

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

# **National Register of Historic Places Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

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## **SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 08000855

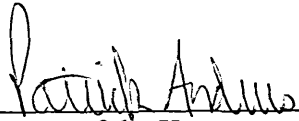
Date Listed: 08/28/08

Property Name: Pollard Block

County: Windsor

State: Vermont

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

  
\_\_\_\_\_  
Signature of the Keeper

8/28/2008  
Date of Action

=====  
Amended Items in Nomination:

Under Criteria A & C, the Pollard Block nomination does not justify the building's significance at the state level. This SLR is issued to amend the registration form to change the Level of Significance from state to local.

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

**Distribution:**

National Register property file  
Nominating Authority (without nomination attachment)

RECEIVED 2280

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NAT. REGISTER OF HISTORIC PLACES  
NATIONAL PARK SERVICE

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Pollard Block

other names/site number Pollard Brothers Store

2. Location

street & number 7 Depot Street  
not for publication N/A  
city or town Cavendish vicinity N/A  
state Vermont code VT county Windsor code 027  
zip code 05153

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

Suzanne C. Jamelle National Register Specialist 7-17-08  
Signature of certifying official/Title Date

Vermont State Historic Preservation Office  
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 or other official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register.

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined eligible for the National Register.

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined not eligible for the National Register.

\_\_\_\_\_ removed from the National Register

\_\_\_\_\_ other (explain): \_\_\_\_\_

*Patrick Andrus*  
Signature of Keeper

*8/28/2009*  
Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register

0

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE Sub: department store  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE Sub: specialty store  
DOMESTIC multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Description

Architectural Classification (Enter categories from instructions)

Italianate  
\_\_\_\_\_  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation STONE  
foundation CONCRETE  
roof SYNTHETICS: Rubber  
walls WOOD: Weatherboard  
other WOOD  
\_\_\_\_\_

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

8. Statement of Significance

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

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

\_\_\_\_\_ D Property has yielded, or is likely to yield information important in prehistory or history.

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

Property is:

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

Areas of Significance (Enter categories from instructions)

\_\_\_\_\_  
COMMERCE  
\_\_\_\_\_  
ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance \_\_\_\_\_ 1895-1957  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates \_\_\_\_\_ 1895  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)  
\_\_\_\_\_ 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.)

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

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

Name of repository: Cavendish Historical Society

10. Geographical Data

Acreage of Property less than one acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	691285	4805793	3	_____	_____
2	_____	_____	_____	4	_____	_____
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 Kempton T. Randolph, Historic Preservation Consultant  
Organization Evans & Randolph Preservation Associates, LLC date 04/09/2008  
street & number 1193 Lovely Road telephone 802-426-3134  
city or town Marshfield state VT zip code 05658

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Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

- Representative black and white photographs of the property.

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

=====

Property Owner

=====

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

name Proctorsville Green Housing Limited Partnership c/o Rockingham Area Community Land Trust

street & number 90 Main Street, Suite 1 telephone 802-885-3220

city or town Springfield state VT zip code 05156

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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 the 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, D 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Pollard Block  
Cavendish, Windsor County, VT

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### Physical Description

The Pollard Block is a three-story, 4 by 8 bay, Italianate Style commercial block located in the Village of Proctorsville, in the town of Cavendish, Windham County, Vermont. Built in 1895 to house Don Pollard's general store, the building replaced an earlier Federal Style brick commercial building on the same site that was lost to fire in 1894. The building is situated at the intersection of Depot Street and Route 131 at the heart of Proctorsville Village. The wood-framed block is distinguished by an original storefront facade occupying the main first floor elevation, a narrow wooden awning supported by ornate cast iron brackets on the main elevation above the storefront, consistent fenestration along the upper two stories, a flat roof, and a mansard-roofed four story elevator tower. Numerous Italianate architectural details adorn the exterior, such as paneled corner pilasters, a dentiled frieze between the second and third floors, and a deep, heavily-bracketed cornice. A large two-story ell, built in the 1990s to replace an earlier ell, projects to the south of the building. The ell is set back from the main block, allowing the historic building to dominate, and has materials, massing and design elements that are compatible with the original block. Although no longer occupied by a general store, the Pollard Block's first floor retains many of its historic features and remains in use as retail space. The majority of the interior historic elements on the upper floors, which contain residential space, have been lost to renovations, as have the building's original 2/2 double hung windows that were replaced with 1/1 vinyl sash in the late 20<sup>th</sup> century. Despite these alterations and the recent addition, the building retains its original integrity of location, design, setting, materials, workmanship, feeling, and association.

