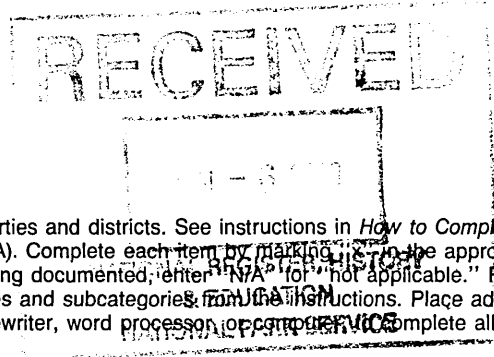


United States Department of the Interior
National Park Service

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 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 Lakeview Inn

other names/site number Lake View House, The Lakeview

2. Location

street & number 295 Breezy Avenue not for publication

city or town Greensboro vicinity

state Vermont code VT county Orleans code 019 zip code 05841

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.)

Elsa Albertson, National Register Specialist December 30, 1999
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
State of 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

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.
- removed from the National Register.
- other, (explain): _____

Robert A. Beall 2/4/00
Signature of the Keeper Date of Action

Lakeview Inn
Name of Property

Orleans County, VT
County and State

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
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2		Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/hotel

Current Functions
(Enter categories from instructions)

Domestic/hotel

7. Description

Architectural Classification
(Enter categories from instructions)

No style

Materials
(Enter categories from instructions)

foundation stone

walls wood

roof metal

other wood

Narrative Description

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

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Lakeview Inn
Greensboro, Orleans County, VT

DESCRIPTION

The Lakeview Inn, begun in 1872 and added to over the period of significance, commands a magnificent view of Caspian Lake and the mountains to the west from its location on the east side of Main Street (Town Highway #2) in Greensboro, Vermont. Situated at the southern end of the village, the inn retains its integrity of location and setting at the edge of a mix of historic commercial, public, and residential structures. Serving in its heyday as a thriving boarding house for the unique clientele comprising the Caspian Lake summer colony, the flow of architectural styles from vernacular Italianate through Colonial Revival are preserved, as necessary adaptations were made to the structure to meet the needs of area tourists. A ten-bay, wood garage was built in 1927 at the southeast rear of the property to accommodate the increasing numbers of tourist travelling by automobile. Additions and alterations made to the principal structure during the latter part of the 20th century are primarily at the rear and do not appreciably alter the historic integrity of the design, materials, workmanship, feeling and association.

1. Lakeview Inn, 1872, c.1887, alterations 1927 with later additions. Contributing.

The core of the rambling, wood inn is a central, 1-1/2 story, west-facing gable front house with a polygonal bay window and southern ell built in 1872. About 1887 the ell was enlarged to two stories and used to connect the original house with a 2 1/2 story gable front addition also facing west. Small additions were added to the rear of the main block and ell early in the 20th century. A 2 story, shed-roofed wing was added c.1950 to the east rear of the 2-1/2 story, gable front addition. About 1965 another one story shed-roofed addition was added to the rear of the inn. Overall the front facade is unified by a Colonial Revival style veranda embracing the ells and additions on each side of the projecting original block.

The inn rests partially on a cut granite, fieldstone, and brick foundation located under the original core of the building. This portion has been reinforced over the years by concrete. The south wing and rear annexes rest on piers. Siding is clapboard and the roof is covered primarily with sheet metal and some asphalt. A non-original brick chimney stack rises from the rear slope of the north wing; the original was located on the north slope of the roof of the 1872 original block. A chimney was formerly located in the south ell when it had a lower gable roof, as seen in historic photographs.

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Section number 7 Page 2

Lakeview Inn
Greensboro, Orleans County, VT

The facades of the various additions and main block are articulated symmetrically with narrow corner pilasters having decorative battens, a box cornice, and complete eaves and raking entablatures with gable returns. The entablature on the south addition differs from that on the original block in having base and crown moldings.

Some window and door lintels are peaked and all have plain trim with narrow cap moldings. Doors are early 20th century with rectangular lights over molded lower panels. Sash in the historic portions of the inn is original 2/2 with generally plain, peaked lintels. Paired fenestration and 1/1 sash with molded cap moldings on the west front of the south addition date from an alteration of the 1920s. The gable front of the original main block features a polygonal bay window with a standard size 2/2 sash flanked by narrow 1/1 sash on the front and slightly wider 1/1 sash on the sides. A widely projecting flat roof shelters a complete entablature over the fenestration of the bay and paneled lower panels. Large picture windows added c.1950 to the west front facade of the north ell and the east rear of the south ell replace double hung windows with 2/2 sash and peaked lintels. Two small, rectangular windows on the south facade of the south wing mark locations of baths and are not original. Twin gable dormers light the third floor of the south addition.

