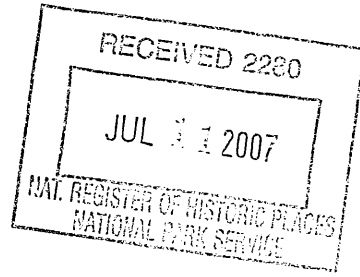


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United States Department of the Interior  
National Park Service

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 Linden Terrace  
other names/site number Vaughan, Herman House

2. Location

street & number 191 Grove Street  
not for publication   
city or town Rutland vicinity \_\_\_\_\_  
state Vermont code VT county Rutland code 021  
zip code 05701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally  statewide  locally. (\_\_\_\_ See continuation sheet for additional comments.)

Suzanne C. Jamello National Register Specialist 7-10-07  
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): \_\_\_\_\_

*Edwin H. Beall 8.23.07*

*[Signature]*

Signature of Keeper

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>3</u>	<u>0</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>3</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register

N/A

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:	<u>DOMESTIC</u>	Sub:	<u>single dwelling</u>
	<u>DOMESTIC</u>		<u>secondary structure</u>
	_____		_____
	_____		_____
	_____		_____
	_____		_____
	_____		_____
	_____		_____

Current Functions (Enter categories from instructions)

Cat:	<u>DOMESTIC</u>	Sub:	<u>multiple dwelling</u>
	_____		_____
	_____		_____
	_____		_____
	_____		_____
	_____		_____
	_____		_____
	_____		_____

7. Description

Architectural Classification (Enter categories from instructions)

	<u>Shingle Style</u>
	<u>Colonial Revival</u>
	_____
	_____

Materials (Enter categories from instructions)

foundation	<u>Stone</u>
roof	<u>Slate</u>
walls	<u>Shingle</u>
other	_____
	_____

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)

ARCHITECTURE  
SOCIAL HISTORY  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1912-1957  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1912  
1950  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)  
N/A  
\_\_\_\_\_

Cultural Affiliation N/A  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder Smith, Arthur H.  
\_\_\_\_\_

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: \_\_\_\_\_

10. Geographical Data

Acreage of Property 2

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	662581	4831086	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 and Jackson Evans, Consultants

Organization Evans & Randolph Preservation Associates, LLC date 5/23/2007

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 H. V. Linden Terrace, Inc.

street & number c/o Housing Vermont, Inc., 123 St. Paul Street telephone 802-863-8424

city or town Burlington state VT zip code 05401

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

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## National Register of Historic Places Continuation Sheet

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Linden Terrace  
Rutland, Rutland County, VT

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### Property Description

Linden Terrace, in the city of Rutland, Rutland County, Vermont is a stately two and one-half story, cross gambrel roofed, L-plan, wood framed house, executed through an eclectic mix of Colonial Revival and Shingle Style architectural detailing. Designed by noted Rutland architect Arthur Smith, the building is distinguished by a recessed porch that wraps the two most prominent elevations and an array of carefully arranged Palladian, tripartite, and round windows. The one and one half story gambrel roof which caps the first story and shelters the porch is supported on two elevations by Doric columns set on stone bases in combination with large randomly course, rough-faced stone piers. Less than two miles from the city of Rutland's commercial center, the building is part a historic neighborhood of larger, well maintained period revival homes built in the late 19<sup>th</sup> and early 20<sup>th</sup> century on generous building lots on Grove Street and the surrounding side streets. Since 1977 the building has been used as multi-unit housing and is well maintained. The addition in 1977 of a three story elevator and stair tower to the building's rear elevation, though not original to the design is not visible from the primary approach, is overall sympathetic while clearly representing its own time and is in keeping with the Secretary of the Interior's Standards for Rehabilitation. Alterations have also been made to the interiors of the main house's upper floors, the carriage house and the garden house in order to accommodate single occupancy dwelling units. Despite these alterations the building retains its historic integrity in terms of location, design, setting, materials, workmanship, feeling, and association.

### Description:

#### **Setting:**

Rutland City is located in the southwestern part of the State of Vermont. With a population of slightly more than 17,000, the city is Vermont's second largest and third oldest. Incorporated in 1892, Rutland City was the major commercial urban center in southern Vermont from the mid 19<sup>th</sup> century to the present day. The importance of the city began to emerge in the 1830's when solid marble deposits were discovered and was further galvanized in the 1850's with the arrival of the railroad, which provided the marble industry with access greater markets.

Linden Terrace is set deep within the large corner lot created at Linden and Grove Street on a slight bluff facing east. A row of trees separates the home from its neighbor to the north and the lot extends to meet Holly Street to the west and Linden Street to the south. Constructed at the same time and with similar architectural styling as the main house are a large former carriage

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## National Register of Historic Places Continuation Sheet

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Linden Terrace  
Rutland, Rutland County, VT

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barn with attached greenhouse and small garden house, which occupy the northwest corner of the lot along Holly Street.

