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**United States Department of 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 an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name George-Pine-Henry Street Historic District
other names/site number _____

2. Location

street & number 5-22 George Street; 1-17 Pine Street; 32- 44 Henry Street. N/A not for publication
city or town Rockingham N/A vicinity
state Vermont code VT county Windham code 025 zip code 05101

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.)

N. E. Bourne
Signature of certifying official/Title

Deputy SHPO

July 6, 2010

Date

Vermont Division for Historic Preservation
State or Federal agency and bureau

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

George-Pine-Henry Street Historic District

Windham County

Vermont

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the

National Register.

See continuation sheet.

determined not eligible for the

National Register.

See continuation sheet.

removed from the National

Register.

other, (explain:)

7/13/10

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as
as apply)

private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)

building(s)
 district
 structure
 site
 object

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

contributing	noncontributing
24	5 buildings
0	0 sites
3	0 structures
0	0 objects
27	5 total

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

N/A

**Number of contributing resources
is previously listed in the National Register**

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/specialty store

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Colonial Revival

Queen Anne

No style

Greek Revival

Materials

(Enter categories from instructions)

Foundation BRICK

walls WOOD/Weatherboard

ASBESTOS

SYNTHETICS/Vinyl

roof SLATE

ASPHALT

METAL/Aluminum

Narrative Description

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

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George-Pine-Henry Street Historic District
Rockingham, Windham County, Vermont

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General Description

Set within the Township of Rockingham, in the Village of Bellows Falls, the George-Pine-Henry Street Historic District is rectangular in form, and is bound by George Street on the north, Atkinson Street on the east, Henry Street on the south, and Pine Street on the west. Atkinson Street, which forms part of Route 5, serves as the western boundary for the adjacent Bellows Falls Neighborhood Historic District – listed on the National Register of Historic Places in 2002. Pine Street (formerly Center Street) intersects with Burt Street and the Bellows Falls Neighborhood Historic District on the south end and George Street on the north end. The district is of moderate density and reflects the development of this area during the late 19th and early 20th centuries, when increased railroad and industrial activity spurred the need for additional worker housing. Buildings are primarily closely spaced, vernacular, wood frame late 19th and early 20th-century, 1½ to 3-story dwellings with uniform and shallow setbacks on level, rectangular lots. They share common materials, namely clapboard siding, slate roofs and wood windows, and display several distinctive stylistic features – including Queen Anne (e.g. #2 and #24), Colonial Revival (e.g. #4, #6, #12 and #21) and Greek Revival (e.g. #1, #3, #5, #20, and #22). Many share similar massing and characteristics, including continuous architecture of house, rear wing(s), integrated two-story porch(es), and attached barn. This is particularly true on Henry Street, where a row of dwellings nearly identical in size, massing and fenestration line the south side. Significant unifying features include porches, water tables, corner pilasters, two-story bay windows, molded cornices with plain returns and slate roofs. There is a marked absence of garages and outbuildings. Several structures within the district are rather formidable, including a Queen Anne dwelling (#2) near the east end of George Street, and a large tenement (#4) at the west end, with four two-story bay windows across its façade. Across the street, although not within the boundaries of the district, the c.1950 Central Elementary School stands on the site of the former 1879 School No.2 and reinforces the residential character of the neighborhood. Of the thirty-two structures in the district, twenty-seven are contributing and five have been identified as non-contributing. Remarkably, the district retains a high degree of integrity of location, design, setting, materials, workmanship, feeling and association for the established period of significance, 1880-1930, and continues to convey its late 19th- and early 20th-century character. Changes to the district have consisted primarily of application of synthetic siding, window replacement, alterations to barns and porches, loss of minor outbuildings and trees.

Both Henry Street and George Street are one block long and extend east-west between Pine and Atkinson Streets. Streets are generally wide, with concrete sidewalks, and a narrow green belt with scattered trees. Pine Street differs slightly from this pattern and has no green belt on the east or sidewalk on the west, which abuts a steep bank ascending to a plateau and more residential

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neighborhoods beyond. The Village center lies two blocks to the east, beyond which is its core historic mill and industrial district. The George-Pine-Henry district is surrounded by other residential and mixed-use neighborhoods and is in close proximity to community facilities, such as churches, schools and neighborhood stores. Settled in 1753 and located in southeastern Vermont, the Town of Rockingham consists of two incorporated villages, Bellows Falls and Saxtons River, three hamlets, Bartonsville, Brockways Mills, and Cambridgeport, and outlying rural areas. In the southeast corner of Rockingham, bounded on the east by the Connecticut River and the State of New Hampshire, Bellows Falls Village has traditionally been the largest, most prosperous and most populous of Rockingham's communities. It houses a wondrously rich collection of greatly varied architectural styles and building types, from early 19th-century Federal Style houses to grand Queen Anne, Italianate and Greek Revival high-style homes of the late 1800s to the Colonial Revival styles of the early 20th-century. Slightly south of the village the Connecticut and Saxtons Rivers converge. In addition to commercial, industrial and railroad activity, several blights have caused significant destruction in the village during its history – multiple fires, a flood and hurricane in 1938, and Dutch Elm disease have all contributed to the shaping and reshaping of the community.

Individual Property Descriptions

1. 5 George Street, O'Brien House, c.1880 (multiple dwelling), contributing.

This 3x3 bay, 2½-story, gable-front, vernacular Greek Revival sidehall with 2-story wing on the north is located on the north side of George Street. Supported by a brick foundation, it is clad with asbestos shingles. A brick fireplace chimney pierces the west slope of the slate roof, under which is a box cornice with plain returns. Both the roof and bay window cornices are molded. Fenestration is regular and window openings primarily feature 2/2 sash on the upper stories, and replacement 1/1 vinyl sash on the lower. Windows on the bay window consist of 1/1 and 2/2 historic sash as well as replacement vinyl sash. Window surrounds are plain. The primary entrance is sheltered by a flat-roof portico supported by two square columns with caps. The rear wing features a 2-story recessed porch, visually separating the main block from the attached carriage barn which is further articulated by a hayloft above a pair of outswinging paneled doors with 4/4 fixed lights. The roof of the wing, through which an off-center brick stove chimney rises, is also clad with slate. A small one-story gabled storage building, sheathed with clapboard and roofed with asphalt shingles, is attached to the north wall of the wing. This was added in the latter half of the 20th century. The building stands on a deep, narrow and level lot, approximately one-tenth of an acre, just east of Central Elementary School.

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2. 6 George Street, Julia Barber House, c.1900, contributing.

This imposing 3-story sidehall Queen Anne, with 1x2 bay cross gable, polygonal tower, projections and porches, stands on the south side of George Street. A wood frame building, it rests on a brick foundation and is clad with narrow bands of wooden clapboard under vinyl. Fishscale shingles decorate gable walls. Wide, flat wooden belt-courses at the bases and tops of windows, as well as between fishscale and clapboard siding in the gable, provide additional visual interest. The roof and tower are clad with slate shingles, as is a partially-enclosed, shed-roofed second-story porch on the northern half of the front façade (north). The base of this porch is flared and also clad with fishscale shingles. Two brick chimneys pierce the ridge of the slate roof. Fenestration is regular and window openings contain 1/1 replacement vinyl sash. Window surrounds are plain and flush with the wall plane. The primary sidehall entrance features paired paneled doors with glass inserts and is sheltered by a shed-roofed entry porch extending the length of the façade. The porch roof is supported by turned posts, accentuated by decorative cutout brackets. Balustrades are c.2005 replacements of commercially available pressure treated wood and consist of square balusters with plain rail. At the northeast corner, a diagonal, hip-roofed projection with two Queen Anne windows is topped by an narrow, octagonal tower with three 1/1 windows below a wide belt course and clapboard siding, flared eaves, slate roof and ball finial. On the east, a 2-story, partially enclosed, inset porch extends to an attached, 2-story, hip-roofed carriage barn. This porch features turned posts, contemporary replacement balustrades, and a standing-seam metal roof.

2a. Garage, c.1920, contributing

This 1-story, 2-bay gable-front garage is clad with clapboard, features corner pilasters, plain frieze and raking eaves. The bay openings contain board and batten hinged doors: a single large door in the eastern half, and a pair of doors in the western half.

2b. Shed, date unknown, non-contributing

A 1x2 bay, gable-front shed is clad with clapboard. Two window openings on the west light the interior and access is provided by an off-center solid pedestrian door on the gable end.

3. 10 George Street, multiple dwelling, c.1880, contributing.

This 3x2 bay, 2½-story vernacular, wood frame, gable-front Greek Revival sidehall with porches and projections is located on the south side of George Street, opposite the school. A 2-story angled bay window on the east, with molded surrounds and cornices, is balanced by a cross-gable extending over a 1x1 bay projection on the west. A 2-story rear wing with 2-story shed-

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roof porch, pedimented on the southerly half and supported by square chamfered posts with simple capitals and railings, extends south to an attached 2-story carriage barn. Supported by a brick foundation, exterior walls are sheathed with asbestos shingles and the moderately pitched roof is clad with slate. Two brick chimneys pierce the west slope of the main block and the ridge of the wing, respectively. Atop a plain frieze, the molded cornice is boxed and features plain returns. Fenestration is regular and window openings contain 2/2 historic sash behind triple-track aluminum storms. A single window opening is located in the gable of the primary elevation. On the west elevation of the barn are four window openings (two on each level) – two contain 6/6 historic sash, the remaining two, which are much smaller and square, contain fixed sash. Also on the east elevation, a small round window lights the second level of the front stairhall. Surrounds are molded with slightly projecting drip caps. Extending the width of the façade, a single story, flat-roofed entry porch with dentiled frieze is supported by square, chamfered posts with simple capitals and articulated square bases. The primary entrance features a historic paneled and glazed door. Currently functioning as a duplex, the house stands on a quarter-acre lot – one of the largest in the district. Plantings are minimal and are limited to a large expanse of lawn on the east and several small bushes around the perimeter of the house. On the east, an unpaved driveway extends from George Street to the rear of the property and the integrated shed-roofed carriage barn, which is accessed by a pair of solid outswinging doors below a single window opening containing 2/2 wooden sash. A pass-door to the north provides secondary access.

4. 12-18 George Street, tenement, c.1880, contributing.

A substantial 8 x 1 bay, wood frame 2 ½-story, eaves-front tenement, this is perhaps the most imposing building on George Street. A vernacular interpretation of the Colonial Revival style, it rests on a brick foundation, and features four, 2-story bay windows across the façade, each a single bay wide and deep. Exterior walls are clad with vinyl, and the roof with asphalt shingles. Four gable dormers with eave returns and boarded-up windows are centered above each of the bay windows. Fenestration is symmetrical and openings contain 1/1 replacement vinyl sash and contemporary metal exterior doors. Entrances are located in the recessed spaces between the bay windows, and are sheltered by flat entry hoods. Steps and railings, fashioned from common pressure treated lumber, rise to concrete stoops at each entrance. Separated by a narrow driveway from 10 George Street to its east, this building occupies almost half of its quarter-acre lot. To its rear, is a large unpaved parking area.

5. 20 George Street, multiple dwelling, c.1880, contributing.

Located on the south side of George Street, this vernacular 2½-story, 3x5 bay, gable-front, sidehall house, like many in the district, features a 2-story bay window on the east, a 2-story rear wing with double porches and Greek Revival detailing. A second 2-story porch is located on the

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façade, although this was likely a one story entry porch modified at a later date. Supported by a brick foundation the structure's exterior walls retain clapboard cladding. The roof is sheathed with asphalt shingles and features a molded, boxed cornice with plain returns. Cornices on the bay window are similarly molded. A squat, corbelled brick chimney pierces the west slope of the main block, just below the ridge. Fenestration is regular and appears to have been slightly altered. On the façade, what was likely a window opening on the second level now contains a door allowing access to the upper porch. On the east, the northerly second-floor window has been infilled. Second floor window openings contain historic 2/2 wooden sash, while the majority of street level windows are 1/1 replacement vinyl sash. Foundation windows are also replacement vinyl sash. Window surrounds are plain, save for those on the bay window which have greater articulation. The bases of these are paneled and banded. The entry porch features lattice foundation screening, turned posts and balustrade (second story), and a flat roof. The rear, shed-roofed porches feature similar, delicate turned posts. The lower porch is open, while the upper features a plain, low railing. A small area to the east of the building is used for vehicle parking, and a narrow, L-shaped band of lawn around the north and west separates the house from the sidewalk.

6. 22 George Street, house, c.1880, contributing.

A 3x3 bay, 2-story square Colonial Revival structure, with hip roof and 2-story rear ell, this house is at the terminus of George Street and fronts Pine Street. Supported by a brick foundation it is clad with aluminum and features a 2 story bay window on the south. The roof is sheathed with slate and an off-center brick chimney pierces the north slope. Fenestration is regular and window openings, flanked by false vinyl shutters, contain 2/2 historic wooden sash behind triple-track aluminum storm units. Enframements are plain. Four concrete steps rise to the centrally located primary entrance, which is sheltered by an arched and pedimented hood with ogee brackets. The 2-bay ell features a two-story porch on the east, with turned posts on both stories and contemporary balustrade with square balusters and plain handrail on the upper porch.

7. 1 Pine Street, house, c.1880, contributing.