The Pollard Block occupies one corner of the main intersection in the Village of Proctorsville. The building is tightly bounded by Route 131 along its north elevation and Depot Street along its west. Along the eastern elevation a narrow passageway several feet wide separates the Pollard Block from a neighboring one-and-a-half story Greek Revival Style home on Route 131. In front of the 1990s ell a landscaped yard runs from the main block southward along Depot Street. A squat, drylaid stone retaining wall separates the lawn from Depot Street. A paved parking area is located at the far southern end of the lot. Across Depot Street from the Pollard Block is a small park that occupies the site of a former pond that fed the woolen mills along the Black River, which flows parallel to and slightly south of Route 131.

The main block rests upon a mortared stone foundation with a full-height basement, while the addition is supported by a poured concrete foundation. The wood-framed building's exterior is clad in narrow clapboards painted a cream color to contrast with the trim and architectural elements, which are painted a deep red with cream highlights. Extensive Italianate style details adorn the exterior. On the main block, paneled pilasters at the corners of the building terminate



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Cavendish, Windsor County, VT

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in capitals underneath the dentiled frieze between the 2<sup>nd</sup> and 3<sup>rd</sup> floors and again underneath the cornice. The overhanging flat roof is supported by a tall cornice that features a band of curved dentils beneath closely spaced paneled brackets that line the soffit. The top two floors feature regularly spaced vinyl 1/1 windows with simple flat exterior trim boards that butt up against the frieze and cornice respectively. These windows are symmetrically organized in bands along the north and west elevations, while those on the south and east elevations are fewer in number. A 4 story elevator tower capped in a mansard roof rises from the southeast corner of the building. This tower projects several feet outward from the southern wall of the main block, disrupting the overhanging cornice. Thin corner trim boards topped with capitals support a shallow, overhanging dentiled cornice. The 2-story, flat-roofed, modern ell is clad in narrow clapboards with flat trim boards. A 2-story gallery supported by square posts and protected by a simple railing with square balusters stretches across the entire western elevation, and also turns 90 degrees and extends several feet across the southern elevation of the main block. A 3-story, flat-roofed stair tower rises at the far southern end of the ell. A railing similar in appearance to that on the gallery runs along the western edge of the ell's roof between the stair tower and main block. Fenestration on the ell is composed of non-symmetrically placed vinyl 1/1 windows of varying size.

The western (front) elevation of the Pollard Block facing Depot Street is four bays wide with a storefront on the first floor. The main entrance is recessed within the storefront and features a pair of glazed, paneled doors topped with a single-paneled transom window. The wood doors contain four panels in their lower half and a single pane of glass in the upper half. Tall, narrow plate-glass windows with fixed transoms fill the north and south walls of the recessed entrance, and the ceiling is comprised of 3 recessed wood panels. Wide, full-height plate glass storefront windows with divided light, fixed transoms flank either side of the entranceway. A band of narrow recessed wood panels tops the entire storefront. Similar wood panels frame either side of the main windows, with those nearest the outer corners of the elevation being paired. A small, gently sloped overhanging roof projects from between the first and second floors, and is supported by six ornate cast iron brackets. The underside of the overhang is composed of recessed wood panels between the brackets, and a band of dentil moldings runs along the intersection of the overhang and main wall. The upper two floors each feature 4 symmetrically placed window bays that butt into the dentiled beltcourse and cornice respectively. Paneled pilasters that terminate at the top of each floor with simple capitals frame the outer corners of the elevation. A painted metal sign framed in simple wooden trim mounted on the exterior wall below the second and third bays on the upper floor reads "POLLARD BLOCK 1895."