### **Exterior:**

Linden Terrace rises from a foundation of randomly coursed rusticated marble bound with cleanly tooled grey tinted mortar and is sheathed in painted wooden shingles, the bottom course of which displays decorative scroll work. Historically vehicle traffic (either horse and buggy or early automobile) would arrive at the building from the south driveway via Linden Street and could exit their transport under the shelter of a projecting porte-cochere. This flat roof structure is supported on four corners by groups of three turned Doric columns which rise from granite capped rusticated marble bases. Wide brackets, which cantilever out from the tops of the grouped columns, support the porte-cochere's projecting cornice. The east side of the porte-cochere is attached to the south west corner of the building's main block where the first floor recessed porch begins and extends out from beneath the floors above to form a patio wrapped in balustrades before turning to corner to the east elevation. The fenestration of the south elevation's first floor within the recessed porch consists of three bays: two, fourteen light French doors flanking a bay window containing three, twelve-over-one, double hung sash. Windows and doors alike are trimmed with elegant built-up moldings having mitered upper corners, which is found across the building's exterior with the exception of a few more stylized examples.

The second story gable end of this elevation is similar in its symmetry though not in window composition. A small, nearly square eighteen-over-one double hung sash flanked on either side by tripartite windows occupies the center bay of this story. These flanking bays are filled with a large central eighteen-over-one double hung sash set within two narrow nine-over-one double hung sash. Above this story the gambrel roof narrows further, creating a half story. Lighting this story is an eighteen-over-one double hung sash similar to the nearly square one found directly below it. This window received much more embellishment than its lower counterpart, having a heavier, deeper sill and trimmed with flat Doric pilasters, which support a fanlight, capped with a scrolling wooden keystone. Widely spaced to either side of this elaborate window are two six-over-one double hung sash. At the gable peak a small four-pane round window lights the attic space within. This round window is trimmed with built-up moldings and cross banding. Above this window the gable soffit projects slightly and is trimmed with similar built-up moldings before a metal drip edge with the slate roof above.

The broad east facing eave elevation displays some of the most elaborate and varied fenestration to be found at Linden Terrace. Rusticated marble piers similar to those described on the south



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Linden Terrace  
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elevation support the corners of the second floor eave and projecting cross gambrel on this elevation. Within these larger stone piers are evenly spaced Doric columns. Modillions project where these piers and columns meet the deep soffit of the roof above and serve as visual continuations of the boxed beams that run between each support and from the supports to the wall. A stairway slightly south of the elevation's center point provides access the recessed porch. This elevation also displays the fine slate work found on all faces of the main house's roof. Relying not on fanciful pattern work but instead on the simple elegance of the stone itself, the roof presents a random polychrome surface with large slates in simple overlapping assembly. Valleys, chimneys and windows are flashed with lead, which is also employed for drip edges.