Oriented gable-end to Pine Street, this 3x1 bay house with ell has undergone several changes over time. It was built as a 1½ story gable-front house, with a 1-story entry porch on the south and a 1-story ell or carriage barn (not extant) attached at the southwest corner. C.1910 a 1x1 bay, 2-story, flat roof ell replaced the westerly portion of the entry porch, which was reconfigured to an L-shape. At around the same time, a long, 1-story outbuilding was erected at the south west corner of the property. It is likely that existing shed dormers, flush with the wall plane on the north and south elevations, were also added at this time, as they exhibit similar detailing to the rest of the structure. Supported by a brick foundation, the home's exterior walls are clad with

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clapboard, feature corner pilasters, and rise to a wide, plain frieze and molded cornice below a moderately pitched roof sheathed with asphalt shingles. The dormers feature cornice returns and a central brick chimney pierces the ridge of the main block. Fenestration is regular and window openings contain 2/2 wooden sash, with 6/1 historic sash above the L-shaped entry porch and on the second story of the north elevation, some with aluminum screens. Windows on the north and south elevations of the main block, as well as on the east elevation of the ell, are paired. First floor and gable windows are topped by flat wooden lintels, while upper windows are tucked close under the eaves. Several windows are also flanked by louvered wooden shutters. The L-shaped, flat-roofed entry porch on the façade (south), with lattice foundation screening, is supported by three square, chamfered but otherwise plain, posts.

7a. Outbuilding, c.1890, contributing

A 1-story, 2-bay outbuilding, it is clad with wood clapboard and features dual-leaf doors below a pedimented gable on the east elevation, although one of the former doors has been infilled. The roof is sheathed with asphalt shingles.

8. 3 Pine Street, multiple dwelling, c.1890, contributing.

Built as a single dwelling, this 3x3 bay, tall 2 ½ story wood frame, vernacular gable-front, sidehall house exhibits predominantly Greek Revival detailing and features a 3x2 bay, 2-story ell and porch on the south. Resting on a brick foundation the exterior is sheathed with clapboard and the roof with slate. The molded cornice is boxed with closed returns, eave overhang is moderate and the frieze wide and plain. Two central brick chimneys pierce the roof – one on the north slope of the main block, just below the ridge, the other the east slope of the ell, also just below the ridge. Fenestration is regular and openings contain 2/2 historic wooden sash protected by aluminum storms. Easterly window openings on the south elevation are blind, filled with clapboard identical to that of the walls. The primary entrance features a heavy wooden door with recessed panels below two vertical lights. Enframements are simple, with wide frieze boards and molded drip caps. A modified two-story porch, with corrugated metal shed roof, is located on the east elevation of the ell. The lower porch features square posts and a plain, replacement balustrade. The upper porch features a single square post with cap at the southeast corner and flat, jigsaw-cut balusters. The remaining roof support is integrated into the joint between ell and main block. This extends into the porch, forming a narrow bay, and is lit by 1/1 sash on both levels. Openings on the southern section of the ell have been covered: what appears to have been a haydoor on the upper level and a doorway directly below.

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9. 4 Pine Street, house, c.1905, contributing.

Located on the east side of Pine Street, this 2½ story, 2x4 bay gable-front vernacular Greek Revival house features a cross-gable and 2-story bay window on the north, a shed-roofed entry porch wrapped around the southwest corner, and a small, 1-story shed-roofed addition on the east (rear). The foundation is obscured by foamboard insulation panels and foundation screening, but is likely brick. Rising from a wooden water table, walls are sheathed with painted clapboard and the roof is clad with slate. Significant details include a molded cornice, brief returns, wide, plain frieze and corner boards. Fenestration is irregular and window openings predominantly contain replacement 1/1 vinyl sash. Historic 2/2 sash is still evident in the west gable, and the lower north window on the façade features a stained glass transom. Surrounds are plain with slightly projecting drip caps. The roof of the entry porch is sheathed with wooden shingles and is supported by seven turned columns. Balustrades are low with turned spindles. There is very little land associated with this house, which occupies the majority of its 0.06-acre lot. Varied bushes and perennial plantings accentuate the front and a narrow, unpaved driveway separates the house from its neighbor on the south.

10. 7 Pine Street, tenement, c.1890, contributing.

Built as a tenement, this 3-story 4x2 bay vernacular building, with c.1910 3-story bay window on the east elevation, is one of the largest in the district. Oriented laterally to Pine Street, it is supported by a brick foundation and is sheathed in vinyl, although distinctive decorative wood trim, including paneled corner pilasters and a box, molded cornice with brief returns at the gable ends, has been retained. The roof has a shallow pitch and is clad with corrugated sheet metal. Fenestration is regular: window openings contain 1/1 wooden sash and are flanked by fixed, narrow, replacement vinyl shutters. Windows on the sides of the bay window are slightly shorter in height than those on the front (south elevation) and on the rest of the structure. Placed on the south, the primary entrance is reached by four wooden steps with a simple railing and is sheltered by a simple gabled, pedimented and bracketed hood. When erected, two 2-story wings (not extant) extended from the rear (west) of the building. A subsequent building campaign c. 1900 included the addition of a third story to the first (east) wing. Further modification c.1910 resulted in the addition of the existing 3-story bay window and a 3-story porch (not extant) on the south. Two contemporary, wooden fire escapes, providing egress for the upper stories, are located on the north and west elevations. Despite the loss of the wings and porch (sometime after c.1950), this building contributes to the character of the neighborhood and speaks to its development over time.

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11. 43 Henry Street, house, c.1880, contributing.

Located on the northern corner of Pine and Henry Streets, this 2½-story, 3x5 bay wood frame, sidehall structure features a 2½-story attached carriage barn, separated from the main block by a recessed 2-story porch on the east. Exterior walls clad with vinyl rise from a brick foundation to a wide, plain frieze and molded cornice. The roof is sheathed with asphalt shingles. Any extant corner pilasters have been covered with vinyl. Two brick chimneys, one of them corbelled, pierce the ridge of the main block. A gabled dormer is located on the east slope of the rear wing. Fenestration is regular on the east, and irregular on the west – here two small windows at the rear of the building indicate the location of former horse stalls. Window openings contain a mixture of 1/1 wooden sash and 1/1 replacement vinyl sash. The majority of enframements appear plain and have been covered by the applied vinyl siding: slightly projecting drip molds on north windows have been retained. An altered, open entry porch on the façade features a shed roof with small pediment on the west and is supported by four square replacement posts. The east porch features square posts with caps and a flat jigsaw-cut balustrade on the upper level. The lower level is open and is partially hidden from view by a small, 1-story single-bay enclosure and secondary entrance.

12. 9-11 Pine Street, tenement, c.1880, contributing.

This 2½-story vernacular Colonial Revival-style apartment building was erected as a single dwelling, consisting of a 2½-story eaves-front main block and two rear ells, 2-story and 1-story respectively. C.1900 the structure was repurposed as a tenement and the westernmost ell extended south to the adjacent building and up one level. A small, 1-story projection was added to the southwest of the main block and a 2-story porch was added to the east elevation of the extended ell – which appears to have been connected with the southerly building, also a tenement at the time. C.1905 a 1-story entry porch was added to the façade of the main block, between the second and fourth bays. Sometime between 1912 and 1920 this porch was raised to 2 stories and an enclosed, projecting stair hall constructed underneath. Sanborn maps indicate that between 1920 and 1927 the connection between the extended ell and the southerly tenement was severed.

Supported by a brick foundation, the exterior walls of the main block rise from a water table and are sheathed in vinyl and the roof is covered with corrugated metal. Significant wooden trim that has been retained includes corner pilasters, a full entablature with paired brackets at the corners, and molded drip caps on window surrounds. A brick chimney pierces the ridge above a central shed dormer, with a band of three windows, on the façade. Below the dormer, the flat porch roof features a shallow-pitched, off-center pediment and is supported on the second story by colonnettes atop square pedestals. Between these, a low balustrade consists of narrowly spaced balusters. Supports and balustrades on the lower level of the porch are c.2008 replacements, and

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feature square posts with caps and tall, plain railings, with greater spacing of balusters, fashioned of unpainted, stock lumber. Lattice panels enclose the base of the porch. Fenestration is irregular and window openings contain 2/2 sash. Access to the interior of the main block is provided by two off-center entrances on the primary façade, one above the other, and one on the south face of the enclosed stair projection. A secondary entrance is located at the southwest corner of the south elevation. Each entrance features a contemporary 9-light door. Window and door enframements are plain save for wide friezes and molded drip caps.

The gable-roofed rear wing and shed-roofed ell rest on a concrete foundation and, like the main block, are clad in vinyl. The 2-story ell features an integrated 2-story porch, supported by openwork posts with plain entablatures. Railings on the upper story are low with widely spaced, plain balusters, square handrails with a second plain handrail above – presumably installed to meet life safety code requirements. Railings on the lower level are slightly taller, balusters are more closely spaced, and the handrail is molded. On the lower level, three entrances provide access from the porch to the interior: two on the southerly end of the east elevation and one on the south elevation. These feature 9-light doors: one paneled the others plain. A fourth door, located on the upper level of the porch, on the southerly end, features a historic paneled and glazed wooden door. Window openings on the connecting wing consist of 2/2 sash, as well as replacement casement and 1/1 sash. Window openings on the ell contain 2/2 sash. Enframements on the east face of the lower level are identical to those of the main block: plain with a wide frieze and projecting, molded drip caps. Remaining surrounds do not feature drip caps – these were presumably removed during installation of the vinyl siding.

A small yard created by the junctions of main block, wing contains a mature fruit-bearing tree with full, untamed foliage. The area surrounding the structures features lightly landscaped sections of low-growing bushes and perennials, and mature woods along the western boundary of the property. An unpaved area along the south, separating the property from #13, acts as a driveway and tenant parking. A small area of lawn along the primary façade provides separation between the main block and the sidewalk and street beyond.

13. 13 Pine Street, tenement, c.1880, non-contributing.

Located on the western side of Pine Street, at the terminus of Henry Street Extension, this was constructed as a 2½-story gable roofed dwelling with two rear wings. Sanborn maps suggest it was converted to a tenement building c.1900. Upon this conversion and up until c.1927 it was attached to its neighbor on the north when the connection between the two buildings was severed. Between c.1930 and c.1950 the façade was extended forward via a flat roof, 2-story, 3x1 bay addition, with recessed central entrance, the attic enlarged via the addition of two full-

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length shed dormers, and the far wing removed and replaced by a 3-story porch. The structure continues to function as a multiple dwelling and currently houses three apartment units. The entire exterior is clad with vinyl and the roof with asphalt shingles. Although the foundation is obscured by the vinyl sheathing, which extends to the ground, it is presumed to be brick as is the case with other dwellings in the district. Fenestration is irregular and window openings contain 1/1 replacement vinyl sash, some with applied muntins simulating 6/1 sash. Surrounds are plain, and façade openings are flanked by fixed vinyl shutters. The primary entrance features a plain door, with three small lights arranged on a diagonal, below a tall, two-light transom. On the rear (west), the shed-roofed 3-story porch is supported by square posts, some with cross-braces, and features board-and-batten balustrades on the second and third stories. The lower level is open and has no decking. A simple, open stair on the south leads from the street level to the second story. Extensive alterations and loss of historic fabric have compromised this structure's integrity to the extent that it is no longer able to clearly articulate its connection to or historic role in the development of the district. It is therefore included within the boundary of the district as a non-contributing building.

14. 17 Pine Street, house, c. 1880, contributing.

This tall 2½-story, 3x2 bay, side-gabled house follows a center hall plan. Resting on a brick foundation its exterior walls rise from a plain water table, are clad with wood clapboard and are defined by narrow corner pilasters. On the south elevation, a centered exterior brick end chimney rises to a steeply pitched roof, which is sheathed with asphalt shingles. Flanking the chimney are two quarter-round windows with three radiating lights. Architectural trim at the roof-wall junction includes a plain entablature and box cornice with brief returns. The fenestration is regular, albeit slightly altered, and window openings generally contain original 6/6 wooden sash. A large, fixed window on the street level of the main façade is divided into 28 lights. Enframements are plain and retain remnants of shutter hardware – although the shutters themselves are no longer extant. The altered primary, central entrance features a 6-panel door flanked by three-quarter sidelights. The surround is plain with a diminutively-sized pedimented panel affixed above. A small gable roof projection extends off the north elevation of the building and contains a secondary entrance. A c.1880 2-story rear addition, is no longer extant. There are two associated outbuildings to the north and northwest – a flat roof shed and a gabled shed respectively. The land associated with this dwelling appears to have been carefully cultivated in the past. Although it is now somewhat overgrown, outlines of a kitchen garden are evident, as are various perennial plantings. Mature maple trees and light woods on the south, west and north of the property provide shelter and privacy.

14a. Outbuilding, c.1950, non-contributing.

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This small, assymetrical, much-altered outbuilding is sheathed with novelty siding and an asphalt shingle roof. An enframement for a pair of dual-leaf doors is evident, although the opening has been altered to accommodate a fixed four-light window and contemporary metal and glass door. It is in poor condition.

14b Outbuilding, c.1895, non-contributing

A former garage, a portion of the structure and roof has been lost so that it appears as a parapeted shed-roofed structure, clad with novelty siding, with a garage bay on the south, and two small window openings on the east. The easterly opening contains a three-light bottom sash – the upper sash is missing. The northerly opening contains a late 20th-century sliding window.

15. 44 Henry Street, multiple dwelling, c.1880, contributing.

Located on southeast corner of Pine and Henry this 3x3 bay, sidehall plan structure appears to have been built as a 2½ story vernacular Greek Revival dwelling and 2-story south wing with 2-story east porch on a double lot. Modifications include raising of the porch to three stories, and the addition of two large shed dormers on the east and west. Supported by a brick (parged) foundation it is clad with asbestos shingles and vinyl siding. Any extant corner pilasters, water table and entablature have been covered by this sheathing. Plain cornice returns and slate shingles on the roof have been retained. Fenestration changes are evident predominantly on the west and south elevations. Window openings contain a mix of 1/1 replacement vinyl sash and 2/2 historic wood sash. Window openings in the south dormer contain 4/1 vertically divided sash, as well as one 8/1 sash – indicating that these windows may have been salvaged from another property. Windows in the gable are paired. On the façade, 6 wooden steps rise to the primary entrance which is located in the third bay and sheltered by a small portico with gabled, pedimented roof, supported by two rounded posts, and a low balustrade with jigsaw-cut flat balusters. The three story porch features square posts with caps, plain railings on the lower level, and shorter, jigsaw-cut balustrades on the second and third stories. Access to the basement is provided via a metal bulkhead on the south. A narrow strip of grass borders the structure on the west. To the rear, a short stretch of lawn reaches to the adjoining property and a mature maple stands at the southeast corner.

