duplex has a 1 1/2 story, gable roofed wing projecting from the rear (south) side of the main block. Two-story bay windows on the front northeast and northwest corners, and side entry porches—single story on the west side and two-story on the east, reflect the two-family nature of the building.

Resting on a granite foundation, the wood frame building has an asphalt shingle roof with a broad overhang and a molded cornice. There are cornice returns on the rear stem of the main block, wing, and west cross-gable (which may have originally been pedimented like the east gable). There is a chimney on the north end of the roof ridge and an exterior end chimney on the south (rear) end of the main block. The clapboard-sided building has bands of decorative scalloped shingles between the first and second floors of the front elevation's two-story bay windows, and plain wide corner boards and water table and wide plain frieze on all parts of the building including the wing and two-story bay windows. Windows and doors have narrow molded surrounds and windows are largely original 1/1 wood, double-hung sash.

The building's 3x4 bay main block has two three-part, two-story hip roofed bay windows on the front elevation. On the northeast corner is a rectangular, canted bay window that has single windows on each side face with a pair of windows centered between them on the front of the bay. On the first floor of the canted bay window, is a large single-pane picture window that appears to be original, foreshadowing later use of the window type on adjacent buildings. A three story apartment building adjacent to the duplex to the east, also built by Ai J. White, c. 1910, has a three-story polygonal bay window with similar single pane picture windows in the center window on each level. Across Sleeper Place, to the duplex's west, another three-story apartment building built c. 1903 by Arthur Scott, has two three-story polygonal bay windows (facing north and east) also with single pane picture windows on each story. On the duplex, wide plain friezes wrap the bay window above each set of windows. A three-part, hip roofed, two-story polygonal bay window stands flush against the western end of the front façade. The bay has three narrow double hung windows on each story and the bay's trim and detailing is similar to that of the canted bay window. A single double hung window rests between the two-story bay windows on the first floor, but not on the second floor. Two double hung windows rest in the pediment.

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The cruciform plan's four bay deep side elevations have 2 ½ story cross-gables on the east and west sides of the building in the second bay from the rear. The cross-gables are both one bay wide and one deep. On the first and second floors there is a single window on each side of the shallowly projecting arm, and a window in the gable peak. The eastern gable has a pediment with a shallow pent roof and molded cornice spanning its base, above a wide plain frieze. The western gable is similar except it is not pedimented and instead has cornice returns.

Fenestration on the remainder of the main block's west elevation includes a single window in the first bay of the first floor and an entry door in the second bay abutting the cross-gable. There is no fenestration above on the second floor. Beyond the projecting cross-gable, on the first floor is a double hung window in the fourth bay at the south end of the elevation. Above it is a window on the second floor. On the first floor, a single story, hip roofed side entry porch with wrought iron posts shelters the door in the second bay.

The east elevation has only three bays and a distinctive two-story entry porch. Because of the canted bay window, there is no window between it and the cross-gable. On the first floor is an entry door that abuts the cross-gable and on the second floor an entry door is centered between the bay window and cross-gable and opens onto the upper porch. Beyond the projecting cross-gable, on the first floor is a double hung window in the third bay at the south end of the elevation. Above it is a window on the second floor.

The two-story shed roofed entry porch on the east elevation is composed of a Colonial Revival style section on the first floor with a solid shingle railing and square posts. Above, on the second floor is a Queen Anne style porch with turned posts with incised brackets. The railing has turned spindles as does the porch's valence. Sanborn maps from 1900-1943 show this as a single story porch. It is likely that the Queen Anne porch was raised up, and the Colonial Revival style porch added, in the 1940s after the building left White family ownership.

The south (rear) elevation of the main block has two double hung windows in the gable and two small 1/1 double hung windows on the second floor that light bathrooms at the back of each second floor unit. A brick end chimney rises between the windows. On the first floor, projecting from the rear of the building, is a 2x2 bay gable roof wing with granite foundation. The wing appears on the 1900 Sanborn Fire Insurance map and is original to the building. The map indicates that the wing has always been divided in half for use by two families. The south (rear)

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White, Ai J., Duplex
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elevation of the wing has two windows on the first floor and a similarly sized opening in the gable that has a door composed of narrow vertical boards and a small square single pane window. The east elevation has a single window and an enclosed entry area with a shallow shed roof that abuts the main block. The east elevation of the entry has a door flanked by two narrow 1/1 double hung windows. The west elevation of the wing has a window at the rear end of the facade and an entry door near the main block. A shed roofed, open porch with wrought iron posts shelters the door and abuts the main block.