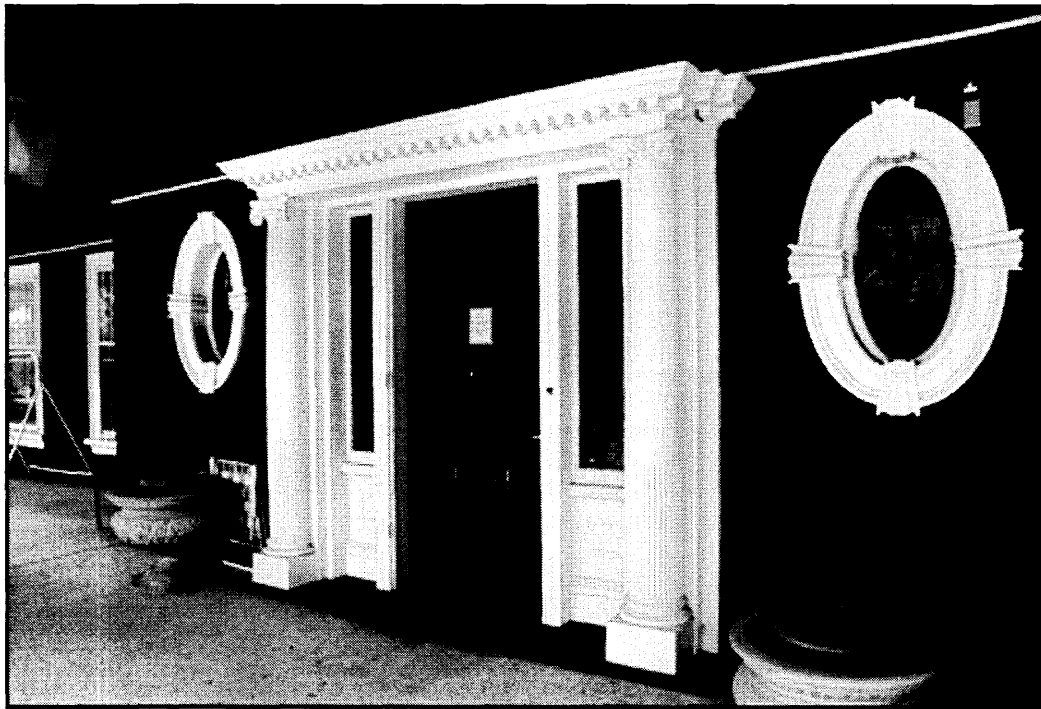
Beginning at the south end, within the first floor recessed porch, are two eighteen-over-one double hung sash. To the north of these windows the wall plane shifts to follow the projection of the cross gambrel. The south end of this projection is occupied by the building's formal entrance followed by a further projecting multi-window bay before the transverse gambrel ends, returning to meet the main block. The main entrance consists of a stone threshold and heavy wooden entry door lit by a single pane of large, vertically aligned beveled glass framed with egg and dart molding. Flanking the door are leaded glass sidelights atop small recessed panel spandrels, which are then flanked with ionic pilasters. Rising from plinth blocks these pilaster have fluted bases and support a lintel capped by a built-up cornice. Separated from the lintel and supported by diminutive modillions, this cornice is trimmed with a simple ogee molding. The final feature of this grand entrance is symmetrical placement of oblong elliptical windows with leaded glass in round and oval geometric patterns trimmed with built-up molding and banding. To the north of this elaborate entranceway a large, nearly round projecting bay is made up of five, fifteen-over-one sash separated by mullions followed by a fourteen light French door which offers a direct entrance to the rooms within. A round projecting assembly of paired vertical windows takes up the final bay of the east elevation's recessed first floor. Of the five sets making up this bay, three are movable casements, two are permanently fixed and all are capped with leaded glass transom lights bearing a red crest set within their centers. The porch opens at this north end to stairs that meet grade.

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Linden Terrace  
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Formal Entrance, east elevation, *Linden Terrace*

The second story of the east elevation displays a unique fenestration along both the broad planes of the gambrel roof and on the face of the projecting cross gambrel. Beginning on the roof plane, just south of the projecting gable an arrangement of dormers provide light to both the second floor and the half floor above. The southernmost of which consists of a large gable roofed dormer with cornice returns, sheathed in shingles and lit by a tripartite window composed of an eighteen-over-one double hung sash flanked by nine-over-one double hung sash. Above this window and near the peak of the dormer's gable a single four pane round window with trim and banding provides additional fenestration. Between this gable-roofed dormer and the projecting cross gambrel is a much simpler shed roofed dormer of paired twelve-over-one double hung sash. Above this shed-roofed dormer, lighting the remaining half floor is a second shed-roofed dormer. This projection is trimmed at the roofline with built-up ogee molding and contains three vertical casement windows, separated from each other by vertical runs of shingles. The

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projecting face of the cross gambrel roof displays a greater level of symmetry than the dormers that come before it. The second floor fenestration is made up a center bay with a small, nearly square eighteen-over-one double hung sash flanked to the north and south by larger tripartite windows. These tripartite windows consist of a large eighteen-over-one double hung sash set between narrow nine-over-one double hung sash. A lintel with ogee molding projects out from above this three-part window.

The half story above this floor is light on the cross gambrel by perhaps the most heavily embellished window assembly at Linden Terrace. Flanked on either side by small six-over-one double hung sash, the center bay of this half story is occupied by a grand Palladian window. At this classic window's center is an eighteen-over-one double hung sash is separated from the flanking narrow six-over-six sash by fluted flat pilasters capped with capital moldings and turned rosette blocks. Resting on a projecting sill and carried below the sill by flat plinth blocks, these pilasters are repeated on the outside edge of the narrow six-over-six windows and rise to support a projecting ogee molded cornice. Above the central eighteen-over-one sash, making up the final part of the Palladian window assembly, is a fanlight window with delicately radiating panes of glass, trimmed with built-up moldings and capped with a deeply carved corbel. Above this Palladian window, lighting the small attic space is a four light round window, similar to that found in the gable peak of the south elevation.

Flanking the cross gambrel to the north, on the second floor of the broad eave of the main block is a two bay shed roofed dormer of eighteen-over-one double hung sash. Situated directly above this is a smaller and simpler shed roofed dormer consisting of three, single pane vertical casement windows.