16. 42 Henry Street, multiple dwelling, c.1905, contributing.

Originally part of the same lot as 44 Henry Street Extension, this structure was built c.1905. It exhibits a similar connected form to other houses on this street, consisting of a 3x3 bay, 2½-story, gable-front sidehall main block with 2-story wing and barn. A 2-story porch, with turned posts and a low balustrade on the upper level, is attached to the east elevation. Supported by a brick foundation, the structure is clad with wood clapboard. Wide, paneled corner pilasters rise

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from a plain water table to a wide frieze and cornice, with plain returns, and a moderately pitched roof sheathed with slate. A tall brick chimney pierces the west slope, just below the ridge. Fenestration is regular and window openings, including one in the north gable peak, feature 2/2 wood sash, presumably original, with triple-track aluminum storms. Surrounds are plain with projecting, unmolded heads. In the first bay of the primary facade, a small, hip-roofed entry porch shelters the primary entrance. The roof is sheathed with slate and is supported by turned posts. Balustrades on the east and west consist of turned spindles and molded handrails. Painted wood panels have been installed over the balustrades to partially enclose the entry, which features a paneled door flanked by full-length, divided sidelights. Landscaping consists of various plantings around the perimeter and a tall bush at the northeast corner. A paved driveway on the east leads to a 1-story, hip-roofed garage.

16a. Outbuilding, c.1930, contributing.

Located southeast of the house, this hip-roofed, 1-story, 2-bay garage is clad with novelty siding on three sides and features corner pilasters and frieze. The north face consists of full-height, paired, outswinging board-and-batten doors. The roof is sheathed with roofing membrane.

17. 41 Henry Street, John Cray House, c.1880, contributing.

Located next to building #11, on the northerly side of Henry Street, the Cray House exhibits similar size, style and connected linear form to that of its neighbors. Standing 2½ stories tall atop a brick foundation, this 3x5 bay, gable-front dwelling features a smaller 2½-story rear wing with integrated barn. An enclosed hip-roof entry porch, with 28-light window protected by a three-part storm is extended forward by a hip-roofed single-bay addition and the recessed sidehall entrance, located in the first bay of the primary façade, features a paneled and glazed wooden door. Walls are sheathed with vinyl and the roof is clad with asphalt shingles. The cornice is boxed with plain returns and two corbelled brick chimneys pierce the ridge of the main block. Any extant architectural trim has been obscured by synthetic siding. Fenestration is largely regular on the main block and window openings, including single openings in each gable end, predominantly contain historic 2/2 wooden sash behind aluminum screens flanked by fixed vinyl shutters. Enframements have largely been obscured by synthetic siding. The rear wing and barn retain clapboard sheathing, and northerly window openings contain 2/2 sash with plain surrounds and slightly projecting drip caps. On the lower level a small, square, stable window is located in the second bay. On the east elevation of the barn, a pair of paneled and glazed doors are located beneath a single haydoor. What appears to have been a 2-story porch on the wing to the south has been enclosed. Housing two bays, southerly openings contain 1/1 vinyl sash while northerly openings house awning windows. On the north wall, a hip-roofed hood with lattice valance shelters a secondary pedestrian entrance. Despite material losses and porch enclosures, the Cray

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House is still able to convey its original massing, form and associations with the district.

18. 40 Henry Street, Daniel Beaton House, c.1880, contributing.

Built c.1885, this is a 3x4 bay, 2 ½-story, gable-front, wood frame, sidehall house with rear 2-story wing and integrated 1-story shed-roofed barn located on the south side of Henry Street Extension. It is supported by a brick foundation, clad with wood clapboard and features a moderately pitched roof sheathed with asphalt shingles and pierced on the ridge by a central brick chimney. Narrow corner pilasters rise from a plain water table to a simple frieze and molded box cornice with plain returns. Fenestration on the main block is regular and features 2/2 historic wood sash, many with matching historic wood storm windows. Surrounds are simple, generally with molded hoods. A small, flat roof entry porch shelters the primary entrance and is supported by square, chamfered posts with molded caps which echo the detailing on the corner pilasters of the house. Paired metal bulkhead doors provide access to the basement.

To the rear of the main block, continuing the wall plane south, is a two story porch attached to the east wall of the rear wing. Its roof is supported by square posts with molded caps, detailed similarly to the entry porch supports, atop a turned balustrade. The lower level is open with a replacement square post of stock lumber. Beyond the porch and wing, a gabled and bracketed hood shelters an entry way to the attached barn. A c.1920 outbuilding located to the southeast is no longer extant, although a small, late 20th-century shed stands to the rear. Further south, abutting the southern boundary of the property, is a free-standing, temporary gazebo-like structure consisting of a hipped-roof supported by posts fashioned from common 2x4 studs. A paved driveway on the east occupies most of the related 0.19-acre lot, and extends the length of the structure.

18a. Shed, c.1980, non-contributing.

This single-bay, side-gabled shed is set on grade, and is accessed on the east gable-end by a large, paneled door that may have been salvaged from the related barn. This simple storage building is clad with plywood and roofed with asphalt shingles.

19. 39 Henry Street, multiple dwelling, c.1880, contributing.

Oriented perpendicular to the street, this 2½-story, vernacular cross-gabled house with wings follows a sidehall plan. Attached to the 2x2 bay main block is a 2x1 bay cross gable, with 2-story, flat-roofed, five-sided bay window on the east. Beyond this is a 2½ story wing, in the same plane as the main block, but with a slightly higher roofline - its gable peak rises just above the ridge of the cross gable. A second, smaller, single bay 2-story wing is attached to the south wall of the first, stepped back to the second bay. This features a molded cornice with plain returns. A

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2-story flat-roofed porch forms an L around the south and east elevations of the main block. Supported by a brick foundation, exterior walls of the entire structure are clad with asbestos shingles and rise to a slate roof with box cornice. A brick chimney pierces the east slope of the main block, below the ridge. Fenestration is irregular and window openings predominantly contain 1/1 replacement vinyl sash. Some historic sash have been retained, including 6/6 sash in the façade gable and 2/2 sash below. Bay window openings are narrow, and the surround features banding and raised panels at the top and base of each opening. Lower panels on the first story of the bay window have been covered with asbestos shingles. Located in the first bay of the façade, the primary entrance features a three panel wood door with glass insert. A secondary entrance is located on the south wall of the cross gable. The 2-story porch features turned posts and replacement railings with plain balustrade and lattice foundation screening. It is accessed on the east and south by two open stairs with simple wooden handrails. A chain-link fence separates the property from that on the west, and a grassy area on the east serves as a parking area and driveway for this and an adjacent house.

20. 38 Henry Street, Meade/Drislane House, c.1880, contributing.

A further example of local continuous architecture, this vernacular Greek Revival dwelling consists of a 2½-story, 3x2 bay, gable-front sidehall house with 2-story bay window on the east, 2-story gable-roofed wing with 2-story porch on the south, further extended by a 1-story, shed-roofed barn. Exhibiting more refined detailing than many of its neighbors, it rests upon a brick foundation and is clad with wood clapboard. Narrow corner pilasters rise from a water table to a plain entablature on the main block, and a wide frieze on the rear wing, while the molded cornice and plain returns echo those of surrounding houses. The roof of the main block is sheathed with slate and features a 2-bay shed dormer, with a paired casement windows of different proportions on the west slope of the main block. Above this, a central brick chimney pierces the ridge. The roof of the rear wing is sheathed with asphalt shingles. Fenestration is largely regular and window openings contain historic 2/2 wood sash behind aluminum triple-track storms. The placement of two window openings in the gable also differentiates this from surrounding properties. Enframements are simple and plain, with slightly projecting, molded heads. A former first-floor window opening in the first bay on the west elevation has been infilled with clapboard, although the surround has been retained. The primary sidehall entrance, located in the third bay, is sheltered by a small, gable-roof pedimented entry porch, supported by two chamfered posts with molded caps on square bases. Railings are low and balusters square and the foundation screened with lattice panels. The entry features a contemporary metal nine-light door flanked by three-quarter, four-light sidelights.

On the east, the 2-story bay window features narrow 1/1 sash on the sides, 2/2 sash on the east

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face, a molded, mid-level entablature and flat roof. Beyond this, integrated into the rear wing, the 2-story porch consists of two, stepped, shed-roofed sections and is supported on both upper and lower levels by square, chamfered posts with molded caps. The lower porch is open, while the upper contains a low, jigsaw-cut balustrade. To add height, presumably for life safety requirements, this balustrade has been modified with the addition of lattice panels finished with plain handrails. Attached to the south wall of the wing is a 1-story barn. A centrally placed pass-door on the east is located below a haydoor of similar proportions. Low-lying shrubs beyond a narrow stretch of lawn screen the foundation on the façade. Narrow, unpaved driveways on the east and west lead to a small area of lawn at the rear of the property, which is screened from abutting properties by mature trees.

21. 37½ Henry Street, house, c.1890, contributing.

This square, 2x2 bay, 1½-story, hip-roof dwelling stands tucked back at the rear of the property and may have been built as a carriage house for the dwelling to its east. Municipal records indicate it was erected in 1926, however a structure of this shape and size appears in this location on the 1891 Sanborn Fire Insurance map. An enclosed three-season entry porch on the façade features a shed roof, sheathed with rubber roofing membrane, and an entry, off-set to the left, topped by a three-light transom. Exterior walls are sheathed with wood clapboard and corner pilasters rise to support a plain frieze. A central, pedimented wall dormer, with paired narrow 1/1 windows, interrupts the slate roof on the façade. An interior brick chimney emerges through the east slope, just below the ridge. Window openings on secondary elevations contain 2/2 historic sash. On the upper level of the west elevation, a small octagonal window is off-set to the left. Attached to the west elevation of the house is a small, 1-story, single-bay, flat-roofed projection with secondary entrance and 6/6 historic wooden sash on the north and east.

22. 37 Henry Street, John Roche House, c.1890 (multiple dwelling), contributing.

Another example of local continuous architecture with predominately Greek Revival styling, the Roche House is a 3x4 bay gable-front 2½-story dwelling with 1-story entry porch on the façade and 2-story bay window on the east, connected to a rear wing with 2-story inset porch and attached barn. Well-maintained in appearance, with a high degree of integrity of materials and design, it is supported by a brick foundation. Clapboard-clad walls with a water table and narrow corner pilasters rise to an entablature and molded cornice with plain returns and a slate roof. A central chimney pierces the west slope below the ridge, while a dormer interrupts the east slope of the wing. Fenestration is regular and window openings contain a mix of historic 2/2 wood and 1/1 replacement vinyl sash. Enframements are plain, with slightly projecting, molded heads. On the west elevation, two openings have been modified, their original outlines retained: the southern-most on the second floor has been filled; the northernmost on the first floor (in the

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former barn area) now contains a small, hinged, octagonal window. The bay window on the east elevation features a water table, recessed panels below narrow 1/1 replacement vinyl windows, molded mid-level entablature. The entry porch has a flat roof and is supported by chamfered posts with molded caps set on square, paneled pedestals between which are set flat, jigsaw-cut balustrades evoking the Folk Victorian style. Matching engaged posts are located at the corners, where the porch and house meet. Echoing the design of the house, the porch also has a wide entablature and molded cornice. As with other buildings in the district, the porch is finished with lattice foundation screening. Elements of the east porch are similarly, albeit more simply, articulated: posts are square and chamfered, with molded caps and bases. The lower porch is open, while the upper level features a low, plain balustrade. Beyond the porch, the barn contains a pedestrian door on the lower level with haydoor above. A paved driveway to the east terminates at the barn and leads to a small area of lawn which extends to the rear of the property. Mature trees shelter the house on the south and west. Perennial beds, at the base of the entry porch, and a small area of grassy lawn leading to the sidewalk, soften the main entrance.

23. 36 Henry Street, Leonard/Sevrens House, c.1880, contributing.

This 3x3 bay, 2½-story, gable-front sidehall house with rear wing shares many characteristics with others on the street. A 2-story bay window and a 2-story, shed-roofed porch are located on the east elevation of the main block and wing respectively. When erected, a square 1½-story, hip roof barn was attached on the south. Although the barn is no longer extant, fragments are still visible on the east elevation. Standing atop a brick foundation the entire structure is sheathed in wood clapboard. Narrow corner pilasters rise to an entablature with molded cornice with plain returns and the slate, moderately pitched roof of the main block is pierced by two brick chimneys. The roof of the rear wing is sheathed with asphalt shingles. Fenestration is regular and window openings primarily contain historic 2/2 wood sash, many with historic wood storm windows. Several narrower openings, including paired windows in the gable and side units in the bay window, contain 1/1 sash. In the south gable of the main block, a diagonally-oriented window lights the attic interior. The south elevation of the rear wing features a single window opening, identical in scale to those of the rest of the house, in the gable and a small, off-center board-and-batten hay door at the floor level of the second story. Surrounds are plain, with slightly projecting, molded heads. On the west elevation, window openings in the first bay of the main block have been infilled with clapboard and their surrounds retained. Foundation windows have also been covered. The bay window features recessed panels at the base of each window opening, and a mid-level, slightly projecting flat roof with molded cornice and plain frieze. East porch elements echo those of a small entry porch sheltering the primary entrance, located in the third bay, which features a flat roof (now slightly pitched due to settling of the front supports) supported by chamfered columns, with simple entablatures, on square pedestals. Identically

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styled engaged columns are located where porch and house meet. Railings contain thick turned balusters and lattice screens the foundation. The entry contains a 2-panel, 2-light wood door. Occupying a narrow lot of less than a ¼-acre the house, which is in fair condition, is flanked by two unpaved driveways. Landscaping consists of mature trees to the rear and southwest of the house, low-lying shrubs planted at intervals around the foundation, and a small area of lawn separating the main block from the sidewalk.