Interior:

The side-by-side mirrored layout remains largely intact, with some changes on the first floor to accommodate office space for a community action organization. The primary entry into each unit is through the side entry porches toward the front of the building. These doors open into hallways that separate two parlors. To the rear of the second parlor is a dining room and behind that, in the wing, is the kitchen. Access to the basement is via stairs that lead from the kitchen into the cellar below the main block. Enclosed stairs to the second floor rise from the front entry hall. On each side of the building's second floor, a long narrow hallway runs front to back with three bedrooms opening off it and a bathroom at the back of the building. Basement and attic spaces are divided in half and set up as mirror images of each other.

Much of the original natural finish interior woodwork remains, including dining room wainscoting and built-in dish/linen cabinet with glass doors, linen drawers and original hardware, molded baseboards, five panel doors, and molded window and door casings with bull's eye corner blocks. Most walls have original plaster.

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.)

- ☐ A. Owned by a religious institution or used for religious purpose
☐ B. Removed from its original location.
☐ C. A birthplace or a 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 with the past 50 years.

Areas of Significance: (Enter categories from instructions)

~~Community Planning and Development~~

Architecture

Period of Significance: 1897-1960

Significant Dates: 1897
1942

Significant Person: (Complete if Criterion B is marked above)

N/A

Architect / Builder: Unknown

Cultural Affiliation:

N/A

Narrative Statement of Significance:

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

9. Major Bibliographical References

Bibliography:

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

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 for the National Register.
☐ Designated a National Historic Landmark.
☐ Recorded by Historic American Buildings Survey No. _____
☐ Recorded by Historic American Engineering Record No. _____

Primary Location of Additional Data:

- ☐ State Historic Preservation Office.
☐ Other state agency:
☐ Federal agency.
☐ Local government.
☐ University.
☐ Other. Name of repository: _____

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White, Ai J., Duplex
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The c. 1897 Ai J. White Duplex, located at 343 Main Street in Newport, Vermont is significant as an example of a late 19th century, 2 1/2 story, Queen Anne style duplex. Built by Ai J. White, an immigrant from Quebec, who had a successful sash and blind factory located on a lot behind the duplex, the structure served him as income-producing property during a period of economic expansion in Newport. Owned by the locally well-known White family throughout much of the period of significance ending in 1960, it housed largely working class tenants. During the early 20th century it was the home of an immigrant from German Russia, Leon Colodny, who owned one of the downtown Main Street commercial blocks and a store located on the first floor. The building has local significance under National Register Criterion A for its role in the development of working class housing in Newport. It is also locally significant under National Register Criterion C as a largely intact example of a wood frame, 2 1/2 story Queen Anne style duplex featuring side entry porches, two story polygonal bay window, canted two story bay window, and side-by-side interior floor plan, original interior cabinetry, trim, paneled doors, and wainscoting. The duplex is a unique example from turn-of-the-20th century Newport that combines architectural features commonly found in the city in this two-family house. The building relates to statewide themes of Historic Architecture and Patterns of Community Development.

Newport, located just south of the U.S.- Canadian border, on the shores of Lake Memphremagog, a large lake that straddles the international border, was a remote agricultural town of 748 inhabitants in 1850, with 127 residents in the village largely comprising the area now within the boundaries of the Newport Downtown Historic District. Newport steadily grew throughout the rest of the century due to the arrival in 1863 of the Passumpsic Railroad, which facilitated exploitation of the region's rich timber reserves. Newport became a shire town in 1884 when it was chosen as the seat of the county court. By 1900 the town's population had risen to 4,026 individuals and consisted of many prosperous businesses, professional interests, and timber-related manufacturing establishments such as the Prouty and Miller Lumber Company and the International Mill. Tourists flocked to the village to stay in stylish hotels such as the Lake Memphremagog House, and tour the lake on large paddlewheel pleasure boats. The village had become the business, railroad, legal, social and recreational center of Orleans County and resulted in the population exploding in the fifty years from 1850-1900 growing by 3,899 individuals. This rapid growth led to the need to quickly construct dwellings to accommodate the housing requirements of the growing community. New homes were built on the streets surrounding the commercial and industrial