The north gable elevation of Linden Terrace presents a similar façade as is found on the opposite gable. The east end of this elevation is lit by an eighteen-over-one, double hung sash before the wall plane is broken up by shallowly projecting end chimney, its red-tinted mortar and brickwork hidden behind the shingles on the all but the first floor. The west end of the north elevation contains a similar eighteen-over-one sash followed by a fifteen-over-one sash at the end of the building's main block. The second story of the gable contains a pair of tripartite windows, one slightly smaller than the other. The diminished, east tripartite window is composed of a twelve-over-one double hung sash flanked by six-over-one double hung sash. The larger west end window is made up of an eighteen-over-one double hung sash flanked by nine-over-one double hung sash. Making up the upper half-floor are two, ten-over-one double hung sash. Separating these sash is a diamond shaped pattern in the shingle work, above which two small rounded-arch

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vents provide air to the attic space within. A chimney extends above the roof's peak, set back slightly from the gable end.

The north elevation is continued with the extension to the west of the short leg of the L-plan. Recessing inward slightly from the wall plane of the main block's north gable, this two and one half story gambrel roofed L extends two bays on its north eave elevation. The first floor of the L is lit on the north end by a projecting bay containing a fifteen-over-one double hung sash. The second story, contained within the slate clad lower plane of the gambrel roof presents two pedimented gable roofed dormers each with a single fifteen-over-one sash. Where the upper plane of the L's gambrel roof meets the upper plane of the main block's roof, a broad brick chimney extends upward to crest the main roof's peak.

The west facing elevation of the L contains this extension's main entrance, protected by a flat roofed porch, which is wrapped with a simple balustrade and supported by latticed supports. Within the porch the entrance door is flanked by fifteen-over-one double hung sash. The story above the porch is lit with similar fifteen-over-one sash, above which a smaller ten-over-one sash occupies the half-floor at the peak of the gambrel roof. On the ground level, adjacent to the north end of the porch, a covered stairway descends, providing basement access.

The first floor of the L's south eave elevation contains a fifteen-over-one sash before the wall plane recedes, creating a recessed entrance where the L meets the main block. Within this recessed entrance a fifteen-over-one sash occupies the L's south-facing wall, while the actual entrance itself is located on the west-facing wall of main block. The entrance is flanked by eighteen pane sidelights and covered with a wooden screen door. The second floor of this elevation mirrors the fenestration found on the lower gambrel plane of the north elevation: paired gable roofed dormers lit by fifteen-over-one double hung sash. Above these roof dormers a shed-roofed dormer extends from the roof's peak to slightly below the edge of the gambrel's upper plane and contains two, nearly square, casement windows.

Returning to the building's main block, the west elevation contains another great variety of window assemblies and dormer arrangements, as well as a slightly projecting cross gable and the added stair and elevator tower. The first floor fenestration, beginning at the L's recessed entrance consists of a paired twelve-over-one double hung sash. An adjacent bay appears to have been filled in and shingled over at some point. From this filled in bay the wall projects slightly as transversing pedimented gable begins. This projection's first floor contains a paired vertical

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casement window, each casement consisting eight panes. After this casement light, the addition of the stair and elevator tower makes it connection to the main block via hyphen connector.

The transition from the main block to stair and elevator tower is marked by a thin hyphen. The line between old and new is made clear by the use of this device, which extends to the west to meet the three story, shingle-clad, slate capped gable roofed tower. Each of the floor's landings within the tower is marked by the presence of a single one-over-one double hung sash at the south end of the tower's west elevation. The south elevation of the tower contains an attached two-story stair tower. The west elevation of the stair tower contains a modern entrance door, sheltered by a small shed roof, which is attached to the adjacent elevator tower. The south elevation of the stair tower is lit by a small, nearly square casement window on each of the two floors, and a one-over-one double hung sash on the west elevation of the second floor. The shed roof of the stair tower meets the taller elevator tower at the second floor, just below a small casement window, which lights the taller tower's third floor.

The first floor of the main block continues after the projection of the stair and elevator tower with two eighteen-over-one double hung sash making up the last bays of the west elevation's south end. The second story's fenestration begins at the north end with a shed roofed dormer projecting from the lower plane of the gambrel roof. This dormer contains paired twelve-over-one double hung sash and a single ten-over-one double hung sash. This dormer meets the projecting transverse gable, which contains a corbel, capped and fan lighted twelve-over-one double hung sash. Flanked by fluted flat pilasters from which rises the trim of the fanlight, this sash is capped by the projecting sill of the fanlight. This window assembly is mirrored by a similarly trimmed window to the south, but which is obscured from view on the exterior by the addition of the stair and elevator tower. The second story's fenestration continues after this tower with paired fifteen-over-one double hung sash contained within a shed-roofed dormer.