The northern elevation is 8 bays wide with windows on both upper floors arranged as those on the western elevation. The western half of the ground floor is composed entirely of a solid

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clapboard wall. At the opposite end of the elevation, a single, 2/2, wooden, double hung window is set roughly 6 feet in from the eastern corner of the wall. Several feet to the west is a pair of original outward-swinging, wooden, paneled loading doors. Centered in the wall is a set of 2 vinyl 1/1 windows each topped with a wooden-framed transom. The wall beneath these windows contains 2 large recessed panels situated atop a single, thin horizontal panel. This window grouping was most likely a loading door originally. Both the loading doors and window grouping are ornately framed with thin, recessed panels and square corner panels, and topped with dentiled entablatures. The remainder of the architectural detail on the northern elevation is identical to that on the western elevation, except for the lower set of corner pilasters, which are a full 2 stories tall and rise from ground level up to the dentiled beltcourse.

The eastern elevation is 3 bays wide. The first floor is composed of a solid clapboarded wall devoid of any fenestration or entryways. The second floor contains 3 window bays. The northern-most 2 are regularly situated, while the third window is located flush with the far southern corner of the wall, and may be a later alteration. The third floor contains only 2 window bays, which are set at the northern end of the wall in line with those on the second floor. The building's elevator shaft occupies the southern quarter of the elevation and accounts for the break in the otherwise regular fenestration pattern. The placement of the elevator tower also disrupts the overhanging cornice, which runs several feet into the eastern wall of the tower before coming to a stop. The dentiled cornice band, however, continues along the entire wall uninterrupted. The southern corner of the elevation is trimmed with plain, flat stock boards.

The 4 story elevator tower rises up from the main block flush with the intersection of the eastern and southern elevations. Flat, clapboarded walls extend up a half story from the dentiled beltcourse and are trimmed with narrow, flat stock pilasters that end in small capitals set against the underside of the tower's cornice. A tall, sweeping, concave mansard roof supported by a dentiled cornice caps the tower. The top of the mansard roof is finished with a slightly projecting band of molded trim, and a weathervane projects from the center of the roof.

The eastern third of the southern elevation is obscured by the intersecting modern ell addition. The gallery of the ell wraps around onto the southern wall of the main block for roughly 6 feet and shelters a single doorway on each floor. The remainder of the elevation is 2 bays wide. The first floor is comprised of a solid clapboard wall with no fenestration. A very shallow, clapboarded, shed roofed projection occupies the far western corner of the first floor elevation, and a narrow, clapboarded utility chase extends from its roof up the second story wall and terminates in the dentiled beltcourse. A wide, flat stock band of trim set between the first and second stories runs from the projecting utility addition to the gallery floor. The second and third stories both contain 2 windows, each set in the outer third of the wall. The third floor above the

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ell addition is sheltered by an overhanging shed roof supported by square posts that runs from the center of the wall back to the projecting elevator tower. This roof is a recent addition and is attached to the top of the roofline of the main block with the building's bracketed cornice visible on the underside of the overhang. Two entry doors, one previously mentioned, and a single window punctuate the sheltered portion of the third floor elevation. At the far eastern end of the elevation, the elevator tower projects roughly 6 feet from the main wall, however, only the first and second stories of the tower are encased in the ell addition. On the third floor, the west facing wall of the tower is solid clapboards. The south facing wall contains a centered pair of 1/1 vinyl windows, although it is likely that this bay originally housed a loading door.

The 20<sup>th</sup> century, 2-story, ell addition, which contains a United States Post Office on the first floor and apartments on the second, extends outward from the southern wall of the main block. Exterior gallery porches run the length of the ell on each floor, and a similar railing runs along the outer edges of the flat roof, each turning to connect to the main block to create a sense of continuity with the original building. The galleries are protected by plain railings with square balusters divided roughly every 8 feet by a square column. The ell is clad in wooden clapboards and trimmed with flat stock boards, and features few decorative elements. A 3-story enclosed stairwell projects from the southern end of the ell to provide access to the roof and second floor, and is topped by a flat roof. The ell features an irregular fenestration pattern, with the majority of windows located on the upper floor. A protected loading dock and single-story enclosed entry way is located on the southern elevation of the wing tucked between the ell's southern wall and the eastern wall of the stair tower. A small, half-story gable roofed projection at the far southern end of the ell's eastern wall houses a flight of stairs into the basement.