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White, Ai J., Duplex
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core focused around Main Street. These buildings ranged from modest, single family Greek Revival style houses to four-story, Italianate style tenements, and highly embellished Queen Anne residences. Small, vernacular, modest single family dwellings, duplexes and larger three and four story Italianate and Queen Anne tenements were home to those working in the hotels, mills and the railroad. Many of the multi-family dwellings were built by successful businessmen in the community as income producing properties.

The c. 1897 duplex at 343 Main Street is representative of this housing that was built during the period of emerging prosperity and rapid growth in the city from the 1860s through the early 1900s. It stands on the west end of downtown Newport's Main Street, just beyond the commercial and civic center of the community. By the time of the publication of Beers Atlas in 1878, this part of Newport, at the west end of the village, had begun to be developed as a combination mill/residential district, with the huge lumber mill enterprise of Prouty and Miller located on Lake Memphremagog to the north, a sash and blind factory on the corner of Third and Main Streets, and the large Prouty homes to the west on Main Street. Ai J. White's construction of a wood products factory and the subsequent building of the subject duplex, were part of this wave of development in Newport's west end.

Ai J. White (also referred to as A.J.) was born in 1848 in Bolton, Quebec and immigrated to Newport around 1866. He was an ingenious mechanic and began work in Newport as a wheelwright and then had a power room in the upper part of Prouty and Miller's sawmill for three years. In 1881 he constructed and equipped a three-story factory on White Place, just west of Main Street and south of Third Avenue. The business produced doors, windows, blinds, moldings and house finishings and was very successful. Ai J. married Mary Hammond of nearby West Derby. They had one son, Carl, born in 1873. Mary died in 1882 and in 1888 Ai J. married Nellie Addie Harvey (known as Addie) with whom, in 1889, he had a daughter, Daisy. Addie was a very talented musician and gave piano lessons for many years. As an adult, Daisy assisted in teaching music and with recitals. She married Preston Lee who worked with her father. Ai J. and Addie White lived most of their years at the family homestead at 783 East Main Street, originally in West Derby. This portion of West Derby was incorporated into Newport in 1916. Their large home was very grand and was located across the street from the East Main Street Cemetery. Addie's annual "musicales" were enjoyed by many in the community until she retired in the late 1920s. Daisy and her husband lived at the homestead with Addie and Ai J.

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Ai J.'s son, Carl, graduated from the business college of Rochester University in 1893 and joined his father's business doing the office work and wood turning. It was during this period that the duplex was built, as an income producing property. By 1909 the business was known as A.J. White & Son. In 1916 Ai J. retired and Carl took over the company. An advertisement for White's Shop in the 1916 Newport and West Derby Directory, states it was being run by Carl A. White, successor to A.J. White & Son. The business was then a manufacturer and dealer of doors, windows, frames, screens, moldings, general house finishings and custom mill work. They were also a selling agent for slate surfaced shingles in strips, zorex roofing in rolls, and fiberlic wall board. Carl and his wife, also named Nellie whom he married in 1898, and son, Melburn born in 1899, lived next door to the subject duplex in a three-story tenement owned by his father at #99 Main Street. Carl died in 1936, a year after his stepmother Addie, when his father, Ai J., was 88 years old. City land records indicate that in the same year, the ownership of the duplex and factory was transferred from Ai J. to joint ownership between Ai J. and his daughter Daisy Lee. Ai J. died in October 1941 at the age of 93. During 1942 the duplex and factory were foreclosed upon and the Orleans Trust Company took ownership until they sold it in October of that year to Amie and Mable Fortier. By the time of the 1943 Sanborn Fire Insurance map the factory was vacant. The Fortiers retained ownership of the duplex until 1971 when they sold it.