24. 35 Henry Street, Clark & Durkee Grocery, c.1890, contributing.

Built as a house c.1890, this structure was converted to accommodate a neighborhood grocery store c.1894. Now functioning as a multi-unit residential building, this structure housed a neighborhood grocery store between c.1895 and c.1920. Located on the north side of Henry Street Extension, it is a distinctive building representative of local connected architecture. A square, 3x2 bay, hip-roof 3-story block, which held the grocery store, leads to a 2-story, gable-roof rear wing with tall hip-roof dormer and 2-story bay window on the east. Beyond this is a second 2-story wing with hip-roof dormer and 2-story porch on the east culminating in a gable-front carriage house at the northeast corner. Supported by a brick foundation (parged) the main block and wing are clad in wood clapboard, and feature plain corner boards and a narrow water table. On the east and west elevations, a band of fishscale shingles acts as a string course defining the second story and creates a unique cornice treatment for the wings. Fenestration on the south and east is regular and window openings contain 2/2 historic wood sash behind triple-track aluminum storms. Enframements are plain with molded heads. Dual, cut-out entrances on the main façade (south) provide access to the interior: on the west, a narrow opening onto an enclosed stairhall leads to the second and third stories; on the east a square cutaway porch shelters an entrance leading into a first floor unit. Supported by square posts and engaged posts, this entry porch features a plain handrail and balustrade fashioned of diagonal lattice panels. Concrete stairs leading from the driveway on the east feature identical rails. Vertical boards screen the foundation on the primary façade.

The rectangular bay window defines the connecting, gable-roofed wing and features narrow windows on the sides, applied vertical bands, simulating recessed panels, above and below first story windows, a mid-level molded cornice, frieze and hip roof sheathed with asphalt shingles. The upper windows culminate in a plain entablature and hip roof, covered with standing-seam metal, rising to the dormer. The roof of the main block has a molded cornice and is sheathed with metal, the wings with asphalt shingles. A brick chimney rises through the northerly portion of the main block, and a second pierces the east slope of the north wing, just above the dormer, which is tall, narrow, and long. This dormer is clad with wood clapboard on the north and south, features a single 2/2 window on the east (front), small 1/1 windows on the sides, a simple

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entablature and molded cornice. The roof of the northern wing flares slightly at the base in order to extend over the two story porch, and is supported on the upper level by chamfered posts, with caps. Simple balustrades with square balusters span the posts. This upper level of the porch overhangs the lower level, and is supported by a combination of braced, turned and plain replacement posts. Vertical lattice applied between northerly posts acts as a privacy screen. Identical vertical lattice screens a portion of the foundation. Between the southerly posts is an open balustrade, consisting of plain top and bottom rails supported mid-span. Four centrally placed wooden steps lead to the driveway. Extending north and east from the porch, the carriage house is sheathed in vertical boards and has a molded cornice with plain returns and a hay door above large, paired, hinged doors. An unpaved driveway extends from the street to the carriage house. Landscaping is minimal and consists low-growing shrubs and narrow flower beds along the east elevation of the main block.

25. 34 Henry Street, house, c.1880, contributing.

This dwelling consists of a square, 3x2 bay, 2½-story gable-front main block and 2-story wing on the south. Supported by a brick foundation the structure is clad with wood clapboard and features narrow corner pilasters and water table. The cornice and returns are plain and the roof is sheathed with slate. The west slope of the main block is pierced by an off-center brick chimney. A second chimney rises from the east slope of the wing. Also on the east elevation of the wing, an altered 2-story porch is supported by slender, square wooden posts, which are braced. Railings are plain. Fenestration is regular and window openings predominantly contain replacement 1/1 vinyl sash. A window opening in the north gable retains 2/2 historic sash. The rear wing, which is two bays wide, features a blind doorway in the first bay of the lower level and a contemporary metal and glass door above. Openings in the second bay contain 6/6 historic sash. Surrounds are molded. Four wooden steps rise to a small deck and the centrally located primary entrance, which features a 2-panel, 2-light door with transom above and molded surround. The structure occupies most of the lot on which it stands which, at 3,049 sf, one of the smallest in the district. Narrow grassy strips provide some separation from the sidewalk and neighboring structures.

A 1909 photograph shows that the house originally had louvered wooden shutters and a 2-story entry porch with Queen Anne detailing, including turned posts, valances and rails, spanning the primary facade. These are no longer extant. A doorway opening onto second story porch has been infilled while an attached 2-story barn was removed after c.1950.

8. Statement of Significance

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

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

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

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance

c.1880-1930

Significant Dates

1880, 1890, 1900, 1905

Significant Person
(Complete if Criterion B is marked)

n/a

Cultural Affiliation

n/a

Architect/Builder

Unknown

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

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Statement of Significance

The George-Pine-Henry Street Historic Street district is a largely intact residential district constructed between c.1880 and 1905 to accommodate an influx of workers for then-expanding local industries. Dwellings were designed primarily as duplexes, simply and similarly styled, and most experienced a regular turnover in tenancy. Occupants generally rented rather than owned, and several were Irish or Scottish immigrants. Male residents of this vibrant community primarily worked in the paper mills, for the Vermont Farm Machine Company, the Rutland Railroad or in small, commercial enterprises. Several were also crafts- and trades-men. Many of the women worked as seamstresses, dressmakers and schoolteachers. The majority of houses are excellent examples of local continuous architecture, consisting of large main blocks with entry and side porches and attached rear wings leading to barns and sheds, set on narrow lots with uniform setbacks. They appear to be an urban adaptation of connected farm buildings, which became popular in New England after the Civil War. Porches are a key and dominant feature throughout the district, and speak to an era where awareness of, and attention to, health, sanitation and well-being were being increasingly integrated into urban housing design. Large porches provided tenants with secondary, protected outdoor spaces. They existed as, among other things, vehicles for socialization, food preparation and a host of domestic activities.

The identified period of significance for the district is 1880 – 1930: the former being the date of the first building campaign on these streets, while the latter marks a shift and decline in the manufacturing and papermaking era. Significant dates include 1880 and 1890, the two major construction periods in the district, as well as 1900 and 1905, which mark the erection of final infill buildings. All dwellings in the district were erected by 1905, and all but one are still extant. Although some alterations, particularly to barns, garages and porches, have been implemented, the district appears in 2008 much as it did in 1930. As a whole the district retains a high degree of integrity, as do the majority of the buildings individually. Perhaps due in part to their historic use as rental properties, modifications have been generally limited to installation of synthetic exterior siding, changes to porches, and window replacement. The locally significant district consequently meets the requirements for listing on the National Register of Historic Places under Criterion A, for its associations with local commerce, and also under Criterion C, as an excellent example of a late nineteenth-century working-class neighborhood with a distinctive and cohesive design.

Historical Background:

Although not officially incorporated until 1909, the Village of Bellows Falls has long been the most populous community within the Town of Rockingham and its political hub since 1869. The

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George-Pine-Henry Street Historic District draws its significance from Bellows Falls' commercial and industrial development, and resulting prosperity, which began in the late 1700s and experienced a great surge in the second half of the nineteenth century. The creation and use of the Bellows Falls Canal as a major navigation route, the harnessing of the Connecticut River waters for hydropower, and the advent of rail travel and transportation, led to an ever-increasing proliferation of industrial and manufacturing enterprises. The largest housing boom in the village occurred between c.1860 and c.1900 – a trend reflected in this district, which was laid out c.1870 and developed between c.1880 and 1905.

George Street, Pine Street and Henry Street Extension were laid out c.1870, on land formerly owned by the Bellows Falls Canal Company. Formed in 1791, when Rockingham's population consisted of just 1,235 individuals, as the Company for Rendering the Connecticut River Navigable by Bellows Falls," it was the first canal company chartered in the United States. Financed by three Englishmen, brothers John, Francis and Hodgson Atkinson, it was constructed over an eleven-year period. When it opened in 1802, the Bellows Falls Canal was the first on the continent to be used for navigation and was a major influence in the development and growth of the village. By 1800 the population had increased to 1,684 and by 1810 to 1,954 increases of 36% and 16% respectively. Another significant contributor to village growth was the advent of the paper manufacturing industry – with the first mill erected in 1802 by William Blake, who had built his first mill three years earlier five miles from Bellows Falls, in Alstead, New Hampshire. Despite losing his Bellows Falls mill to fire in 1812 Blake quickly rebuilt. Southern Vermont was the most populated area of the state until c.1820, and in 1824 fifty-eight buildings comprised the villages of Bellows Falls and neighboring North Walpole. In 1830 the population of Rockingham and its villages had increased to 2,272. Blake's mill burned again in 1846 and although he did not rebuild a second time, the arrival of the first train from Boston and the completion of the Rutland Railroad between Bellows Falls and Burlington in 1849 poised the community for tremendous additional growth and industrial activity. The Connecticut River and Fitchburg railroads further expanded access in and out of the village. Although the railroads replaced the canal as primary means of transport in the mid-1850s, by the turn of the century the waters were being harnessed for power generation.

George Street was named for brothers Franklin Augustus and Dr. Ozias M. George. Born in Acworth, NH in 1835, Frank came to Bellows Falls in 1864 and occupied himself first as a painter and restaranteur and, later, in various municipal offices. Active in planning and building village roads, Frank bought land east of Atkinson Street upon which he built a home c.1876. At the time George Street was developed, he was acting Water Commissioner and Tax Collector. Ozias, seven years Frank's junior, came to Bellows Falls in 1864, where he maintained a dental

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George-Pine-Henry Street Historic District
Rockingham, Windham County, Vermont

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practice and also achieved prominence in town affairs. Henry Street is named for William "the tree planter" Henry, congressman and first cashier of Bellows Falls Bank. An avid naturalist and fisherman, and reported friend to President Abraham Lincoln, Henry vowed to plant trees along Henry Street should it be named after him. He not only kept his promise but also ensured that the trees and streets were properly maintained throughout the rest of his life.

In 1869 the only buildings in the vicinity of what are now George, Pine and Henry Streets, were the house of Thomas O'Brien, on Atkinson Street (named for John Atkinson) between the two, and the Methodist Church at the foot of School Street. By 1880 the population had surged from 2,854 in 1870 to almost 4,000. This growth was due in part to the 1868 incorporation of the Hartford Sorghum Machine Company (later reorganized as the Vermont Farm Machine Company, which would become a major employer) and the 1869 rebirth of the paper manufacturing industry through William A. Russell's establishment of the New England Pulp Company. In 1872 this and several others of Russell's businesses were consolidated into the Fall Mountain Paper Company. Although there were several smaller paper-making operations also in the village, including the Moore and Thompson Paper Company which operated here until the 1960s, Russell dominated the industry. The 1877 construction of a new \$12,000, 2-story school between George Street and School Street Extension, speaks to the success of these industries. Vermont Farm Machine Company's sugar evaporator and cream separator, among other products, achieved national and world-wide acclaim. By 1882 Rockingham had 21 school districts and schools with a total of 692 pupils. A sewer system was started in 1885 and in 1887 the town erected its Town Hall and Opera House within the village of Bellows Falls.

An 1872 plat shows the early subdivisions of Henry and George Streets. On the north side of Henry Street extension, Bellows Falls restaurateur Charles C. Chapin purchased all but one lot – which was purchased by his neighbor Nathan B. Lucia, a manufacturer of mouldings. Lots were uniform in dimension – those on the north were generally 56' x 111' and those on the south measured 56' x 149'. Those lots that now make up 34, 36, 38 and 40 Henry Street appear to have each been divided into two 28' x 149' parcels. On the south, landowners included Lucia (the easterly portion of #36 Henry Street), Fred Barber, Moses Muller, Malcolm Finlayson, Daniel Beaton and N.S. Brockway.

Both sides of George Street were divided similarly. The south contained six parcels generally measuring 56' x 111' and the north was divided into six approximately 56' x 120' parcels. The westerly lots on either side of the street were somewhat narrower. Of the twelve parcels, four were owned by individuals – L. Landon, Theodora Woolley, Levi Bennett and Thomas O'Brien – and four were reserved for the Rockingham School District, which erected School No.2 here

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in 1877. Bennett was a mason who owned a home a block southeast on Henry Street; Landon and O'Brien each owned homes on neighboring lots.

An 1886 lithograph shows the brick schoolhouse and almost all the present buildings already erected; those not built are #s 2, 8, 9, 10, 16, 21, 22, and 24. That year there were five paper mills in operation (Moore, Arms & Thompson; John Robertson & Son; Willard Russell & Co.; Wyman Flint & Sons; and John T. Moore), along with a grist and flour mill, a planing mill, Derby & Balls' scythe snath factory, the Vermont Farm Machine Co., and a saw mill at North Walpole.

On the north side of George Street, the c.1880 O'Brien House (#1) appears today much as it did on the 1886 lithograph – as do the majority of the buildings in the district. Erected as a 2½ story gable front duplex with 2-story rear wing and 2-story recessed porch on the east, on a lot belonging to Thomas O'Brien, it was home in 1900 to 72-year old Charlotte Adams and her dressmaker daughters Lucia (48) and Emily (39) and son Chauncy (27) – a congregational minister. Living in the other unit were a young couple with their first child - Herbert Wilkins (26), a stock clerk, his wife Lillian (24) and 2 year-old tot Malcolm. O'Brien owned and lived in the apartment house on the easterly neighboring Atkinson Street lot, and likely built this duplex as well. A one-story gable-roof addition was attached to the rear (north) wall in the latter half of the twentieth century.

Immediately west of the O'Brien House, was a c.1880 house of similar style and proportions. Possibly built by Levi Bennet as an income property, it was still standing in 1949 and was demolished when the c.1950 elementary school was built on the site of the 1877 schoolhouse. On the south side of George Street, three of the current four structures were standing in 1886: an imposing tenement building (#4), flanked by two duplexes, (#3 and #5), similar in style and massing to the O'Brien and Bennett Houses.