The final half story of the west elevation consists of the peak of the projecting transverse pedimented gable, which is flanked on the upper plane of the main block's gambrel roof by long shed-roofed dormers. These dormers each contain a set of three paired, eight pane, casement windows. The peak of the transverse gable contains a single diminutive one-over-one sash on the north half of the gable. A similar window was most likely removed from the gable's south half when the stair and elevator tower were added.

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### Interior:

The first floor of the building's interior retains much of its original fabric and layout, with the upper floor and a half having largely been adapted to serve as dwelling units. Entering from the east elevation's main entrance, a small vestibule with a mosaic tiled floor opens to a grand entrance room. The formal staircase consists of thin turned balusters and deeply carved handrails whose newel posts are topped with urns and finials. Beginning on the south wall and ascending to a landing along the west wall with a shallowly projecting curved balcony supported by scroll carved flat brackets, the staircase provides a centerpiece for this classic entrance hall. The landing is lit by recessed, paired windows with paneled window seats, capped with fanlights and continues to a short flight on stairs on the north wall, which finally lead to the second floor. A massive chandelier suspends from the center of this entrance hall.

Beneath the landing and projecting balcony is a fireplace with tiled surround and hearth. The fireplace's mantel echoes the embellishment found on the main entrance. This mantel is supported by four corbels above which four miniature Ionic columns with fluted bases carry a cornice consisting of ogee molding and modillions. Beveled edge mirrors separate the columns and egg and dart molding trim the tiled surround. Adjacent to the fireplace a small inglenook occupies the north wall of the space beneath the balcony and is separated from the entrance hall by a half wall with balusters rising to meet a box beam. The south wall of this space beneath the balcony has been adapted to serve as the primary entrance and lobby area accessed by the ground level entrance door at the base of the west elevation's attached stair tower. The walls of the entrance hall are partially paneled from the floor to a chair rail and contain recessed panels with chamfered edges and base board molding.

A double doorway at the south wall, before the stairs begin, leads to a large sitting room containing a fireplace of quarter-sawn oak which projects from the north wall. Large floor to ceiling Ionic columns frame the brick hearth. Rising from plinth block, their fluted bases taper gracefully to just below the room's ceiling, where they support a projecting cornice with modillions. Egg and dart molding trims the brick surround above which the shallowly projecting mantle is supported by small carved end brackets. Between these two brackets, centered beneath the mantle, an applied, carved shield bears the letter "V". Apparently in recognition of the Vaughan family name, this letter shield is further embellished with delicately carved and applied wooden ribbon. Between the mantle and the cornice, egg and dart molding frame two end panels distinguished by a thin architrave. The large space between these panels is left open, presumably

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to accommodate a painting or portrait. The sitting room is further embellished with boxed beams with beaded detailing running perpendicularly between the north and south walls. From this room two sets of French doors open to the recessed porch on the south elevation.

Returning to the entrance hall, a double door on the north wall provides access to what served as a formal dining area, kitchen, and additional parlor. Through the entrance hall's double door a short hallway leads to a small sitting room or study and a bathroom before opening up to a large formal dining area which includes the round projecting bay of five paired casement windows described earlier. Wall paneling lines the room beginning at a baseboard molding and capped with a projecting chair rail. The dining room contains a large fireplace with a wide hearth fitted with an ogee carved red-marble surround. Ionic columns bearing the distinctive fluted bases that are found throughout the building's interior and exterior frame the red marble. The columns rise from plinth blocks to meet a paneled entablature that supports a projecting mantle with a curved front edge. Above the mantle flat Ionic pilasters frame a large beveled edge mirror and support a projecting cornice with modillions.

A built in server and china cabinet occupies the west wall of the dining room. This elaborate and embellished server consists of three recessed arches beginning above the room's wall paneling and chair rail. These arches are supported by Ionic columns with fluted bases and capped at their peaks by corbelled keystones. The larger central recessed arch contains a deep wooden counter leading to a beveled edge mirror that covers its back wall. Flanking this central arch are two slightly smaller recessed arches covered by glass doors creating elegant cabinets. Silver plated wall sconces fitted with decorative candle light bulbs occupy each side of this built in server.

To the north of the server a swinging twenty-four light door leads to a kitchen area. The kitchen retains much of its original material with varnished Douglas fir cabinets with brass hardware and a large metal double basin sink with tall drain stoppers.

The upper one and one half floors were converted to modern dwelling units in 1977 and are appointed with materials, finishes and appliances from that period.