With lumber-related businesses flourishing and tourism along the lake popular, the business climate at the turn of the 20th century was booming, with newspapers noting the lack of available apartments in 1903. A large wave of immigration of English and French Canadian workers further stimulated the economy at this time, spurring the construction of single and multiple-family rental housing for income producing purposes.

As mentioned previously, during the 1880s, the west end of Newport, just south of the commercial downtown district, was undergoing change due to development by White and others who realized the need for worker housing near the industries by the lake and in the village. Just west of the site of the subject duplex, an area now called Sleeper Place was speculatively developed as a result of the subdivision of the former Seymour Lane farmstead between Ai J. White in 1880 (eastern portion) and A. F. Scott in 1886 (western portion). Seymour Lane, who ran Lane & Davis dry goods, general store at 36 Main, used this farm as his primary residence until his death in 1874.

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White, Ai J., Duplex
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By 1881 Ai J. White had constructed his large sash, door and blind factory set back from Main Street on the eastern portion of the former Lane property. In 1886 Arthur Scott purchased the portion of the former Lane farm with the Lane farmhouse and he quickly built a dead-end street perpendicular to Main Street known as Scott Avenue (now called Sleeper Place). By c. 1910 he had built five dwellings that were rental units. The properties remained in the Scott family until the 1960s.

C. 1897, A. J. White constructed the duplex at #343 (until recently the duplex was known as 103/105 Main Street), on the portion of his lot fronting Main Street. Since his residence was on East Main Street in West Derby, this building was clearly built for speculative purposes. In 1903 White purchased an adjoining lot fronting Main Street and, in 1910 built a large, three-story tenement (then known as #99 Main Street). This building remained in White family ownership until 1942 when it was lost in foreclosure along with the duplex and mill. By 1913 the drive behind the duplex and tenement building that separated them from the mill, was known as White Place.

Analysis of census records and city directories indicates the duplex at 343 Main Street was a home for working class residents of the city from the time of its construction. Like working class residents in other rapidly growing communities in the state, the tenants often had boarders and family members living with them to help with expenses and because of the shortage of available housing. The residents were largely laborers who had arrived in Newport from other locations in New England or from nearby Quebec. In 1897, the northern side (#103) of the newly constructed building was the home of J. L. Boesvat, a carpenter, and his wife Mary B. and their son Albert. Living on the other side of the building in #105 was S. Cass, a laborer, and his wife Mrs. E.A. Cass.

The 1910 census provides a more detailed look at the people residing in the building. Dwelling at #105 was Harry Hunter, 40, a locomotive foreman who worked for the railroad. He was born in Massachusetts of parents who had been born in Vermont. He lived with his wife Mattie, 37, who had been born in Vermont, as had her parents. Their son Alfred, 17, lived with them. Mattie and Alfred were not employed. Boarding with the Hunter family were: John Wilson, 30, born in New Hampshire and a brakeman for the railroad and his wife Gertrude, 24, who was born in New Hampshire and was not employed; and Charles Candon, 27, a foreman at a milk factory.

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Living in #103 was Leon Colodny, 45, who had immigrated from German Russia in 1890. He resided with his wife, Sarah, 38, who was born in New York of German parents. They had a son, Raymond, age 7, and a daughter Miriam, age 5. Leon was employed as a dry goods merchant running the American Clothing Company Department Store housed in the first floor of a French Second Empire-styled downtown commercial block that he owned on the corner of Central and Main Streets, known at the time as the Colodny Block. The block was built in 1892 by Dr. George Newland and was originally known as the Central Block/Newland Block until it was purchased by Colodny. Colodny opened the department store in 1898 and ran it for 25 years until he sold the store, but not the block, in 1925 to two brothers from New York City, Louis and Nathan (Ed) Needleman. The building burned in the 1940s and is no longer standing. The Colodny family was still living at 103 Main Street at the time of the 1916 city directory but by the 1925 directory they had moved nearby to 16 School Avenue.

In 1925 the duplex was the home in #103 of Ernest and Annie Scott and their son Paul, and in #105, Ernest B. Blair and Mrs. Emma Paquin and her children Arthur, Alice and Henry.