The 1 story veranda, remodeled c.1926, features Tuscan columns on a flared, shingled half-wall with a lattice skirt, wide apron rail, and porch frieze having base and crown moldings. The ceiling is sheathed with tongue and groove, beaded match boarding. The shingled wall is sheathed with match boarding on the interior below the apron rail.

The Lakeview Inn underwent several architectural transitions of its facade during the period of significance. A view of the Lakeview c.1915 shows the original 1-1/2 story, south ell with a gable roof and twin gable dormers recessed from the front plane established by the gable front portions. This configuration conforms to the foundation construction and suggests that this may have been the kitchen wing of the W. W. Goss residence that later became the Lakeview Inn and boarding house. The porch curves around the facade and has a low balustrade with heavy, turned balusters rather than a shingled half wall. A later photograph of c.1927 shows the present porch and remodeled south ell, with the porch on the north ell remaining in the Victorian Italianate style of the original main block. The principal entrance in the c.1887 addition is Italianate in style, with twin vertical lights. A photograph taken c.1938 reveals the alterations to the north porch have been completed and that fenestration on the south eaves side of the c.1887 addition is of equal size.

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Continuation SheetSection number 7 Page 3 Lakeview Inn
Greensboro, Orleans County, VT

The interior of the building has an irregular floor plan, due to the many additions over time. The interior of the 1872 main block reveals plain trim with peaked lintels over windows and doors. The rear wall of the front parlor, which has the bay window, has had an original pass-sized door with its peaked lintel covered over. The kitchen at the rear of the plan has altered the original layout. The primary decorative focus in this oldest portion of the inn is the turned Italianate stairway newel post. It has a turned, urn-shaped shaft with a turned cap and polygonal base.

The c.1887 south addition has a similar, heavy, turned newel post enhancing the straight run stairway with turned balusters grouped on each step supporting a molded handrail. Doors to chambers in this south portion are original with four panels and decorative metal knobs and are set under peaked lintels. Each room has a small period sink. The rear annex projecting to the east was added c.1950 and features period bathrooms.

The connecting south ell is occupied on the first floor with a large dining room, which, judging from the stylistic elements, was remodeled in the mid-1920s when the veranda was enlarged. The ceiling has intersecting beams detailed with boxed moldings; the ceiling itself is covered with beaded, tongue and groove match board. Twin, multi-light doors provide access to the center portion of the original block where the kitchen utilized by the owners is located. The match board wainscoting is set off by a molded chair rail and plain baseboard. The chambers on the second floor of the south ell feature two-panel doors and transom lights characteristic of c.1925 renovations. Two of the former rooms at the northeast rear have been made into one larger sitting room and a picture window has replaced older fenestration. The large restaurant kitchen is located in the newer, east rear annex. Historic photographs from c.1915 reveal there was an earlier building on the site of the annex.

1a. Lakeview Inn Garage, 1927. Contributing.

The 1 story, 10 bay garage has a sheet metal gable roof and novelty siding. It was constructed by owner Bennett in 1927. The garage, built with a balloon frame and square posts separating the bays, is open on the south eaves side. The two bays on the west end have been enclosed for storage space.

Lakeview Inn
Name of Property

Orleans County, VT
County and State

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 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.

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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Entertainment/Recreation

Period of Significance

1872-1950

Significant Dates

1872

c.1887

c.1927

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

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

Name of repository:

Lakeview Inn
Name of Property

Orleans County, VT
County and State

10. Geographical Data

Acreage of Property ± 1.85

UTM References

(Place additional UTM references on a continuation sheet.)

1	118	714500	4938700
Zone	Easting	Northing	
2			

3			
Zone	Easting	Northing	
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 Deborah Noble, Principal

organization Deborah Noble Associates date October 5, 1996; updated 11/99

street & number PO Box 106 telephone (802) 695-2507

city or town Concord state VT zip code 05824

Additional Documentation

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 SHPO or FPO.)

name Breezy Ave. LLC, John Hunt

street & number Lakeview Inn, Box 180 telephone (802) 533-2291

city or town Greensboro state VT zip code 05841

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.