The interior of the first floor retail space retains many of its original architectural features, including a decorative tin ceiling, iron posts that support the ceiling, decorative tin encased beams, and beaded matchboard walls. Due to renovations, the upper floors have lost most of their original detailing, although many of the units still retain their varnished, softwood floors and varnished, flat stock window trim. Floors have been installed in the shaft of the elevator tower as it has been incorporated into living space on the upper floors, however, the original mechanics remain in place in the upper story of the tower.

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Cavendish, Windsor County, VT**Statement of Significance**Introduction

The Pollard Block at 7 Depot Street, Proctorsville Village, Cavendish, Vermont, is an excellent commercial example of the Italianate style, popular during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, executed in a large, wood framed building. The 3-story main block, constructed in 1895, is located at the heart of Proctorsville Village, which grew and prospered during the mid to late 19<sup>th</sup> century due to the numerous woolen mills located along the Black River. When constructed, the Pollard Block was located across Depot Street from the village's mill pond, which has since been infilled and converted into a village green, and roughly a block away from the line of mills that stretched along the banks of the Black River. The building was constructed to house the village's main general store, Pollard Brothers Store, and replaced an earlier brick Federal period commercial building that succumbed to fire earlier in 1895. While the building has seen modest interior changes, its exterior has seen little alteration and still retains almost all of its original Italianate architectural elements, including a heavily bracketed cornice, paneled corner pilasters, a dentiled beltcourse, elevator tower, and original storefront. A modern, 2-story ell of complimentary design constructed in the late 20<sup>th</sup> century to replace an older, deteriorated ell, connects to the southeast corner of the block. Because the building retains a high degree of exterior architectural integrity, it is eligible for inclusion in the National Register under Criterion C as a good example of a wood framed Italianate commercial block. As home to the Pollard Brothers General Store, the largest merchant in Proctorsville from its construction in 1895 until its closure in 1964, it has significantly contributed to trends in commerce on a local and state level. In addition, its owners were active in state politics and had family connections with President Calvin Coolidge who occasionally frequented the store. The rich commercial and social history of the Pollard Block also make it eligible for inclusion in the National Register under Criterion A.

Historical Significance

Proctorsville Village was established in last decades of the 1700s at a site along the Black River with a good drop in head suitable for the construction of small water powered mills. The community slowly grew for the early part of the 19<sup>th</sup> century as farms, craftsman and merchants established enterprises around the handful of small mills built along the river. Some of the earliest manufactories in the village included a stone cutting and polishing mill for locally quarried serpentine, a tannery, harness shop, and gun shop. But the great economic boon for the village came with the sheep boom of the 1830s. The first of several large woolen mills was built in Proctorsville in 1834-35. The village's positioning on the Green Mountain Turnpike, which

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linked it with the Connecticut River via Bellows Falls, Vermont, as well as the abundant water power made the village a logical choice for the establishment of major manufacturing operations in the region. The establishment of the Central Vermont Railroad through the village greatly aided the manufacturing expansion, and by the late 1800s, Proctorsville was home to many large mills, including Murdock's Mill, which was the second largest woolen mill in the state at one time. Proctorsville village is unique in its physical arrangement, as it formed directly around the mills that occupied the very geographical heart of the community. Also at the center of the village, both physically and economically, were the line of general stores that operated at the site of the current Pollard Block from the early 1800s until the 1960s. As employment in the mills grew during the 19<sup>th</sup> century, the local economy shifted from the barter economy of a farming community to a primarily cash economy generated by wage employment. The general store was essential to this transition as it operated both barter and cash transactions, while also supplying the townspeople with essential goods, both local and imported from the larger statewide and regional markets via the railroad. General merchants, such as the Pollard Brothers, were active in nearly every sizeable community in the state. These commercial operations were pillars of local economies that were essential to the daily functioning and growth of both farming and manufacturing communities alike.