The 1930 census records show Archie and Hallie Wells and their children Barbara, Helen, Ruby and Sybil living in #103. Next door in #105, were Frank Guimond, 54, an immigrant from Quebec, who, at age 43, married his wife Ethel. Ethel, 36, was born in Vermont and married at age 24. She was not employed. They had a daughter, Mary, age 8. Living with the family were three lodgers, Francis Hill, and Norma and Lillian Davignon. Norma, 19, was single, immigrated from Quebec in 1911, and worked as kitchen help at a restaurant. Lillian was not employed. By 1930 the former residents, the Colodnys, appear to have left Newport.

Information regarding residents of the building after this period is not available. The duplex continued to be owned by the White family, as an income producing property, until 1942. The need for working class housing remained a constant throughout the 20th century in Newport and the duplex at 343 Main continued to provide nicely appointed residential space for its tenants. By the end of the 1930s, tourism remained an important element of the economy in Newport although the increased use of the automobile had begun to affect the industry, changing the nature of vacations. By the mid-20th century, the large pleasure boats had ceased operation on the lake. In the 1940s, the railroad was the largest employer in the city with 433 men on the payroll in 1939. Other major industries at the time were the Hood Dairy, Lakeside Plywood, Prouty and Miller Lumber Company, and local clothing manufacturers and service industries. In the ensuing

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years, the lumber industry and railroad continued to be major factors in the Newport economy, employing residents through the end of the 20th century. Tourism and manufacturing also continued, though on a smaller scale than at the turn of the 20th century. Today, the duplex continues to be used for affordable housing, along with an office for the Northeast Kingdom Community Action organization.

The well-preserved duplex at 343 Main Street is a largely intact example of a wood frame, 2 ½ story Queen Anne style duplex and is a unique example from turn-of-the-20th century Newport that combines architectural features commonly found throughout in the city in this two-family house. The main block's complex cruciform plan, multiple rooflines, two-story bay windows-polygonal on the west side and canted rectangular on the east, two-story porch with turned posts and balusters, clapboard and decorative shingle siding, and intact side-by-side floorplan and natural finish interior woodwork make this structure a good example of a late 19th century Queen Anne style duplex in Vermont. On the exterior the building remains largely intact in both form and materials except for louvered vents in the lower sash of the gable windows, and replacement wrought iron posts on the west side porches (front and rear) and an enclosed entry porch on the rear east side. Windows are original wood, 1/1 double hung sash with molded trim. Much of the natural finish interior woodwork, including cabinetry, wainscoting, doors, and molded window and door casings with bull's eye corner blocks, appears original and likely was manufactured by the original owner, Ai J. White at his nearby sash, door and blind factory.

At the time of the 1900 Sanborn Fire Insurance map for Newport, the newly constructed duplex was one of roughly a dozen that were standing in the urban village center. Several other duplexes existed that were mixed commercial and residential use, and a number of single family dwellings were converted to duplexes later in the 20th century. An informal survey conducted by the preparer of this document in January 2011, indicated that most of the residential duplexes extant in 1900 are still standing. It also revealed that the building at 343 Main appears to be the only one of its particular type. Other duplexes range from simple 2 ½ story, gable roofed rectangular unadorned buildings, to similar structures with a one story polygonal or canted rectangular bay window, or with a single story polygonal bay window usually on the front elevation. Most have two story porches on the rear. Several buildings were constructed on a cruciform plan, like 343 Main, and have two two-story polygonal bay windows on the front elevation. These buildings have one or two-story side entry porches. Several three story tenement buildings have canted three-story bay windows. These canted bay windows,