United States Department of the Interior
National Park Service**National Register of Historic Places
Continuation Sheet**Section number 8 Page 1 Lakeview Inn
Greensboro, Orleans County, VT**STATEMENT OF SIGNIFICANCE**

The Lakeview Inn, built in 1872 on Caspian Lake in Greensboro, Vermont, is significant as a good example of a wood-frame, Italianate/Colonial Revival style summer inn as it evolved during the 19th and 20th centuries to reflect the changing nature of tourism in Vermont. The progression from a small Italianate style rooming house attracting visitors by horse drawn carriage from trains at nearby East Hardwick to a large summer hotel with the advent of the automobile is reflected in the mix of architectural styles, unified by the impressive, wrap-around, Colonial Revival style veranda. The sprawling inn and multi-bay garage built in 1927 epitomize the public character and the important social function inns served in the economic and cultural development of villages in the state. The Lakeview Inn is associated with the development after 1880 of the "Lake Caspian Summer Colony," unique in Vermont for its concentration of professional educators, writers, artists, and musicians, many of whom made the Lakeview Inn their summer residence or dining room year after year. The Lakeview Inn retains the majority of its notable design qualities, continues to convey the spirit of the past through association, and preserves the integrity of the hotel as a significant public building in Greensboro village. Renovations accruing over the years reflect the continuing function of the building as an inn and the changing demands of its clientele for amenities as evolving during the period of significance.

During the early settlement years of Vermont towns when buildings were scarce, public hostelries and taverns fulfilled multiple functions. Aside from providing food and shelter to travelers and businessmen, taverns were also a place for local social, civic, and political gatherings before many other public buildings, such as stores, post offices, churches and town halls were constructed. Greensboro was established along the old military road through Hazen's Notch that later became a market route to Montreal. This road led travelling businessmen (known as "drummers") and the era's early tourists to the area. Caspian Lake, surrounded by the highest cultivated land in the state, was early known as Lake Beautiful. The 3,000 acre lake later became the major draw to tourism that transformed the hamlet of Greensboro from a manufacturing/agrarian village into the home of the most famous summer colony in the state (Stone, p.8.).

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Greensboro, Orleans County, VT

Tourism in Vermont during the early part of the 19th century was dependent upon stage roads and most taverns were located at important stage route junctions along the most passable roads. The cultural attitudes of society toward nature and travel played an important role in the types of accommodations that developed to meet the needs of travelers. During the first portion of the 19th century, the crowded, unhealthy conditions experienced or perceived by an increasingly urban populace led to a preoccupation with health. This concern was combined with the accompanying emphasis on the wildness of nature to draw a number of artists, scientists, and wealthy social elite who could justify a healthful retreat in the form of cures. In Vermont, a state which lacked the awesome, spectacular scenery of the rugged White Mountains of New Hampshire but rather had an agrarian, pastoral countryside, the emphasis was on health spas at mineral springs or on the three rugged, high elevations in the state: Mt. Mansfield, Camels Hump, and Jay Peak.

During this early period in Greensboro, the needs of travelers were met by a hotel formerly located on what is now the village green: the Caspian Lake House, as well as the earlier Stanley Tavern and Huntington's Tavern, later known as the old Stagehouse (Wriston, p.259). Greensboro was bypassed as a major destination for the wealthy tourist class of the period and continued to develop as most Vermont villages: a mixed agricultural/industrial hamlet harnessing the water power from the outlet of Caspian Lake for a number of mills.

As the mid-19th century approached, the necessity for the tavern building itself to house a multitude of differing activities diminished, and the hotel as presently understood became a specialized economic entity. Standards were generally high as increased publicity had acquainted the public with the merits of the best hotels of the country and personal experience of hostelry was increasing. The hotel clientele changed from the moneyed classes to a growing middle class with "leisure time" made possible by increased industrialization and worker efficiency. The notion of leisure time coincided with the opening up of the country by railroads in the mid-19th century, providing a cost effective means of mass transportation.

The new standards in lodging demanded the provision of more recreational activities as well as increased standards of comfort. The coming about 1870 of the St. Johnsbury and Lake Champlain Railroad to this area of northern Vermont and the increased access to far

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Greensboro, Orleans County, VT

away markets for agricultural and industrial products led to the commercial development of the Greensboro, increasing commercial and tourist visits alike. The railroad stop in East Hardwick, several miles south of Greensboro village and the later stop at Greensboro Bend, was a boon to business that was also promoted by the railroad company itself to increase ridership on its lines. Hotels in Vermont appealed to an increasing middle-class clientele by being homes away from home. These hotels often were large scale houses rendered more public by generous porches with pastoral scenic vistas and carriage houses expanded to liverys.