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Linden Terrace  
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### Auxiliary Buildings:

The two additional buildings support the operations of the main house at Linden Terrace, both built in the similar shingle style and with similar materials and themes. To the west a large gambrel roofed, shingle sided, rectangular carriage barn rises from a rusticated stone foundation, its gable running north to south and capped with a cupola. The base of the asphalt shingle covered gambrel roof projects out over the first floor, echoing to a diminished degree the recessed porch on the main house. The two-story carriage barn can be approached either via Holly Street from the west or from Linden Street via the main house's porte-cochere and circular drive. Directly south of the carriage barn a small shingle sided gambrel roofed, single room cottage served as the garden house for an earlier attached green house.

### **A. Carriage Barn**

The east eave elevation of the carriage barn's first floor contains a combination of original fenestration and windows and doors added when the building was converted to multiple dwelling units. The south end of the east elevation contains two, four-over-two double hung sash, which appears to be a feature added after the date of original construction. South of this two eight-over-two double hung sash flank a modern glass entrance door accessed by a concrete ramp with a handrail. A third eight-over-two sash, a second glass entrance door, a six panel wooden door, and two large modern overhead garage doors make up the remaining features on this floor. At the second floor a gable-roofed wall dormer near the south third of the asphalt clad roof is flanked by shed-roofed dormers, which nearly run the full length of this lower plane of the gambrel roof. The south end of the shed dormer is lit by three eight-over-two double-hung sash. Above and between these windows and the gable-roofed dormer, a tall brick chimney rises above the roofline. The gable-roofed dormer is lit by an off center eight-over-two double hung sash and displays a diamond pattern in the shingle work near its peak. The remaining two thirds of the shed dormer's north end contains two unevenly spaced eight-over-two double hung sash, a paired eight-over-two sash and finally a single eight-over-two sash. At the peak of the carriage barn, in line with the gable-roofed dormer, a tall louvered, eight-sided cupola with an eight-sided concave asphalt shingled roof rises to a copper finial.

Turning to the north gable elevation, the first floor contains three, eight-over-two double hung sash before the gambrel roof projects to mark the second floor, which is lit by two narrow one-over-one double hung sash. Above the second floor a double wooden loading door, each door lit by four fixed panes, provided access for hay and grain storage. At the peak of the roof, above



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the loading doors, a hoist beam projects out from the wall plane creating a place for attaching a block and tackle or other lifting mechanism.

The west eave elevation of the carriage barn contains fenestration similar to that found on the east elevation. The north end of the first floor presents two large overhead garage doors followed to the south by an eight-over-two double hung sash, a recessed entrance door, a small four-over-two double hung sash and two paired, eight-over-two double hung sash which flank a former entranceway which is now shingled over. The second floor of the west elevation is a near mirror of that found on the east elevation. A shed-roofed dormer broken up at the southern end by a taller gable roof wall dormer contains nine unevenly spaced eight-over-two double-hung sash.

The first floor of the south gable elevation is covered by large metal-framed shed roofed greenhouse, which sits atop a rusticated stone foundation. Above the first floor two four-over-one double hung sash light the second floor.

With the exception of the carriage storage area accessed by the overhead garage door on the north end of the building, the carriage barns interior has been adapted to serve as housing. The carriage storage area's interior is lined with vertical beaded board tongue and groove paneling and retains its large open floor plane.

### **B. Garden House**

Less than thirty feet to the south of the carriage barn sits a small, single story garden house sheathed in wood shingles, which has been converted to a rental cottage. Rising from a rusticated stone foundation, a short knee wall supports the asphalt shingle clad gambrel roof, which contains most of the first floor and a small sleeping loft above. A brick chimney rises above the roof's peak at the east end. The west gable elevation of the shed contains a twelve light wooden entrance door flanked by four-over-one, fixed sidelights. The corners of the wall are bound by cornice returns and the peak of the gable is lit by a four pane round window trimmed with built up moldings and banding. Both the north and south elevations consist of paired four-over-one double hung sash set within a shed roof dormer. Fire insurance maps from the era of original construction depict a greenhouse as being attached to the south elevation of the garden shed. As described previously, a greenhouse is attached to the south elevation of the carriage barn and may have been moved from the garden shed to its present location as some point. Currently the east elevation of the garden shed contains a small-paired six pane vertical casement window on

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its first floor and a replacement one-over-one double hung sash lighting the sleeping loft near the roof's peak.

The interior of the garden house has been adapted to serve as a small rental cottage.

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### Statement of Significance

Linden Terrace at 191 Grove Street, Rutland, Rutland County, Vermont, is a distinctive, gambrel roof Shingle style-Colonial Revival style summer mansion built in 1912 for Herman Vaughan, a director of the Hollingsworth and Whitney Paper Company in New York. This large house with similarly styled carriage barn and associated garden house was designed by Rutland architect, Arthur H. Smith. Initially constructed as a summer home, Linden Terrace would eventually become Vaughan's permanent residence. Extremely active during his retirement, Vaughan played an important role in social, business and political affairs in both Rutland and the state at large. A product of the enormous wealth generated during the prosperous years of the late Victorian period, large, extravagant summer residences sprang up across the state, of which Linden Terrace is a prime surviving example. The property is listed in the Vermont Historic Sites and Structures Survey, and survives today much as it was when constructed. The property meets National Register criteria A and C for its architectural merit as a fine Colonial Revival-Shingle style summer mansion, and for the story it tells about the prosperous business class that chose to reside in Vermont during the early years of the 20<sup>th</sup> century.

Under Criterion A, the impressive mansion continues to reflect its historic period of significance (1912-1957) when it was a single family dwelling, originally the home of Hollingsworth and Whitney Paper Company director Herman W. Vaughan. The large-scale, varied massing and Shingle and Colonial Revival Style detailing are typical characteristics of homes built for the wealthy during the early 20<sup>th</sup> century as seasonal residences.

Herman William Vaughan was born in Fort Ann, New York on September 17, 1857. At the age of 15, Vaughan left home and moved to Rutland, Vermont, where he spent four years as a clerk at A. C. Bates & Son hardware store. At age 19 he moved again, this time to Boston where he took a job in the main office of the Hollingsworth and Whitney Paper Company. After four years in Boston, Vaughan moved to New York in 1881 to work in the company's Manhattan office. Rising quickly through the company's ranks, by 1892 he had become manager of Hollingsworth and Whitney's New York office. Vaughan resided in Brooklyn during this time and was very active in New York social circles. He was a trustee of the Tompkins Avenue Congregational Church of Brooklyn, a member of the Sons of the American Revolution, and a member of the Empire State Society among others.

In Rutland on November 12, 1884, Vaughan married Mary Elizabeth Fox, of Rutland. They had two daughters, Mattie F. Vaughan, born in 1887, and Wilmah Vaughan, born in 1889. Possibly

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as a way for his wife and children to be close to their relatives in Vermont, Vaughan had Linden Terrace constructed in 1912 as his summer home. He was 55 years of age. While the home would remain Vaughan's summer residence until his retirement from Hollingsworth and Whitney in 1920, census records show his wife and children residing there year round.

Returning to Rutland in 1920 as a permanent resident, Vaughan was active in local business and civic affairs. He founded the Rutland Sash and Door Company in 1922, and was associated with that firm for many years. He served as president of the Rutland Chamber of Commerce, and was a director of the Vermont Chamber of Commerce for two years. He served as a member of the Lake Champlain Bridge commission, as governor of the Green Mountain Council, Boy Scouts of America, and as president of the Vermont Symphony and the Green Mountain Chorus. He was a close friend of Paul P. Harris, founder of Rotary International, and served as a prominent member of that organization. He was, as the Rutland Herald described him in his obituary, "one of Rutland's 'Grand Old Men.'" Mary, like her husband, was active in church and benevolent work in Rutland. She died on April 6, 1932 after a long illness. Herman died on August 15, 1950 at the age of 92. Coming inside after a morning's work in his garden, Vaughan suffered a dizzy spell while climbing the back stairs to his home, fell, and struck his head causing a cerebral hemorrhage that would kill him within two hours.

Herman Vaughan's story, while unique, is one that is not uncommon to more rural areas of the Northeast. Many wealthy industrialists whom had earned great profits in major regional cities such as New York, Boston and Hartford during the economic explosion of the late 1800s and early 1900s, wanted an escape from the crowding and confinement of urban life. During this period large, extravagant mansions built in the popular architectural styles of the period, including Shingle, Colonial Revival and Classical Revival, sprang up around smaller cities in rural New England. Other regional examples listed in the National Register include; The Arches, Brandon, Rutland County, Vermont, a large Georgian Revival summer home built in 1909 for Albert G. Farr, a banker in Chicago; and Hildene, Manchester, Bennington County, Vermont, another grand Georgian Revival mansion built in 1905 for Robert Todd Lincoln, President and Chairman of the Pullman Palace Car Company. As it is in the case of Herman Vaughan, many of these industrialists chose to retire to their summer homes, and with them brought their family, money, energy and skills to their chosen destination, enriching civic, social and business life wherever they went. The mark of these men live on in their monumental homes, such as Linden Terrace.

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One interesting side note of Linden Terrace's place in history, is its role in Vermont's first feature film, "A Vermont Romance." Produced in 1916 by the newspaper *Vermont Advance*, a publication of the Bull Moose political party, an early scene in the film depicts a wide three-quarter shot of the east and north elevation of Linden Terrace. Another scene centers around a tea party that was filmed on the building's recessed porch. The scene ends with the actors climbing into a Model-T Ford that pulled into the building's porte cochere offering views of the carriage barn, green house and gardener's shed beyond. Widely considered by film historians to be the first feature film shot in Vermont, a copy of the original film is housed in the archives of Northeast Historic Film in Bucksport, Maine and has been fully restored.

Under Criterion C, Linden Terrace remains as an outstanding example of the architecture and house design of Arthur Smith, who is acclaimed also for his highly significant commercial and public buildings in Vermont such as the Gryphon Buildings on West Street in Rutland, and the Vergennes City Hall. Under Criterion C, the distinctive features that embody the characteristics of seasonal homes of the wealthy remain well preserved on the exterior and many interior spaces, making this building an excellent example of Vermont architecture built in the Shingle-Colonial Revival style.

The exterior of the main house has been little altered since its construction, the most significant change being the addition of an elevator tower on the rear elevation not visible from the street. The ornate detailing and features that contribute to the building's architectural significance remain in tact, such as the distinctive recessed front porch with turned posts that spans the façade and wraps to the south side, the porte cochere, the Palladian windows and other window types with multi-pane upper sash, the slate roofing and wood shingle siding, the cross-gambrel massing, rusticated marble foundation, and corbelled brick chimneys. While much of the interior has been renovated for multi-family housing, the grandest areas of the house, including the entryway, ornate stair system and main first floor rooms retain their historic fabric. The similarly styled carriage barn and garden house set back on the property remain little altered. As a whole, the estate continues to reflect its original appearance and serves as an exquisite architectural example of Shingle-Colonial Revival style.

The architect responsible for Linden Terrace, Arthur H. Smith, was born in London in 1869 and trained as an architect at the University of Edinburgh, Scotland. He immigrated to the United States in 1889, arriving in New York on November 4 after taking the steamer "Etruria" from England. He had a wife Mary, who was from Scotland. Smith arrived in Rutland around 1892.

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He worked as an architect out of the Gryphon Building in Rutland, and later was a partner in his own firm Chappell and Smith, architects and engineers.

In 1896 Smith designed his home at 72 Crescent Street and one at 74 Crescent for his friend, express manager James Walker. These houses with half-timbered second stories, flared eaves, and an overall picturesque look, are early examples of the Tudor Revival style and indicate Smith's accomplishment as an architect. Two important commercial buildings in Rutland designed by Smith are the Gryphon and New Gryphon buildings, standing side-by-side on West Street. The Gryphon, built c. 1906, is 3 stories high, with oriel windows across the upper floors, and is linked to the 5 story New Gryphon, c. 1914, with large Chicago windows, by a pressed metal cornice running above the first floors of both buildings. One year after he designed the magnificent Colonial Revival style house for Vaughan, Smith designed another shingle-sided house, this time for lawyer E. Fred Massey at 65 North Main Street. The Massey house is smaller but no less architecturally distinguished, with a fanlit entrance, Corinthian columned entry porch, fanlight in the central pediment, and modillion blocks under the eavesline of the hip roof.

Smith was one of Central Vermont's most skilled architects practicing during the early 20<sup>th</sup> century, and Linden Terrace survives as one of his grandest architectural accomplishments.

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### Geographical Data

#### Verbal Boundary Description

Beginning at the northwest corner of the intersection of Grove and Linden Streets, proceed west along the northern edge of Linden Street to the northeastern corner of the intersection between Linden and Holly Streets. Then proceed north along the eastern edge of Holly Street to an east-west line of conifers past the northern edge of the carriage barn. Then proceed east along the tree line to Grove Street, then south along the western edge of Grove Street back to the point of origin.

#### Boundary Justification

The boundary is the land historically associated with the building.



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### Photograph Information

Date taken: April 23, 2007

Photographer: Jackson Evans

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

#### Photograph #1

file name: VT\_RutlandCounty\_Linden1.tif

view: East facade, looking southwest from Grove Street

#### Photograph #2

file name: VT\_RutlandCounty\_Linden2.tif

view: South and west elevations and porte cohere, looking northeast

#### Photograph #3

file name: VT\_RutlandCounty\_Linden3.tif

view: West and north elevations, looking southeast

#### Photograph #4

file name: VT\_RutlandCounty\_Linden4.tif

view: Gardener's Cottage and carriage barn, looking northwest

#### Photograph #5

file name: VT\_RutlandCounty\_Linden5.tif

view: Main staircase and vestibule

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 99 photo ink cartridges.

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

HOLLY STREET

LINDEN STREET

LINDEN STREET

GROVE STREET

GARDEN HOUSE

CARRIAGE BARN

MAIN HOUSE

PARKING LOT

LINDEN TERRACE, Rutland, VT

SKETCH MAP

--- Property Boundary

▣ Contributing Building

= Traffic Corridor

Map to Scale

N →