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White, Ai J., Duplex
name of property
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both one and two story versions, can be found on single family dwellings as well. The building at 343 Main is the only duplex with a canted two-story bay window and the only duplex to combine the canted and polygonal bay window types. In addition, the large single-pane picture window on the first floor of the duplex's canted bay window appears to be original, foreshadowing later use of the window type on adjacent buildings. A three story apartment building adjacent to the duplex to the east, also built by Ai J. White, c. 1910, has a three-story polygonal bay window with similar single pane picture windows in the center window on each level. Across Sleeper Place, to the duplex's west, another three-story apartment building built c. 1903 by Arthur Scott, has two three-story polygonal bay windows (facing north and east) also with single pane picture windows on each story. None of the other duplexes from the period employed the large single pane picture window in their bay windows- be they single or multi-story, canted or polygonal. Early use of this window style in a window opening facing the downtown commercial and civic center of the community may have provided White with an opportunity to showcase innovative materials being produced by his adjacent factory. The building reflects the popular late 19th century cruciform plan with side entry porches but uniquely combines a Colonial Revival shingle-sided first floor porch with square posts, and a Queen Anne style railing and spindles on the second floor. In addition, much of Newport's highly elaborate Queen Anne architecture on Main Street has been lost to fire and replaced with 20th century structures. This building, which incorporates so many distinctive elements of the Queen Anne style, remains on the western end of the street.

The building appears on the 1900 Sanborn Fire Insurance map and subsequent maps available through 1943 as a duplex. The building's cruciform plan with two-story cross gables on both the east and west sides of the building, symmetrical fenestration pattern, side entry porches on the east and west sides, two-story bay window placement with one on both the east and west sides of the structure, and front and rear entrances on both the east and west sides allow the building to continue to clearly read as its original duplex design. On the interior, the side-by-side layout and similar interior finishes reflect an effort to construct matching residential spaces on either side of the building. The floorplan with kitchen, dining room and living rooms on the first floor and upstairs hallway and bedrooms reflects the two-family, up-and-down nature of the building. Sanborn maps from 1900-1943 show both side entry porches as single story. It is likely that after the Fortiers purchased the building in 1942 the east side Queen Anne porch was raised up and the Colonial Revival style porch constructed below.

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Section 8 Page 8

White, Ai J., Duplex
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The largely unaltered building continues to reflect the type of housing constructed as income producing property by local businessmen to provide much need housing for the growing population of laborers during Newport's late 19th and early 20th century boom years. It represents a building type that has served the working class residents of the community well to the present day.

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NATIONAL REGISTER OF HISTORIC PLACES
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White, Ai J., Duplex
name of property
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National Park Service

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CONTINUATION SHEET

Section 9 Page 2

White, Ai J., Duplex
name of property
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Sanborn Map and Insurance Publishing Co. *Fire Insurance Maps of Newport, Vermont*, 1885-1925 (corrected to 1943).

United States Census records for the city of Newport, Vermont, 1900-1930.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 1

White, Ai J., Duplex
name of property
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Verbal Boundary Description

The Ai. J. White Duplex is also known as 343 Main Street. It is located on a 40,000 square foot parcel on the south side of the road. The parcel ID number is 133231.

Boundary Justification

The boundary is the land immediately surrounding the house and is sufficient to convey the historic significance of the house.

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Section Photograph Labels Page 1

White, Ai J., Duplex
name of property
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The following information is the same for all photographs:

White, Ai. J., Duplex

Newport, Orleans County, Vermont

Photos 1-5 by Suzanne Jamele

January 2011

Photos 6 and 7 by Liz Pritchett

December 2009

CD on file at the Vermont Division for Historic Preservation

Photograph #1 of 7

Looking southeast on Main Street at Ai J. White Duplex (second from right). Downtown area is at far left.

Photograph #2 of 7

Looking south on Sleeper Place- Ai J. White Duplex on left.

Photograph #3 of 7

Looking southeast at front and west sides of duplex.

Photograph #4 of 7

Looking southwest at front and east sides of duplex.

Photograph #5 of 7

Looking north at back (south) and east sides of duplex.

Photograph #6 of 7

China/linen cabinet, wainscoting and trim in dining room.

Photograph #7 of 7

View of second floor front room looking along hall toward rear of building with paneled doors, and molded trim with bulls eye corner blocks.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property _____

County and State _____

Section number _____ Page _____

Name of multiple property listing (if applicable) _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 11000516

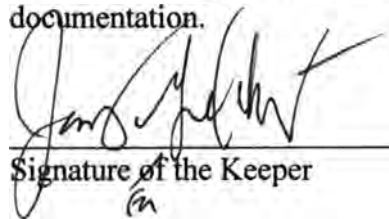
Date Listed: 8/4/2011

Property Name: White, Ai J., Duplex

County: Orleans

State: VT

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

8/4/2011

Date of Action

Amended Items in Nomination:

Section 8: CRITERIA/Areas of Significance/Period of Significance

CRITERIA: Criterion A is hereby deleted.