At the terminus of George Street, Pine Street (formerly Center Street) extends south to Burt Street. Two dwellings at the northerly end, neither of which are indicated on the 1891 Sanborn Map, appear on the 1886 lithograph (#6 and #7). The house at 1 Pine Street (#7) is represented as a 1½-story gable-front dwelling with a 1-story porch on the south. A 2-story ell and dormers were added c.1910. To its north, 22 George Street (#6) had a 1-story entry porch on the façade, which was removed after c.1950. A 2-story shed-roof addition on the southwest corner was extended west c.1910.

Also erected during this early building campaign, at the southwest corner of the district – the

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intersection of Henry and Pine Streets – were three additional dwellings (#12, #13, and #14), two of which (#12 and #13) were enlarged and converted to tenements c.1900.

At the southwestern corner of Henry Street, the origins of a c.1880 duplex (#15) are unknown. At the turn of the century it was the rented home of widow Sophinia Nichols, along with her twin daughters Emma and Ella (46), and son Willie (41). The family of deceased Bellows Falls allopathic physician and surgeon Samuel Nichols, they had formerly owned a home on the corner of School and Hadley Streets. A 2-story wing with porch was added to the house c.1890. Two large, shed-roof dormers were added to the east elevation of the main block and the west elevation of the wing at a later time. The east porch was likely raised a third story at the same time.

East of the Nichols' residence, the house at 40 Henry Street (#18) was first owned by Scotsman Daniel Beaton. The 1872 plat lists the names of Beaton and his brother-in-law Malcolm Finlayson. The 1880 federal census indicates that Daniel shared a home elsewhere in Bellows Falls with his wife Elmira, sister Elvira, Malcolm and their daughter, Daniel's niece, Florence (1). That year Daniel and Malcolm, aged 34 and 35 respectively, both worked in the paper mill. In 1894 they were both living on Henry Street, but by 1900 Malcolm and his family were gone, replaced by the family of Daniel McDonald, another paper mill worker. A carpenter by trade, Finlayson is credited with building several c.1897 homes on Hapgood Place, including one for himself. Interestingly, the 1900 census states that in Beaton had two adopted children, Florence (12) and Everett (1). These may have been the Finlaysons' children.

East of the Beaton House stands the Meade/Drislane House (#20), which was occupied by joint owners Nora Meade in one unit, and Thomas Drislane in the other. In 1894 Nora's household included daughters Agnes and Minnie, who both worked as seamstresses, and two teenage cousins, Minnie and Genevive O'Brien. Drislane worked as a clerk for a relative's grocery shop, and later as a partner in the firm of Drislane, McAuliffe and Goldsmith, "Practical Plumbers & Tinsmiths."

Further east the c.1885 Leonard/Sevrens House (#23) was, when constructed, a connected structure comprised of main block, wing and barn. C.1920 a long narrow shed was attached to the southwest corner of the barn, and another, smaller, separate outbuilding erected at the rear of the property. The barn, shed and outbuilding are no longer extant, lost sometime after 1950.

The easternmost dwelling on this side of Henry Street extension (#25) may have been built by William Russell, who owned the adjoining property on the corner of Henry and Atkinson Streets,

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as a rental property. An early photograph shows a full-width, 2-story entry porch on the primary façade (no longer extant). Early occupants of this duplex included dressmaker Emily Adams and Frank Livermore, a dealer in musical instruments and sewing machines.

On the north side of the street the families of paper mill workers Michael Connors and Edward Howard rented a duplex (#11). It appears to have been built as a three-ranked 2½-story dwelling with 1-story entry porch along the full width of the façade; the 2-story wing was added by 1891. To its east stands the c.1880 house of Irishman John D. Cray (#17). Cray also worked as a laborer one of the paper mills. He owned this house and lived here with his wife Mary, sons Patrick and William, daughters Margaret and Ellen, and aged mother Marion. The Crays rented the second unit to a variety of working class families. Following the same pattern of a 2½-story gable-front main block with a full-width entry porch and rear 2-story wing, the house has been modified somewhat by the application of vinyl siding and enclosing of the front porch – which has been extended south by a single-cell addition on the easterly two-thirds.

In 1888, Chapin sold his two eastern-most Henry Street parcels, two of the three still undeveloped on the street, to George Brown and John Roche, respectively. Whether or not George Brown built the c.1890 structure (#24) that stands on his former lot is unclear. A 2½-story dwelling with attached 1½-story carriage barn, is indicated in this location on the 1891 Sanborn map. In 1894 it was home to William Cassidy's family and two boarders – Mary Penore, a nurse, and Charles Plimpton, a butcher. The Cassidys later moved to South Street and the front of the building came to function as the grocer's store of Clark and Durkee. In 1900 Fred S. Clark lived on Atkinson Street, while George Durkee rented an apartment above the store with his wife Susan. The store closed sometime between 1911 and 1916 and the space reverted back to a residential use.

Roche, an Irishman, worked as a clerk and shoe dealer for local dry goods dealer James Barrett and was also the Treasurer of the Foresters of America for a time. The extant duplex (#22) was likely built for him c.1890. In 1901 the 50 year-old Roche was living here with wife Annie (40), twin sons Edward and Charles (12), stepson Maurice J. Dorney (18) and daughter Mary (8). Renting the second unit were the Buckman family: Ahira (55), a contractor and builder, wife Martha E. (55) and daughter Jessie (26), who worked as a music teacher. The Buckmans only stayed a year and James McCarty took occupancy of their abode in 1901. The house remained in the Roche family until c.1954 – twins Edward and Charles stayed in their childhood home well into their sixties. Tucked back at the northwest of the property is a small c.1890 single-family dwelling that, although original ownership remains unclear, functioned as a rental property.

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Two additional buildings were erected in the district c.1890: a house and tenement on the westerly side of Pine Street (#8 and #10). In 1896 the Casein Company of America was formed and erected a large plant at the south end of the village – employing some 200 individuals within two years. It would continue to be a major employer until the retirement of its founder, William A. Hall in 1903, and subsequent closure in 1904. In 1898, a year prior to William Russell's death, fourteen paper-making operations – including Fall Mountain Paper and other companies from Vermont, Maine, New York and New Hampshire - merged to form the giant International Paper Company. With some of the company's largest mills situated in Bellows Falls, by 1900 Rockingham's population reached almost 6,000. In comparison, that year the fifth most populous town in the state was St. Johnsbury – with a population of 7,010. International Paper's holdings were estimated at \$40 million in 1898, with the Bellows Falls operations comprising \$4,500,000 of that.

Final infill in the George-Pine-Henry Street Historic District occurred c.1905 with the addition of a 2½-story cross-gabled dwelling on the easterly side of Pine Street (#9) and a 2½-story vernacular Greek Revival duplex (#16) at the west end of Henry Street. In 1907 International Paper was reportedly the largest paper and pulp producer in the world, with thirty-two mills worldwide. That same year the Vermont Farm Machine Company's ranks numbered 720. In 1920 Rockingham's population peaked at 6,231, and then began to decline, in large part to changes in international trade and competition from Canadian paper mills. Unable to withstand the effects of these factors, International Paper was forced to reorganize and close its Bellows Falls plant. By the late 1920s most of its buildings had been demolished and 15% of Rockingham's population departed.

The district is rather remarkable for its lack of garages. Only four properties have detached outbuildings (#7, #14 and #42), all of which appear to function as storage buildings rather than as garages for modern automobiles. Early garages were very small, usually intended for a single car. Attached barns, which have both narrow pedestrian doors (#8, #18, #20, and #22) and dual-leaf doors (#1, #3 and #24), appear to have generally remained as storage spaces or workshops, or have been converted to residential use. Unifying the district are the characteristic connected, linear forms of 2½-story main block with 2-story bay window, attached 2-story wing with integrated 2-story porch and attached barn. These are found repeatedly throughout the district, particularly on the southerly side of Henry Street Extension where they form a distinctive and impressive row. Reminiscent of connected New England farm buildings, which were popular after c.1850, this form is well-suited for urban environments and long, narrow, closely-spaced lots. As with connected farm buildings, the first building is the largest, most distinctive, and has the finest ornamentation. The wing is smaller and more simply detailed, as is fitting for a

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secondary building. Porches on these wings, although similarly articulated, are also typically styled less elaborately than primary entry porches. Providing outdoor extensions of living areas, porches were integral to the design and function of the neighborhood. Residents put them to a multitude of vital uses, such as airing and drying of laundry and socializing. Porches also offered a convenient place to prepare food; a well lit, open area conducive to piecework; as well as a dedicated and personal outdoor space. In an era where healthy living conditions and sanitation improvement were being recognized as vital to individual, community and commercial well-being, specifically in larger cities, urban housing nationwide began reflecting these ideas. Earlier settlements of Bellows Falls have a greater density and proximity of buildings to one another. The George-Pine-Henry Street Historic District reflects the importance placed on clean air, light and space. It is an extraordinarily intact pocket of late nineteenth- and early twentieth-century middle and working-class residential structures and continues to convey its strong associations with Bellows Falls' industrial, commercial and manufacturing past.

George-Pine-Henry Street Historic District
Name of Property

Windham County
County and State

Vermont

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

- 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 #

Primary location of additional data:

- X State Historic Preservation Office
 - Other State Agency
 - Federal Agency
 - X Local government
 - X University
 - X Other
- Name of repository:
Vermont Historical Society Library

10. Geographical Data

Acreage of Property 4.2 acres

UTM References (Place additional UTM references on a continuation sheet.)

1 18 707436 4778553
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

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

11. Form Prepared By

name/title	Liisa Reimann	date	11-20-2008
organization	New England Preservation Collaborative, Inc.	telephone	802-999-1634
street & number	P.O. Box 132	zip code	05601
city or town	Montpelier	state	VT

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George-Pine-Henry Street Historic District
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Boundary Description

The boundary of the George-Pine-Henry Street Historic District begins at the northeast corner of Property #1 (5 George Street, tax parcel 233745) and proceeds south along the western boundary of the Bellows Falls Neighborhood Historic District – namely along the easterly lines of Property #2 (6 George Street, tax parcel 233746), Property #24 (35 Henry Street, tax parcel 2337835), crossing Henry Street and continuing south along the easterly line of Property #25 (34 Henry Street, tax parcel 2337834). At the southeast corner of said Property #25 the boundary, continuing to follow the boundary of the Bellows Falls Neighborhood Historic District, travels west to the southwest corner of Property #25, then south to the southeast corner of Property #23 (36 Henry Street, tax parcel 2337836) and west to the southwest corner of Property #18 (40 Henry Street, tax parcel 2337840). Here the boundary departs from that of the Bellows Falls Neighborhood Historic District and continues north to the southwest corner of Property #16 (42 Henry Street, tax parcel 2337842) and west to the southwest corner of Property #15 (44 Henry Street, tax parcel 2337844). Continuing southwest and crossing Pine Street to the southeast corner of Property #14 (17 Pine Street, tax parcel 2337617) the boundary then continues west to the southwest corner of said Property #14 and then travels north along the rear of Property #13 (13 Pine Street, tax parcel 2337613), Property #12 (9-11 Pine Street, tax parcel 233769), Property #10 (7 Pine Street, tax parcel 233767), Property #8 (3 Pine Street, tax parcel 233763), and Property #7 (1 Pine Street, tax parcel 233761), to the northwest corner of Property #6 (22 George Street, tax parcel 2337422). From this point, the boundary travels east to the northeast corner of said Property #6, and bears southeast to continue east along the northern edge of George Street to the southwest corner of Property #1. Upon reaching this point, the boundary continues north to the northwest corner of said Property #1, and then east to the point of beginning.

Boundary Justification

The George-Pine-Henry Street Historic District encompasses George and Henry Streets, and the section of Pine Street between them. The western boundary of the adjacent Bellows Falls Neighborhood Historic District offers a logical choice for the eastern boundary of the George-Pine-Henry Street Historic District, as the steep embankment along the west of Pine Street does for the western boundary. The northern and southern boundaries are defined by George and Henry Streets respectively, as the defining characteristics of the district are confined between them. On the north, the c.1950 Central Elementary School represents a later period of development. To the south, the character of the neighborhood changes dramatically with the southern section of Pine Street, which connects to Burt Street and the Bellows Falls Neighborhood Historic District, exhibiting marked differences in dwelling styles, sizes and types

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as well as in lot sizes and siting of individual buildings. The George-Pine-Henry Street Historic District is residential in character, dwellings share many physical and architectural features, and were erected within the same general era as a response to industrial growth in Bellows Falls Village and the Town of Rockingham. This boundary is sufficient to convey the historic significance of the George-Pine-Henry Street Historic District.

George-Pine-Henry Street Historic District
Name of Property

Windham County
County and State

Vermont

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

UTM References

Maps USGS map, 7.5 minute series, Bellows Falls, NH/VT

Photographs 1-23

Additional Items none

Property Owner

name/title Multiple ownership – see attached

organization
street&number
city or town

state

date
telephone
zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

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Section Photograph Labels Page 1

The following information is the same for photographs 1-5, 7-9, 13, 14, 17-23:

George-Pine-Henry Street Historic District, Rockingham
Windham County, Vermont
Photographer: Liisa Reimann
July 14, 2008

The following information is the same for photographs 6, 10-12, 15, 16:

George-Pine-Henry Street Historic District, Rockingham
Windham County, Vermont
Photographer: Neil Dixon
September 18, 2008

CD with all images on file at Vermont Division for Historic Preservation.