By 1859 Greensboro was well established on the southeast bank of Caspian Lake. The first wave of settlers from southern New England and New Hampshire had been joined c.1830 by a group of Scotch settlers. A Town House, Congregational and Scotch Presbyterian churches and parsonages, a school, a law office, a hotel and store joined about twenty dwellings and a starch factory, sash and blind factory, tannery, two saw mills, grist mill, blacksmith shop, harness shop, and wheelwright shop on the banks of Mill Brook (Wallings, 1859). From 1859-1875, J. O. Cutler and W. W. Goss, two men who later were involved in building the Lakeview, were involved in a business partnership in the carriage making business. It appears that J. O. Cutler purchased the half acre of land between John Pinney and A. Babcock and built the northern portion of the building that later became the Lakeview. In 1873 Cutler deeded half of the land and buildings to W. W. Goss. By 1875 the building footprint on the Beers Atlas attributed as W. W. Goss residence conforms to the early plan of the building evident from the surviving foundation layout.

During the last quarter of the 19th century and the beginning of the 20th century, railroad advertising indicates the change in the thrust of promotional campaigns aimed at increasing the tourist trade to Vermont. Finally accepting the characteristic landscape of the state as being pastoral, picturesque, wild yet domesticated as opposed to grand and awesome, railroads publicized a serene and restful landscape. In 1888 the State joined a number of contemporary media in publicizing abandoned farms and the cultivation of rural tastes as a source of mental and spiritual health (Rebek, p.8). The Lake View House was advertised by the Boston and Maine Railroad Guide in 1886, with Charles L. Conant as proprietor, and again in 1888 with J. A. Goss, proprietor (brother of W. W. Goss). The original small boarding house at the north portion of the existing plan was enlarged to the south probably in 1887 by W. W. Goss, owner, with the 2-1/2 story gable front addition and Colonial Revival porch (Grand Lists, 1887-88). This interim

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**National Register of Historic Places
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Lakeview Inn
Greensboro, Orleans County, VT

configuration of the Lakeview is evident in historic photographs from 1915, with the older northern portion of the inn retaining the earlier Italianate style porch and the original wing set back from the front plane of the gable front portions that it serves to join. The inn retained this configuration until the second quarter of the 20th century.

Country recreation and sport now included bicycling (wheeling), boating, and golf, and focused on the emerging enjoyment of fishing as a national pastime, as was also seen in the 1891 Vermont Board of Agriculture advertisement noted below:

[Fishermen and summer tourists] patronize the railroads, and cause better accommodations for everybody. They cause hotels to be built, and bring their families. They hire boats and guides, and patronize country stores. . . The farmer sells his chicken, eggs, butter, lambs, etc., and gets a better price at home than formerly at a distant and uncertain market. It is the fishermen, or summer tourist, who creates the demand (p. 61).

The Central Vermont Railroad promotional pamphlet assured rest and retirement to the angler and tourists seeking to escape the bustle and confusion of city life:

Excellent fishing, quiet, peaceful repose, delightful scenery, healthful food, bracing, stimulating air - in fact, every desideratum for a summer's vacation can be found along the line of this [Central Vermont] Railroad (p. 45).

In a similar vein, an August 18, 1915, advertisement for the Lakeview in the *St. Johnsbury Caledonian*, with Charles F. Richards, Proprietor, promoted the fact that the hotel was:

A real summer home with accommodations for 40. Good homelike food at the table. Near the golf Grounds. Magnificent view of the Lake and Mountains. Our best recommendation comes from the people who have lived with us. Engagements already being made for next season. Terms upon request.

Another brochure published in 1937 by R. J. and F. E. Bennett, proprietors of the Lakeview, recommends the nearby "Mountain View Club" with a fine 18-hole golf course, tennis court, and club house. Besides listing the Greensboro Bend railroad

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Lakeview Inn
Greensboro, Orleans County, VT

station, the amenities of the state within driving distance on the "hard surface roads" such as St. Johnsbury's Fairbanks Museum and Athenaeum, Montpelier's State House and Historical Society, lakes Memphremagog and Champlain, Mt. Mansfield, and the Long Trail, the following is also emphasized:

Bathing, boating and canoeing may be enjoyed from our private beach on the Lake. Fishing for Lake Trout, Salmon and Brook Trout abound here.