AREA of SIGNIFICANCE: Community Planning and Development is hereby deleted.

PERIOD of SIGNIFICANCE: The Period of Significance is hereby changed to 1897. 1942 is hereby deleted as a significant date.

The nomination cites Criterion A without providing information on how this particular property is significant in the planning or development history of Newport. The story of this property's construction and ownership is one that could be told in any number of properties in the town; it does not stand out as an individually important property under Criterion A.

The Vermont State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY White, Ai J., Duplex
NAME:

MULTIPLE
NAME:

STATE & COUNTY: VERMONT, Orleans

DATE RECEIVED: 6/24/11 DATE OF PENDING LIST: 7/20/11
DATE OF 16TH DAY: 8/04/11 DATE OF 45TH DAY: 8/09/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000516

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 8/04/2011 DATE

ABSTRACT/SUMMARY COMMENTS:

SLR - Removes Criterion A

This is a rather weak nomination, driven solely by the desire to obtain text credits.
The nomination does not make a case for Criterion A.
The architectural context is weak, but it does appear to be a rare representative of the
Queen Anne style executed in a multi-family property.

RECOM./CRITERIA Accept C

REVIEWER J. Gabbart DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N Y see attached SLR Y N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



White, Ai J., Duplex
Newport, Orleans County, Vermont
Photograph #1



White, Ai J., Duplex
Newport, Orleans County, Vermont
photograph # 2



White, Ai J, Duplex
Newport, Orleans County, Vermont
Photograph #3





White, Ai J., Duplex
Newport, Orleans County, Vermont
photograph # 4







White, di J., Duplex
Newport, Orleans County, Vermont
Photograph # 5







White, A. J. Duplex
Newport, Orleans County, Vermont
photograph # 6



EXIT





White, A J, Duplex
Newport, Orleans County, Vermont
photograph # 7





1	2	3	1 2 3
4		5	4 Newport Center 5 West Charleston
6	7	8	6 Irasburg 7 Orleans 8 Westmore

ADJOINING 7.5' QUADRANGLE NAMES

ROAD LEGEND

Improved Road	
Unimproved Road	
Trail	

Interstate Route U. S. Route State Route

NEWPORT, VERMONT
PROVISIONAL EDITION 1986

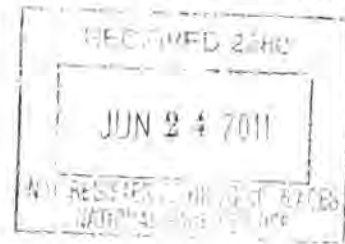
44072-H2-TM-024



State of Vermont
Division for Historic Preservation
One National Life Drive, Floor 2
Montpelier, VT 05620-1201
www.HistoricVermont.org

[phone] 802-828-3211
[Division fax] 802-828-3206

*Agency of Commerce and
Community Development*



June 22, 2011

J. Paul Loether
National Park Service
National Register of Historic Places
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the National Register nominations for the following properties:

Re: Ai J. White Duplex, Newport, Orleans County, Vermont
Broad Brook House, Guilford, Windham County, Vermont

These properties are being submitted under the Preservation Act of 1966, as amended in 1980, for inclusion in the National Register of Historic Places.

A Part One Tax Credit application for the Ai J. White House (343 Main Street) was approved on 2/18/11. A Part One Tax Credit application for the Broad Brook House was approved on 2/24/11.

If you have any questions concerning the nomination please do not hesitate to contact me at (802) 828-3045 or nancy.boone@state.vt.us . After June 30, 2011, please contact Judith Ehrlich at (802) 828-3049 or judith.ehrlich@state.vt.us .

Sincerely,

DIVISION FOR HISTORIC PRESERVATION

Nancy E. Boone
State Architectural Historian/ Deputy State Historic Preservation Officer