- Photo. 1 of 23, view west of George Street from Atkinson Street
2 of 23, view southwest of 6, 10 and 12-18 George St. (buildings 2, 3, and 4) with 1 Pine St. and 22 George St. (buildings 7 and 6) in the distance.
3 of 23, view southwest of (L-R) 3 and 1 Pine St. (buildings 8 and 7), and 22 George St (building 6).
4 of 23, view northeast of 43 and 41 Henry St. (buildings 11 and 17).
5 of 23, view southeast of 44 and 42 Henry St. (buildings 15 and 16) and general view of Henry St. to Atkinson St.
6 of 23, view southwest of 34 Henry St. (building 25) and general view of Henry St. to Pine St.
7 of 23, view northwest of 5 George St. (building 1)
8 of 23, view southwest of 10 George St. (building 3)
9 of 23, view southwest of 12-18 George St. (building 4)
10 of 23, view southeast of 20 George St. (building 5)
11 of 23, view west of 22 George St. (building 6)
12 of 23, view northwest of 1 Pine St. (building 7)
13 of 23, view southeast of 4 Pine St. (building 9) and 43 Henry St. (building 11)
14 of 23, view west of 3 Pine St. (building 8), ell
15 of 23, view north of 7 Pine St. (building 10)

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- 16 of 23, view northwest of 13 and 9-11 Pine St. (buildings 13 and 12).
- 17 of 23, view northwest of 17 Pine St. (building 14).
- 18 of 23, view southwest of 40 Henry St. (building 18).
- 19 of 23, view southwest of 38 Henry St. (building 20).
- 20 of 23, view southwest of 36 Henry St. (building 23).
- 21 of 23, view north of (L-R) 39, 37½ and 37 Henry St. (buildings 19, 21, and 22).
- 22 of 23, view northwest of 37 Henry St. (building 22).
- 23 of 23, view northwest of 35 Henry St. (building 24).

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Section Property Owners Page 1

- | | |
|------------------------|---|
| 1. 5 George Street | Richard Morse
5 George Street
Bellows Falls, VT 05101 |
| 2. 6 George Street | Stephen L. Moore
291 Saxtons River Road
Bellows Falls, VT 05101 |
| 3. 10 George Street | Paula Collins & Capron Brooks
PO Box 141
Bellows Falls, VT 05101 |
| 4. 12-18 George Street | Stephen L. Moore
291 Saxtons River Road
Bellows Falls, VT 05101 |
| 5. 20 George Street | Jayson & Marcie Dunbar
974 Main Street
N Walpole, NH 03609 |
| 6. 22 George Street | Rita Robitaille, Trustee
Rita Robitaille Revocable Trust
9 Bond Street
Claremont, NH 03743 |
| 7. 1 Pine Street | Donald & Catherine Tretler
1 Pine Street
Bellows Falls, VT 051010 |
| 8. 3 Pine Street | John Noe
745 Milendy Hill Road
So. Londonderry, VT 05155 |
| 9. 4 Pine Street | Gayle E. Bates
PO Box 567
South Sutton, NH 03273 |

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

George-Pine-Henry Street Historic District
Rockingham, Windham County, Vermont

Section **Property Owners** Page 2

10. 7 Pine Street	RACLT 90 Main Street, Suite 1 Springfield, VT 05156
11. 43 Henry Street	Frank & Michelle Fairbanks 43 Henry Street Bellows Falls, VT 05101
12. 9-11 Pine Street	RACLT 90 Main Street, Suite 1 Springfield, VT 05156
13. 13 Pine Street	William & Laura Bartlett c/o Diane Bartlett PO Box 107 Bellows Falls, VT 05101
14. 17 Pine Street	William & Barbara Randall 17 Pine Street Bellows Falls, VT 05101
15. 44 Henry Street	Perry & Paula Paolantonio 121 Meetinghouse Lane Brattleboro, VT 05301
16. 42 Henry Street	Charles & Doreen Eno Doreen Rochester, Marie Laplante 42 Henry Street Bellows Falls, VT 05101
17. 41 Henry Street	David F. Chesley PO Box 723 Bellows Falls, VT 05101
18. 40 Henry Street	Clyde & Diane Gallion Church Street North Walpole, NH 03609

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

George-Pine-Henry Street Historic District
Rockingham, Windham County, Vermont

Section Table of Properties Page 1

Map #	Address	Historic Name	Year Built	Style	Contributing
1	5 George St.	Adams House	c.1880	Greek Revival	Y
2	6 George St.	Julia Barber House	c.1900	Queen Anne	Y
2a	6 George St.	Outbuilding	c.1920	Greek Revival	Y
2b	6 George St.	Outbuilding	Unknown	No style	N
3	10 George St.	House	c.1880	Greek Revival	Y
4	12-18 George St.	Tenement	c.1880	Colonial Revival	Y
5	20 George St.	House	c.1880	Greek Revival	Y
6	22 George St.	House	c.1880	Colonial Revival	Y
7	1 Pine St.	House	c.1880	Vernacular	Y
7a	1 Pine St.	Outbuilding	c.1890	Vernacular	Y
8	3 Pine St.	Tenement	c.1890	Greek Revival	Y
9	4 Pine St.	House	c.1905	Greek Revival	Y
10	7 Pine St.	Tenement	c.1890	Vernacular	Y
11	43 Henry St.	House	c.1890	Greek Revival	Y
12	9-11 Pine St.	Tenement	c.1880	Colonial Revival	Y
13	13 Pine St.	Tenement	c.1880	Greek Revival	N
14	17 Pine St.	House	c.1880	Greek Revival	Y
14a	17 Pine St.	Outbuilding	c.1895	No Style	N
14b	17 Pine St.	Outbuilding	c.1950	No Style	N
15	44 Henry St.	House	c.1880	Greek Revival	Y
16	42 Henry St.	House	c.1905	Greek Revival	Y
16a	42 Henry St.	Outbuilding	c.1930	Greek Revival	Y
17	41 Henry St.	John Cray House	c.1880	Greek Revival	Y
18	40 Henry St.	Daniel Beaton House	c.1880	Greek Revival	Y
18a	40 Henry St.	Outbuilding	c.1980	No Style	N
19	39 Henry St.	House	c.1890	Greek Revival	Y
20	38 Henry St.	Meade/Drislane House	c.1880	Greek Revival	Y
21	37 ½ Henry St.	House	c.1890	Colonial Revival	Y

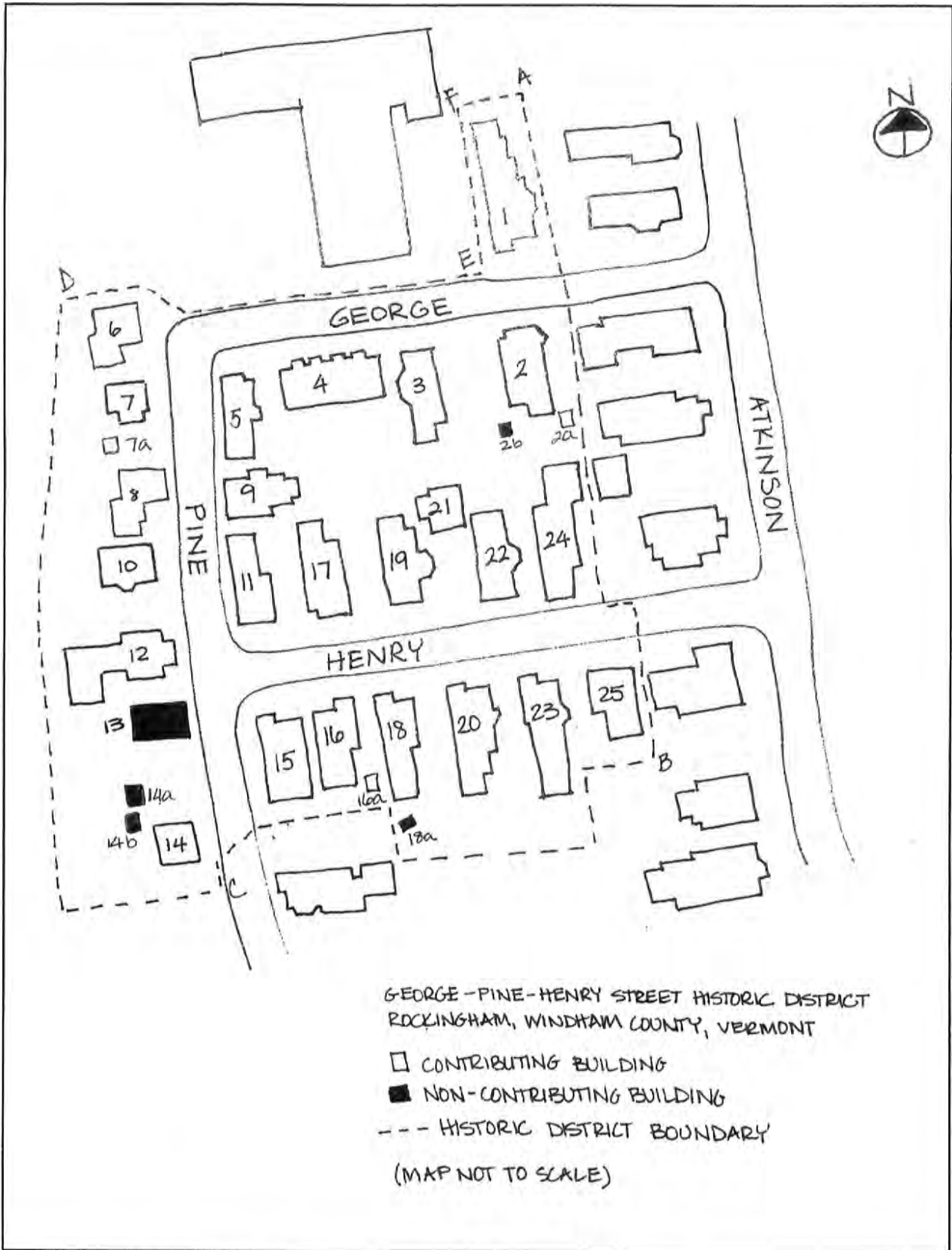
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

George-Pine-Henry Street Historic District
Rockingham, Windham County, Vermont

Section **Table of Properties** Page 2

22	37 Henry St.	John Roche House	c.1890	Greek Revival	Y
23	36 Henry St.	Sevrens House	c.1880	Greek Revival	Y
24	35 Henry St.	Clark & Durkee Grocers	c.1890	Queen Anne	Y
25	34 Henry St.	House	c.1880	Greek Revival	Y



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

**Comments
Evaluation/Return Sheet**

Property Name: George-Pine-Henry Street Historic District
Property Location: Bellows Falls, Windham County, VT
Reference Number: 09000918
Date of Return: November 13, 2009

Reasons for Return

The George-Pine-Henry Street Historic District nomination is being returned for technical corrections and additional information needs as described below.

The district nomination was submitted under Criteria A and C, with areas of significance in Architecture and Commerce. The nomination was submitted at the local level of significance with a period of significance from c. 1880 - 1930.

Section 8. Statement of Significance. This nomination does not adequately address the significance of this district at the local level for architecture; there is no local context for working class housing within Bellows Falls, nor does the nomination adequately provide a context for its associations with local commerce.

Further explanation is needed regarding the housing development and architecture of the Bellows Falls' expansion. Why is the George-Pine-Henry Street Historic District significant as a late nineteenth-century, working-class neighborhood compared to other streets with worker housing—constructed during the same time period and with similar design elements? During this time period, what do the Sanborn Maps show for the surrounding streets and neighborhoods? How much of the land formerly owned by the Bellows Falls Canal Company was platted in the late 19th century for worker housing? Was it platted at different time periods?

The nomination indicates an ending period of significance of 1930, based on the “decline in the local manufacturing and papermaking era...” however, based on architecture, since the last building in the district was erected by 1905, this is a more justifiable ending period.

The local context of rental housing has not been established for Bellows Falls. The construction of housing was the result of industrial and commercial growth in the community; the neighborhood itself would not be significant for commerce. Therefore, the nomination does not support this area of significance.

Technical Issues: Please identify the Vermont Division for Historic Preservation in the space provided in Section 3. State Agency Certification.

Please call me at 202-354-2239, or e-mail at <lisa_deline@nps.gov> if you have any questions.

Lisa Deline, Historian
National Register of Historic Places
November 13, 2009

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: George-Pine-Henry Street Historic District

MULTIPLE NAME:

STATE & COUNTY: VERMONT, Windham

DATE RECEIVED: 10/02/09 DATE OF PENDING LIST: 10/16/09
DATE OF 16TH DAY: 10/31/09 DATE OF 45TH DAY: 11/16/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000918

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: Y NATIONAL: N

COMMENT WAIVER: N

 ACCEPT RETURN REJECT 11/05/09 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Return

REVIEWER [Signature]

DISCIPLINE 1/1/0

TELEPHONE _____

DATE 11/02/09

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

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

**Additional Information for Nominations in Bellows Falls,
Rockingham, Windham County, Vermont:**

**George-Pine-Henry Street Historic District
Williams Street Extension Historic District
Westminster Terrace Historic District**

Background

Bellows Falls, the largest village in the town of Rockingham, developed as a water-powered industrial village along the Connecticut River, one of New England's major waterways and the boundary between Vermont and New Hampshire. Historic industrial buildings and an historic downtown adjoin the River. To the west, an intact primarily 19th to mid 20th century residential neighborhood spreads out for blocks on a series of terraces that parallel the River. The neighborhood's streets form an irregular grid modified by topography and developed over two hundred years through the mid 20th century. A reconnaissance survey in 1995 identified the boundaries of the National Register-eligible residential neighborhood as stretching from Westminster Terrace on the south to Hyde Street on the north, between the downtown historic district and Oak Hill.