The history of the Pollard Brothers General Store began long before the construction of the building that now occupies the site. Don Carlos Pollard was born in April, 1840 in Plymouth, Vermont. Don spent his childhood and the early years of his adult life in Plymouth, starting a family and opening his first store there under his father's name. In the early 1860s he moved to Proctorsville to take advantage of closer proximity to the Central Vermont Railroad that ran through the village, where he founded the Pollard and Sherwin Store with Fletcher Sherwin of Ludlow in 1863. They leased space in a circa 1814 Federal style brick building situated on the same lot as the present day Pollard Block. By the 1870s the business enterprise was apparently successful as the partners purchased the brick building in 1872, and in 1873 Don was able to afford construction of a new house in Proctorsville Village for his family. At some point in following years Don Pollard relinquished his share in the general store, and it is unclear whether he also retained ownership of the building beyond this point, as the business within it changed hands multiple times. In 1883 Don Pollard's son, Fred Don Pollard, and his partner, Frank C. Moore purchased the general store business from then owner E. L. Roberts. Three years later, in 1886, Moore retired and Fred Pollard bought out his share of the business. By 1889 Fred's brother Park Pollard had become a partner in the store, and the business was renamed Pollard Brothers.

Fire destroyed the brick building in 1895, but the site was cleared and construction of a new building began immediately that same year. By year's end the current wood frame, Italianate

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structure that occupies the corner lot had been erected. The store expanded to include drugs in addition to trading local products and grain for manufactured goods from Boston. After Fred Pollard's passing in 1935, Park Pollard continued to manage the store, and renamed it Pollard's General Store in 1922. The store was run with the help of Fred's sons, Bryant and Roy Pollard who died in 1939 and 1947 respectively, both from appendix surgery complications. Park Pollard's death in 1955 signified the end of the Pollard family ownership of the store, which closed in 1964 due to financial hardships caused by the closure of many of the area's mills, which undermined the local economic base.

In addition to owning and managing Pollard's General Store, the various proprietors were successful in other venues. Don Carlos Pollard was elected to the Vermont State Senate as a Democrat and was Director of Black River National Bank in Cavendish, Vermont for over forty years before his death in 1921. His son, Fred Pollard, was also involved with Black River National Bank as President. He and his family were close friends of President Calvin Coolidge and were frequently invited to the White House. Park Pollard followed in his father's footsteps and became a prominent state Democrat and Chariman of the Vermont State Democratic Committee for thirty five years. He was also a candidate for Governor in 1930 and 1942, and U.S. Senator in 1923. Fred's son Frank Pollard founded the Bryant Pollard Stamp Company in the early 1900s having amassed an impressive, valuable collection of stamps, one of the greatest in New England. As an indication of the level prominence the Pollard family enjoyed in Proctorsville, when Roy Pollard passed away all businesses and stores in the village were closed for the day of his funeral.

This list of various accomplishments shows not just that the Pollard family was composed of many successful businessmen and ambitious politicians, but rather it illustrates the importance of the general store to both this family and the community of Proctorsville. It served as both a financial and social springboard for the Pollards to delve into other arenas. The success and prosperity generated by the Pollard Brothers store made it possible for the individuals in this family to dedicate large amounts of time to public service, allowing certain members to achieve such great heights and importance at the local and state level. Due to the central importance of the Pollard's store to the functioning of the Proctorsville community and the social connections that such a type of large retail establishment generated and thrived from, it made the Pollards a widely known and connected family in the region. By enriching and benefiting this particular family the business allowed the family to in turn enrich the lives of Vermonters as a whole.

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Cavendish, Windsor County, VT

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### Architectural Significance