Vermont was finally coming into its own as a tourism destination, having been bypassed by New Hampshire and New York State as they developed as large resort areas in the late 19th century with grand hotels to accommodate large hoards of tourists as they flocked from trains. By the beginning of the 20th century in formal recognition of the importance of tourism to the state's economy, the Vermont legislature led the other states in the systematic advancement of the summer attractions of the state (Rebek, p. 26).

The difference between Vermont and the states that had seen a boom in the construction of large grand hotel resort complexes was that Vermont experienced a slow, steady increase of the more middle class tourist, rather than the wealthy patrons who flocked to the large hotels. This steady growth continued after 1915 when the widespread use of the automobile for personal travel changed the nature of the tourist trade in ways that were detrimental to the large grand hotels of the pervious era. Appealing to a continued middle class clientele, the wide accessibility of automobile travel led to a demand for economical, short term, overnight accommodations that a smaller inn could provide. This was in contrast to the expensive services provided by grand hotel resorts that depended on the captive consumer of the railroad-destination traveler.

Caspian Lake, Greensboro, differed in many ways from other areas of the state in that the unique "Summer Colony" that had developed from 1880s onward brought over 2,500 people from many states for rather longer vacations, sometimes extending for the whole summer. The many camps lining the shores of Caspian Lake were augmented by a large number of boarding houses, which usually rented out rooms by the week. The distinguished, well educated clientele

of widely recognized ability and accomplishment all together gave the community a standing far in advance of common summer colonies. . . . Quite as distinct has been the effect upon the town itself from the high character of

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Greensboro, Orleans County, VT

the summer residents. . . The influx of such a large body of visitors has caused a commercial development, while association with so much intellectual ability and culture has enlarged the social, religious and cultural life of the village until Greensboro is one of the best types of town to be found in New England (*Caledonian*, 8/1/1915).

The special issue of the *St. Johnsbury Caledonian* devoted approximately four pages to articles about the summer colony and town, with detailed lists of the individual camp and hotel residents. The editors of the newspaper believed that the summer colony, comprised of "the largest colony of professional men of any lake in the state" was "unique and not duplicated in the country." The patrons of the boarding houses in Greensboro, in contrast to other hotels, were not the usual transient automobile travelers common at other middle class accommodations flourishing elsewhere in the state, but usually booked by the week. A partial listing of the Lakeview, a "pleasant summer home," includes: the family of Charles S. Baldwin, professor of Barnard College; Mr. Benjamin Buckley, headmaster of Buckley School for Boys, New York City; Arthur L. Gillett, professor at Hartford Theological Seminary; Homer P. Lewis, Superintendent of Schools, Worcester, Massachusetts; as well as a physician from Randolph, Vermont; a lawyer from Washington, D.C.; and many guests from New York City; Orange, Summit, and Princeton, New Jersey; and the various well-to-do Boston suburbs. Guests returned year after year, as evidenced by the Hon. W. P. Stafford, a Vermont judge, orator, and poet who made the Lakeview his summer home for 31 years.

The Sunday concerts on the Lake, literary readings, and other cultural events joined the canoeing, tennis, golf, fishing, hiking, fern, and mushroom collecting that were popular in the early years of the 20th century. The owners of the Lakeview added a house on the lot north of the inn, built in 1905-06 by W. W. Goss and later occupied by his wife, Katherine, while J. A. Goss and wife, Maggie, ran the inn (Grand List, 1905-06). This house was no longer associated with the property after 1921. Owner Robert J. Bennett remodeled "Lakeview House" by raising the roof of the connecting ell and bringing the front facade forward toward the plane of the gable front blocks, and unified the inn with the impressive Colonial Revival style veranda. Bennett also built the multi-bay garage in 1927. Subsequent owners in the 1950s and 1970s added to and changed rear wings to accommodate kitchen facilities and enlarge guest accommodations.

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Greensboro, Orleans County, VT

The Lakeview Inn was able to remain a viable commercial enterprise until it was purchased by Burt Stone in 1977 and became a private home. The present owners are sensitively rehabilitating the Lakeview as a Bed and Breakfast, the modern counterpart to its original function as a boarding house. Despite renovations accruing over the years, the architecture of the Lakeview continues to evoke the public character and function that characterizes the building type during its evolution through the changes in the Vermont tourist industry.