For practical purposes, the area has been nominated to the National Register in sections. The 167-building Bellows Falls Neighborhood Historic District covered about one-third of the neighborhood and was listed in the National Register on January 17, 2002. It was expanded with another 40 buildings on May 14, 2007. In 2009, three more sections were nominated, each defined as a small historic district within the larger historic neighborhood, rather than as additional boundary increases. The nominations were funded with CLG grants or by non-profit affordable housing organizations, and the scope of the projects reflected the capacity of the funding entity. The small districts nominated through affordable housing organizations focused on areas where they were rehabilitating historic buildings for affordable housing with the Rehabilitation Investment Tax Credit. When the Vermont Advisory Council on Historic Preservation, the state review board, approved these three nominations at the preliminary phase, they recommended that the CLG pursue a plan to lay out how to logically and incrementally nominate the remainder of the area, and the Division is encouraging the CLG to undertake such a plan.

See the enclosed map that shows the 1995 Survey boundary, the listed Bellows Falls Neighborhood Historic District, and the three proposed historic districts. Also enclosed is a copy of an 1886 panoramic map of Bellows Falls that illustrates the general topography of the area.

This Supplemental Listing Record supplies additional contextual information for the three districts which are best understood as components of the larger historic neighborhood.

Development of Neighborhood

The historic residential area of Bellows Falls grew and expanded in response to the industrial and commercial success of businesses along the Connecticut River and the canal built in 1802 to bypass the Great Falls there. Hydropower fueled paper mills that received logs driven downriver from northern Vermont. Manufacture of agricultural implements in Bellows Falls supplied Vermont's agrarian economy. The population grew as the need for workers grew, and included an influx of workers from Ireland and Scotland. The spine of the Green Mountains divided the state north to south, and the Connecticut River Turnpike (now Route 5), and then the railroad followed the river valley as the primary transportation corridor in the eastern half of the state, with Bellows Falls becoming a major community along the route.

The Bellows Falls Neighborhood Historic District nomination notes that "Bellows Falls thrived as a manufacturing and commercial center from 1850 to 1920 ..." Most housing in the districts dates from that time. By later adapting to specialty papers like foils, the paper mills survived through the mid twentieth century, and later infill housing dates from that period. By the late twentieth century, however, industries lay fallow in a depressed local economy, and new building in the village core ceased, to be replaced eventually with preservation activity that restored many downtown structures and neighboring historic residences. The three historic districts represent the range of social standing in the community, from mill owners' mansions on Westminster Terrace to single and multi-family workers' housing for mechanics and store clerks on George, Pine, and Henry Streets and Williams Street Extension. Owners and workers lived within walking distance of their jobs and each other.

National Register Criteria and Areas of Significance

The districts meet Criterion A for representation of patterns significant in Community Planning and Development and Criterion C for significance in Architecture. The previously listed district and boundary expansion also cited these criteria. The Vermont Historic Context for Historic Architecture and Patterns of Town Development notes: "Generally, villages have a commercial/public core of detached or abutting two- to four-story structures flanked by residential development lining the main street, or in larger villages a pattern of parallel and perpendicular streets... The houses typically share a similar shallow setback and 1 ½ to 2 ½ story scale, although they may span a wide range of architectural periods and styles. In most villages, change was incremental, and new development happened piecemeal, generally conforming to the village's existing patterns." The three districts display a range of architectural styles including Greek Revival, Italianate, Queen Anne, Colonial Revival, Dutch Colonial, Shingle style and Ranch. In the George-Pine-Henry Street Historic District and the Williams Street Extension Historic District, many homes were simply and similarly styled, and almost all had porches, a design hallmark that led Bellows Falls to declare itself in the late twentieth century "Porch Capital of Vermont." They were built as working class housing, not as a single building type, but rather as a collection of housing with similar general qualities and occupancy, within patterns typical of Vermont communities. They exhibited more

vernacular interpretations of popular architectural styles, while the mill owners' houses utilized high style design. The buildings in all three districts generally retain their historic appearance to a large degree, and the neighborhood overall conveys a strong sense of time and place. The districts are being nominated at the Local Level of Significance.

References:

The Vermont Historic Preservation Plan: Historic Architecture and Patterns of Town Development, Vermont Division for Historic Preservation, October 1990.

Technical Corrections

The Areas of Significance have been corrected to Community Planning and Development, and Architecture for all three districts.

The three districts are being nominated at only the Local Level of Significance.

New cover sheets show the corrections.

For the Williams Street Extension Historic District, the researcher sought additional information on the Olive Growers Association, and none is available.

UTM's for Westminster Terrace have been corrected.

A photo CD for Westminster Terrace is enclosed.

**VERMONT
GENERAL HIGHWAY MAP**
**Village of
Bellows Falls**
WINDHAM COUNTY

Transportation District #3
Prepared by the
Vermont Agency of Transportation
Division of Planning, Outreach
and Community Affairs
in cooperation with
U.S. Department of Transportation
Federal Highway Administration

Map of Vermont

SCALE 1:3,100



ROUTE	CLASS	LENGTH	ROUTE	CLASS	LENGTH
100	1	0.00	100	1	0.00
101	1	0.00	101	1	0.00
102	1	0.00	102	1	0.00
103	1	0.00	103	1	0.00
104	1	0.00	104	1	0.00
105	1	0.00	105	1	0.00
106	1	0.00	106	1	0.00
107	1	0.00	107	1	0.00
108	1	0.00	108	1	0.00
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196	1	0.00	196	1	0.00
197	1	0.00	197	1	0.00
198	1	0.00	198	1	0.00
199	1	0.00	199	1	0.00
200	1	0.00	200	1	0.00

RELEASE SUMMARY

CLASS	TYPE	LENGTH	TOTAL CLASS	TOTAL TYPE
CLASS 1	TH1	1.400	TOTAL CLASS 1	1.400
CLASS 2	TH2	1.300	TOTAL CLASS 2	1.300
CLASS 3	TH3	12.300	TOTAL CLASS 3	12.300
US HIGHWAY	USA	0.200	TOTAL US HIGHWAY	0.200
			TOTAL TRAVEL	15.200

TOTAL TRAVELLED HIGHWAYS, FEB. 10, 2009: 16,730
(Excludes Class 4 and Legal Trail Mileage)

- INTERSTATE
- STATE ROUTE
- CLASS 1
- CLASS 2
- CLASS 3
- CLASS 4
- LEGAL TRAIL
- INTERSTATE OR DIVIDED HIGHWAY
- STATE - HARD SURFACE OR PAVED
- TOWN - HARD SURFACE OR PAVED
- GRAVEL
- SOIL OR GRAVEL AND DRAINAGE EARTH
- UNIMPROVED OR PRIVATE
- IMPASSIBLE OR UNTRAVELLED
- LEGAL TRAIL
- DISCONTINUED
- HIGHWAY CLASS CHANGE
- RAILROAD
- PUBLIC LAND
- POLITICAL BOUNDARIES
- STATE BOUNDARY
- COUNTY BOUNDARY
- TOWN BOUNDARY
- VILLAGE BOUNDARY
- URBAN CONTACT BOUNDARY
- VIOLATION BOUNDARY
- STREAM OR BROOK
- BARRIER OR CURB
- BRIDGE OR CULVERT GREATER THAN 20'
- BRIDGE OR CULVERT 10' TO 20'
- TOWN SHORT STRUCTURE
- STATE BRIDGE OR CULVERT IDENTIFIER
- TOWN BRIDGE OR CULVERT IDENTIFIER

Bellows Falls Neighborhood
Historic District and
Boundary Increase
Listed on NRHP

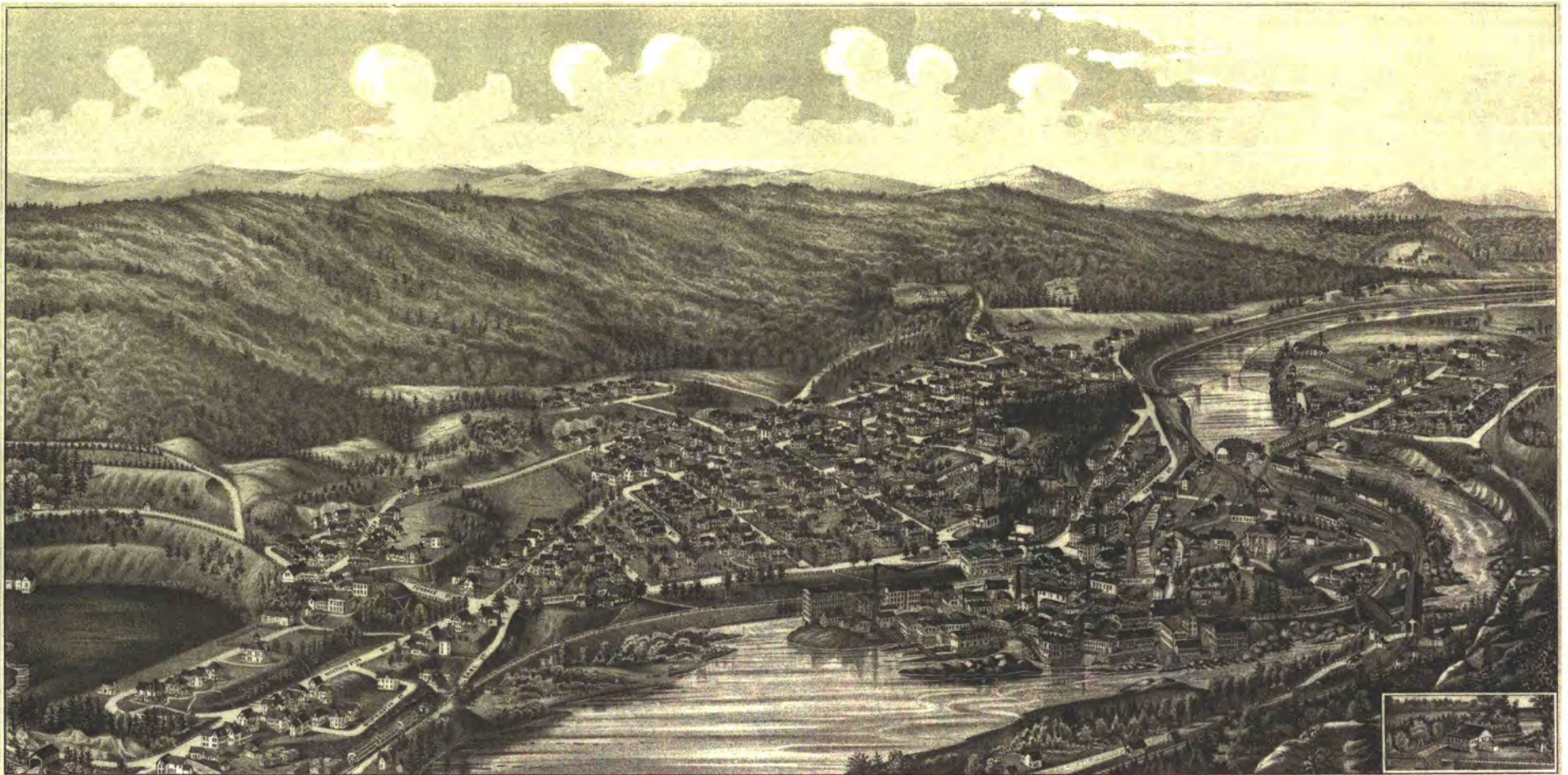
Boundary of
Neighborhood
Historic District
Proposed in
1995 Survey

Westminster
Terrace
Historic District

George - Pine -
Henry Historic
District

Williams Street
Extension
Historic District

For more information contact Vermont Agency of Transportation, Division of Planning, Outreach and Community Affairs - Mapping Unit, 1 National Life Drive, Montpelier, VT 05633-0001. Telephone 802-249-3623. This map was funded in part through grants from the Federal Highway Administration, U.S. Department of Transportation. The reproduction of the authors registered marks do not necessarily indicate an endorsement of the U.S. Department of Transportation.



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THE BURLINGH, LITH. CO., TROY, N. Y.

1886 63008

- 1. Methodist Church.
- 2. Episcopal Church.
- 3. Roman Catholic Church.
- 4. Episcopal Church.
- 5. Baptist Church.
- 6. Congregational Church.

- 7. St. Agnes Hall.
- 8. Public Schools.
- 9. Commercial House.
- 10. Town's Hall.
- 11. School House.
- 12. R. R. Station.
- 13. Fall Mountain Paper Co.'s Paper Mills.

BELLOWS FALLS, VT.

- 14. Messrs. Rice & Thompson's Paper Mills.
- 15. John Robinson & Son's Paper Mills.
- 16. William Howard & Co.'s Paper Mills.
- 17. Wymann, Yost & Son's Paper Mills.
- 18. John T. Moore's Paper Mills.
- 19. Galt and Young's Mills.
- 20. Flouring Mills.

- 21. Daggett & Barber's Machine Shop.
- 22. Vermont Farm Machine Co.
- 23. Sizer & Bell's Maple Syrup Factory.
- 24. Bellows Falls Steam Laundry.
- 25. North Walpole Saw Mill.
- 26. South Walpole Humanitarian Church.
- 27. Town Hall.