Despite the construction of a modern ell at the rear of the Pollard Block, it continues to be an excellent and well-preserved example of the Italianate style applied to a wooden commercial structure in Vermont. Many elements common to the style are well represented in this building. Its large size and the degree to which it completely fills its lot are typical for Italianate commercial structures. Oversized decorative brackets that line the deep cornice and lend an air of importance and domination over the street level is the trademark of any Italianate structure. The paneled pilasters, and frequent use of dentils in the beltcourse, cornice and storefront give the building a somewhat busy appearance. This may be an influence from other Late Victorian period residential architectural styles, such as Queen Anne and Stick with their highly adorned decorative exteriors. The mansard roof of the elevator shaft is a nod to the Second Empire style, which was still popular during this period for commercial structures. New glass manufacturing technologies had been developed during the late 19<sup>th</sup> century that made large expanses of glass cheaper and allowed for the large display windows seen in the Pollard Block's storefront and for the numerous windows that punctuate the exterior. The use of architectural cast iron also became popular during the mid to late 1800s, and the inclusion of cast iron brackets under the front eave over the storefront exemplifies that trend. Though the Italianate style's height of popularity in residential construction was between 1850 and 1880, the style continued to dominate large commercial architecture into the early years of the 20<sup>th</sup> century, particularly in areas far removed from large, urban, trend-setting centers of population.

In addition to the presence of various defining architectural details, the Pollard Block is significant for its integrity of materials. The clapboard siding and wood elements are in excellent condition, showing little sign of deterioration. The building has been well maintained, and although some modifications to the southern elevation of the main block came with the addition of the new ell, it was executed in a subdued manner with appropriate materials, and does not draw attention away from the historic block.

Similar wood-framed, mixed-use, Italianate commercial blocks can be found in many town and village centers across the state. The Sherman block in nearby Ludlow, Vermont, which is listed on the National Register in the Ludlow Village Historic District, is a similarly sized, 3-story Italianate commercial block. Also built in 1895 it features a flat roof, a heavily bracketed cornice, paneled corner pilasters and clapboard siding. The building was constructed as a drug and music store, and Odd Fellows Hall, and continues to stand as a very prominent building in Ludlow's commercial center. The Blossom Block in Bethel, Vermont, which is listed on the National Register as part of the Bethel Village Historic District, is another 3-story, wood-framed, Italianate commercial block. Originally built in 1880 as a 2 and 1/2 story building with a triple-

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gable roof, the front half of it was modified in 1895 to its present form as a 3-story, flat-roofed building. The rear of the building still retains its gabled roof. Although much less ornate than the Pollard Block, the Blossom Block does feature bay window storefronts across the first floor, symmetrically placed 2/2 windows, and a heavily-bracketed cornice. While the Pollard Block occupies a more prominent visual role in its community due to the lack of similarly sized commercial structures than the aforementioned buildings, all represent the physical legacy of 19<sup>th</sup> century merchants in Vermont. The Pollard Block and like structures throughout the state embody the civic pride felt by business owners and their desire to better their communities through both well-run enterprises and inspiring architectural manifestations of local prosperity.



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### Photographs

*Proctorsville Village Circa 1900*, Cavendish Historical Society Archives, Cavendish, Vt.

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### Geographical Data

### Verbal Boundary Description

The Property at 7 Depot Street, Cavendish, Windsor County, Vermont, is the town lot associated with the building. It is recorded in the Cavendish Tax Lot Map 20 as lot 041.

### Boundary Justification

The boundary is the land historically associated with the building.

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### Photograph Information

Date taken: July 20, 2007

Photographer: Kempton Randolph

Image files stored at the Vermont Division for Historic Preservation, Montpelier, VT

#### Photograph #1

file name: VT\_WindsorCounty\_Pollard1.tif

view: West and south elevations, looking northeast from Depot Street

#### Photograph #2

file name: VT\_WindsorCounty\_Pollard2.tif

view: West and north elevations, looking southeast from intersection of Depot Street and Route 131.

#### Photograph #3

file name: VT\_WindsorCounty\_Pollard3.tif

view: North elevation, looking southwest from Route 131

#### Photograph #4

file name: VT\_WindsorCounty\_Pollard4.tif

view: East and south elevations of addition, looking northwest

#### Photograph #5

file name: VT\_WindsorCounty\_Pollard5.tif

view: Storefront, looking northeast from Depot Street

All photographs were printed on HP Premium Plus Glossy Photo Paper using an HP Photosmart 7850 printer equipped with Vivera 95 tri-color and Vivera 100 gray photo ink cartridges.

Please see attached sheet from Wilhelm Imaging Research showing 108 year fade resistance of this paper and ink combination.



Proctorsville Village circa 1900.

Courtesy of the Cavendish Historical Society.