LAKEVIEW INN CHRONOLOGY

- 1871 - J. O. Cutler buys 1/2 acre of land between John Pinney and Stephan A. Babcock's land.
- 1872 - north portion of inn built
- 1873 - J. O. Cutler deeds land and buildings to business partner W. W. Goss--the carriage making partners break up in 1875 and Goss later specializes in carriage painting, as well as serving as town clerk and justice of the peace (Child, p. 496). Both Cutler and Goss buy the John Sawyer blacksmith shop, shoe shop and coal house from 1875-79.
- 1875 - Beer's Atlas shows "W. W. Goss residence" at Lakeview location.
- 1886 - W. W. Goss adds 13' of land north of the house on land he purchases from John Pinney. Additions made to Lakeview about this time. Lakeview House, with Charles Conant, proprietor, is advertised by the Boston and Maine Railroad. The Conant family open their own boarding house south of the Lakeview.
- 1888 - Lakeview House, J. A. Goss, proprietor. J. A. Goss, brother of W.W., was a salesman for Mutual Life Insurance Co. of New York and was a farmer of 100 acres in 1883 (Child, p.496). John and his wife, Maggie, run the Lakeview for many years, selling the farm after only several years. They never own the Lakeview.
- 1891 - Owner W. W. Goss enlarges lot with purchase of a field from John Pinney adjoining inn property to the east rear of the building.
- 1904 - W. W. Goss purchases lot of land to north of inn, 80' x 120', from F. C. Kinney.
- 1905 - house built on north lot by W. W. Goss.
- 1906 - W. W. Goss deeds to John A. Goss to Katharine P. Goss the Kinney lot of land and buildings built since 1904. W. W. Goss is resident of Weston,

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Lakeview Inn
Greensboro, Orleans County, VT

Massachusetts, at this time. It appears that his wife Katharine refuses to leave Vermont.

- 1908 - lot of land around Katharine Goss's home is enlarged.
- 1915 - Charles F. Richards is manager of the boardinghouse owned by the Gosses.
- 1921 - Katharine P. Goss deeds 8/10 acre with "Lakeview House" to George and Maybelle Blair of St. Johnsbury, Vt.
- 1923 - Katharine P. Goss house north of the Lakeview deeded to Alexander Luchars, then Elizabeth Urban.
- 1926 - The Blairs deed the Lakeview to Robert J. Bennett and wife, also of St. Johnsbury. The Bennetts mortgage their property in St. Johnsbury, including their fruit store and home on Cliff St., for additions to and purchase of the Lakeview.
- 1927 - H. H. Haines sells land at southeast rear of Lakeview to Bennett for garage.
- 1948 - Bennett sells the "Lakeview Inn" to Knud and Norma Anderson, who have another lodge at Stowe, Vermont.
- 1967 - Andersons sell inn to Nancy Holliday (Samuel Holliday).
- 1974 - lot on Caspian Lake associated with the hotel sold to June Sullivan from the Holliday estate.
- 1977 - Burt C. Stone purchases the Lakeview as a private residence from the Holliday estate. Occasional lodging to groups such as musicians who perform in Greensboro.
- 1996 - Lakeview purchased and renovated as Bed and Breakfast.

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Greensboro, Orleans Co., VT

GEOGRAPHICAL DATA

Verbal Boundary Description:

The boundary of the Lakeview Inn property is defined in the Town of Greensboro, Vermont, tax lot maps as parcel 23-22-28. These maps are on file at the Greensboro Town Clerk's Office, Greensboro, Vermont.

Boundary Justification:

The boundary is the current property associated with the Lakeview Inn. The original half acre lot, purchased in 1871, was added to in small increments in 1886, 1891, 1904, 1908, and 1927 (all within the period of significance). The boundaries are sufficient to convey the historic significance of the property.

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PHOTOGRAPHS

Information for all photographs is as follows:

Lakeview Inn
Greensboro, Orleans County, Vermont
Photographer: Deborah Noble
Date: September 1996
Negatives on file at Vermont Division for Historic Preservation

Individual photographs are described as follows:

Photograph 1
North side and west façade, view looking SE

Photograph 2
North side and east rear, view looking SW

Photograph 3
South side and east rear, view looking NW

Photograph 4
South façade of garage, view looking NW

Photograph 5
Beer's Atlas map 1875

Photograph 6
Historic photograph, c.1910

Photograph 7
Historic photograph, c.1927

Photograph 8
Historic photograph, c.1938

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Lakeview Inn
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Photograph 9

Interior bay window main block, view looking NW

Photograph 10

Dining room, view looking SW

Photograph 11

Main staircase, south addition, view looking E

Photograph 12

Peaked entry and window lintels, third floor south addition, view looking E

Photograph 13

Entry and transom c.1920 renovations, south section, view looking NE