63754
Burling
1886
63



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: George-Pine-Henry Street Historic District

MULTIPLE NAME:

STATE & COUNTY: VERMONT, Windham

DATE RECEIVED: 7/07/10 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 8/21/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000918

DETAILED EVALUATION:

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER  _____
TELEPHONE _____

DISCIPLINE Historic _____
DATE _____

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



GEORGE STREET
George-Pine-Henry St. HD
Rockingham, Windham Co, VT
Photographer - Lisa Reimann, 7/11/08
view west
Photograph 01



6, 10, 12-18 George St.; 1 Pine St.
George-Pine-Henry Street #D
Buckingham, Windham Co., VT
Photographer: Lisa Reimann 7/14/08
View southwest
Photograph 02



L-R: 3, 1 Pine St, 22 George St.
George-Pine-Henry St. HD
Rockingham, Windham Co, VT
Photographer: Lisa Reimann 7/11/08
view southwest
Photograph 03



L-R: 43 and 41 Henry Street
George-Pine-Henry St. HD
Rockingham, Windham Co., VT
Photographer: Lisa Reimann 7/14/08
view northeast
Photograph 04



44 and 42 Henry St.; Henry St. to Atkinson St.
George-Pine-Henry St. HD,
Rockingham, Windham Co., VT
Photographer: Lisa Reimann 7/14/08
View SE
Photograph 05



34 Henry St; Henry St. to Pine St.
GEORGE-Pine-Henry St. HD
Rockingham, Windham Co., VT
Photographer: Neil Dixon 9/15/08
View SW
Photograph 06



5 George St
George-Pink-Henry St. HD
Rockingham, Windham Co., VT
Photographer: Lisa Reimann 7/14/08
view NW
Photograph 07



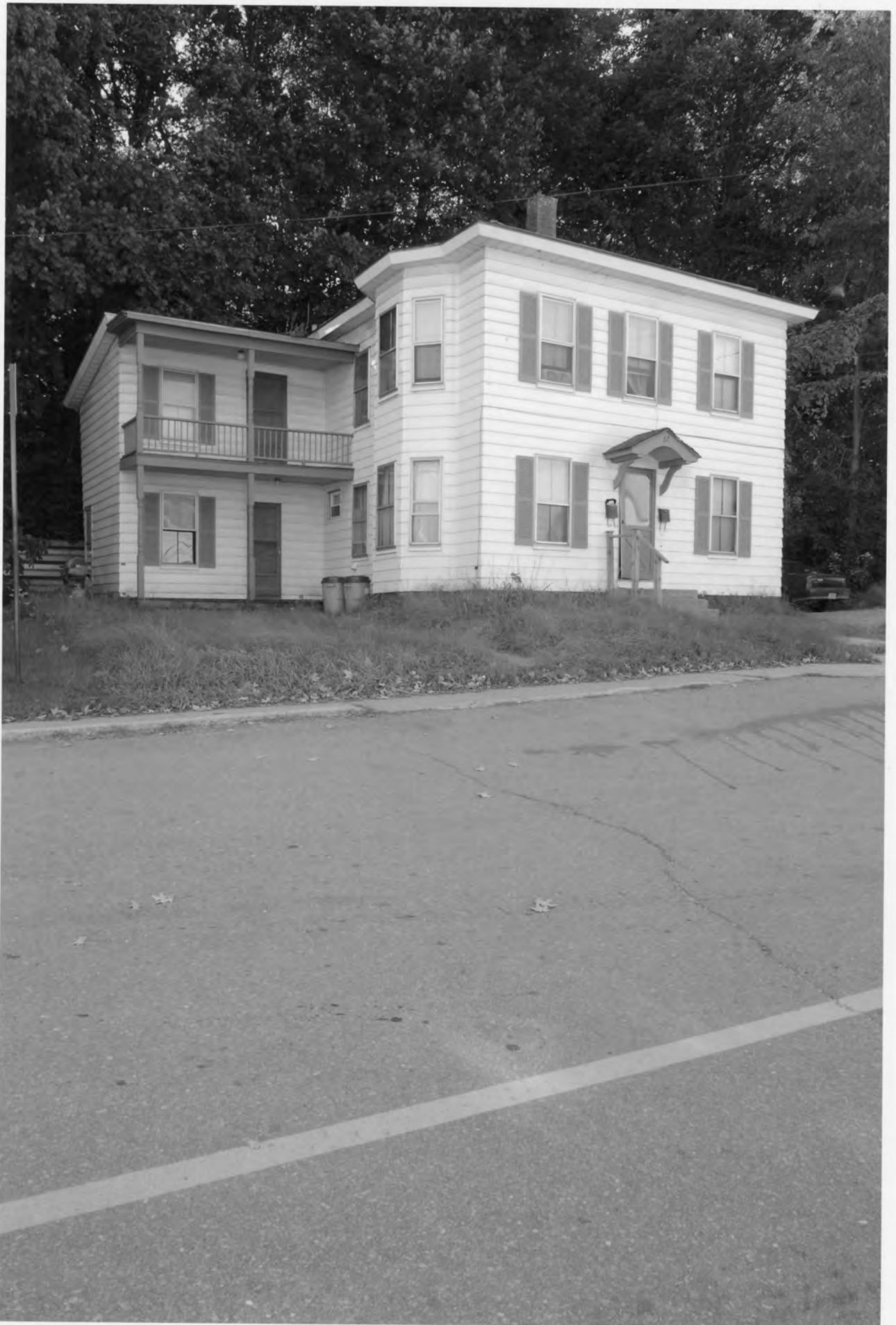
10 George Street
George-Fine-Henry St. HD
Rockingham, Windham Co., VT
Photographer: Lisa Reimann 7/14/08
View SW
Photograph 08



12-18 George Street
George-Pire-Henny St. HD
Rockingham, Windham Co., VT
Photographer: Lisa Reimann 7/14/08
View SW
Photograph 09



20 George Street
George-Pine-Henry St. HD
Rockingham, Windham Co., VT
Photographer: Neil Dixon 9/18/08
view SE
Photograph: 10



22 George Street
George-Pine-Henny St. HD
Rockingham, Windham Co., VT
Photographer: Neil Dixon 9115108
New W
Photograph II



1 Pine Street
George-Pine-Henry St. HD
Rockingham, Windham Co., VT
Photographer: Neil Dixon 9/18/08
View NW
Photograph 12



4 Pine Street, 43 Henry Street
George-Pine-Henry St. HD
Rockingham, Windham Co, VT
Photographer: Lisa Reimann 7/14/08
View SE
Photograph 13



3 Pine Street
George-Pine-Henry St. HD
Rockingham, Windham Co., VT
Photographer: Lisa Reimann 7/14/08
View W
Photograph 14



7 Pine Street
Georg-Pine-Henn St. HD
Rockingham, Windham Co., VT
Photographer: Neil Dixon 9/18/08
View N
Photograph 15



13, 9-11 Pine Street
George-Pine-Henry St. HD
Buckingham, Windham Co., VT
Photographer: Neil Dixon 9/18/08
New NW
Photograph 16



17 Pine Street
George-Pine Hill St. HD
Rockingham, Windham Co., VT
Photographer: Lisa Reimann Thylor
View NW
Photograph 17



40 Henry Street
George-Pine-Henny Street HS
Rockingham, Windham Co., VT
Photographer: Lisa Reiman 7/14/08
view SW
Photograph 18



38 Henry Street
Georg-Pine-Henry Street HD
Beckingham, Windham Co., VT
Photographer: Liisa Reimann 714108
view SW.
Photograph 19



36e Henry Street
George-Pine-Henry St. HD
Rockingham, Windham Co., VT
Photographer: Lisa Reimann 7/14/08
View SW
Photograph 20



L-R: 39, 37 $\frac{1}{2}$ and 37 Henry St.
George-Pink-Henry St. HD
Rockingham, Windham Co., VT
Photographer: Lisa Reimann 7-14-08
View North
Photograph 21



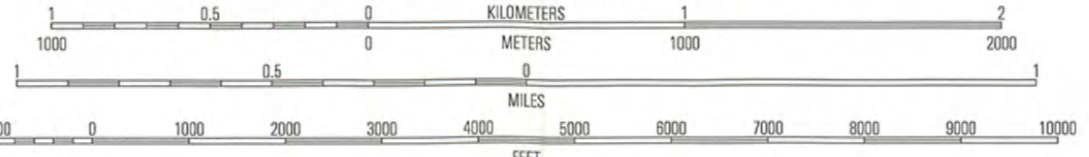
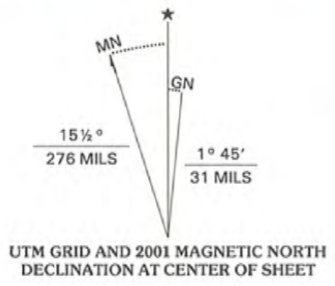
37 Henry Street
George-Pine-Henry St. HD
Rockingham, Windham Co, VT
Photographer: Lisa Reimana 7/14/08
View NW
Photograph 22





George-Pine-Henry Street, Historic District
Rockingham, Windham County, Vermont
18 7074340 4778553

Produced by the United States Geological Survey
Topography compiled 1998. Planimetry derived from imagery taken 1998 and other sources. Survey control current as of 1980. Boundaries current as of 2001.
North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 18. 10 000-foot ticks: New Hampshire Coordinate System of 1983. 2 500-meter ticks: Vermont Coordinate System of 1983.
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.
There may be private inholdings within the boundaries of the National or State reservations shown on this map.
Houses of worship, schools, and other labeled buildings verified 1980.



CONTOUR INTERVAL 6 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM METERS TO FEET, MULTIPLY BY 3.2808

ROAD CLASSIFICATION
Primary highway hard surface
Secondary highway hard surface
Light-duty road, hard or improved surface
Unimproved road

ADJOINING 7.5' QUADRANGLES

1	2	3	1 Chester
			2 Springfield
			3 Claremont South
4	5	6	4 Saxtons River
			5 Alstead
			6 Westminster West
6	7	8	7 Walpole
			8 Gilsum

BELLOWS FALLS, VT-NH
1998
NIMA 6570 III NW-SERIES V813

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



THATCHER BROOK PRINTING PRINT PERMANENCE STATEMENT

November 20, 2008

Dear Sir or Madam:

This letter is to state that the techniques used by Thatcher Brook Printing in the production of black and white prints meets or exceeds the requirements set forth by the National Register of Historic Places and the SHPO of the state of Vermont. The methods used in the production of digital prints correspond to the desired paper and ink combinations set forth in the newly revised photo policy of the National Register of Historic Places. The photos are printed on Epson Premium Glossy Photo Paper with the Epson UltraChrome K3 ink set which is a new multi black ink set specifically designed for superior black and white printing. Any questions pertaining to the longevity of these photos can be answered by the attached test results from Wilhelm Imaging Research, Inc. by looking at the results for the advanced black and white printing on Premium Glossy Photo Paper. The results show greater than 76 year permanence under bare bulb illumination using fluorescent light for twelve hours per a day, and if housed in dark storage a longevity of over three hundred years. If there are any questions I encourage you to call me anytime and I will be happy to provide you with answers, I can be reached at 802-225-8918. Thank you for your time and if I can be of assistance please call.

Sincerely,



Neil Dixon

Owner and Operator of Thatcher Brook Printing
New England Preservation Collaborative



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



September 30, 2009

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 nomination for the following property:

George Pine Henry Historic District, Rockingham, Windham County, Vermont

This property is being submitted under the Preservation Act of 1966, as amended in 1980, for inclusion in the National Register of Historic Places.

Part One Tax Credit applications for 7 and 9-11 Pine Street were approved on 8/14/08.

The Rockingham Historical Preservation Commission, a CLG commission, approved the nomination on April 9, 2009. A copy of the review sheet is enclosed.

If you have any questions concerning the nomination please do not hesitate to contact me at (802) 828-3049 or judith.ehrlich@state.vt.us.

Sincerely,
 DIVISION FOR HISTORIC PRESERVATION

Judith Williams Ehrlich
 Director of Operations





State of Vermont
Division for Historic Preservation
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Montpelier, VT 05620-1201
www.HistoricVermont.org

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[Division fax] 802-828-3206

*Agency of Commerce and
Community Development*

July 6, 2010

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 resubmittals of the National Register nominations for the following properties:

Williams Street Extension Historic District, Rockingham, Windham County, Vermont

Westminster Terrace Historic District, Rockingham and Westminster, Windham County, Vermont

George-Pine-Henry Street Historic District, Rockingham, 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. These nominations were previously returned for additional information. Following a discussion with you, Carol Shull, and Lisa Deline, we made the needed corrections and are providing additional background and contextual information for a Supplemental Listing Record for the three nominations herein and via e-mail.

If you have any further questions concerning the nominations please do not hesitate to contact me at (802) 828-3045 or nancy.boone@state.vt.us.

Thank you very much.

Sincerely,

DIVISION FOR HISTORIC PRESERVATION

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



**CERTIFIED LOCAL GOVERNMENT
FINAL REVIEW & RECOMMENDATION SHEET**

Submit this completed form to the Vermont Division for Historic Preservation, National Life, Floor 2, Montpelier VT 05620-1201

Name of CLG <u>Rockingham</u>		Site Visit: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name of Property <u>George-Pine-Henry Street</u>		Date nomination received by CLG: <u>11/15/08</u>
Address <u>n/a</u>		Date reviewed by CLG: <u>12/4/08</u>
Owner <u>Vermont Land Trust</u>		Date of sent to Division: <u>12/8/08</u>
Nomination requested by		Was nomination distributed to CLG members? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

1. Did the CLG seek the Division's assistance in evaluating the eligibility of this property? Yes No

2. National Register Criteria Met:

- Historic Association
- Association with Famous People
- Architectural Merit
- Likely to Yield Important Information

3. Exceptions to Criteria Apply:

- Cemetery
- Moved Property
- Birthplace
- Reconstructed Property
- Grave
- Commemorative Property:
- Religious Use
- Less Than 50 Years Old

4. Criteria Considerations Apply:

5. Level of Significance: Local State National

6. Possesses Sufficient Integrity: Yes No

7. Additional Comments:

7. How was the public invited to comment in the national register nomination process?

- Commission's agenda was published in newspaper 15 days prior to meeting.
- Copies of the proposed nomination were made available to the public.

8. CLG recommendation: Approve Deny (explain) *with request to expedite

the review by waiving the 60 day CLG review

1/5/09
Date

(John A. Pappas)
CLG Commission Representative

9. Local Government Official recommendation: Approve Deny (explain) *(same request

as written above)

1/5/09
Date

(Signature)
Chief Electoral Official

Recommendation: SLR Return

Action: SLR Return None

Documentation Issues Discussion Sheet

State Name: VT County Name Windham Resource Name George-Pine-Herry St.

AD

Reference No. 918 Multiple Name _____

Solution:

John

PB

Problem: - Sec 3 incomplete
- Commerce not justified - weak

April

Resolution:

SLR: Yes No

Database Change: