

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH0689025

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Rutland Downtown Historic District
AND/OR COMMON Same

2 LOCATION

Along Merchants Row from Washington St. to State St., West St. from Cottage St. to Pine St., Lower Center St., Evelyn St., & Freight St.
STREET & NUMBER
CITY, TOWN Rutland
STATE Vermont
VICINITY OF Pine + Cottage St. + Strong Ave.
CODE 50
COUNTY Rutland
CONGRESSIONAL DISTRICT Vermont
STATE CODE 021

3 CLASSIFICATION

CATEGORY: DISTRICT, BUILDING(S), STRUCTURE, SITE, OBJECT
OWNERSHIP: PUBLIC, PRIVATE, BOTH, PUBLIC ACQUISITION, IN PROCESS, BEING CONSIDERED
STATUS: OCCUPIED, UNOCCUPIED, WORK IN PROGRESS, ACCESSIBLE: YES: RESTRICTED, YES: UNRESTRICTED, NO
PRESENT USE: AGRICULTURE, MUSEUM, COMMERCIAL, PARK, EDUCATIONAL, PRIVATE RESIDENCE, ENTERTAINMENT, RELIGIOUS, SCIENTIFIC, INDUSTRIAL, TRANSPORTATION, MILITARY, OTHER:

4 OWNER OF PROPERTY

NAME Multiple ownership; see list on Continuation Sheet #4-1.
STREET & NUMBER

CITY, TOWN STATE VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Office of the City Clerk
STREET & NUMBER 1 Strong's Avenue
CITY, TOWN Rutland STATE Vermont

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Vermont Historic Sites and Structures Survey
DATE 1978
DEPOSITORY FOR SURVEY RECORDS Vermont Division for Historic Preservation
CITY, TOWN Montpelier STATE Vermont

7 DESCRIPTION

| CONDITION | | CHECK ONE | CHECK ONE |
|---|---------------------------------------|---|---|
| <input checked="" type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input checked="" type="checkbox"/> UNALTERED | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input checked="" type="checkbox"/> GOOD | <input type="checkbox"/> RUINS | <input checked="" type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED DATE _____ |
| <input checked="" type="checkbox"/> FAIR | <input type="checkbox"/> UNEXPOSED | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Rutland Downtown Historic District covers essentially the entire central business district of the city of Rutland, Vermont. On its east side, the Rutland Downtown Historic District abuts the Rutland Courthouse Historic District which was entered on the National Register of Historic Places on 8 September 1976. On the south, the Rutland Downtown Historic District extends to City Hall (#1) at the north end of Strongs Avenue. On the west, the Downtown district extends to Pine Street, and on the north to State Street.

The predominantly commercial nature of its approximately 110 buildings clearly distinguishes the Rutland Downtown Historic District from its environs. Excepting a strip of commercial and industrial development along the track of the Vermont Railway across its southwest corner, the Downtown historic district is generally surrounded by residential areas of Rutland City. The physical site of the Downtown historic district occupies mostly level land along the base of a low hill that rises to the east.

The streets of the Rutland Downtown Historic District are laid out generally in a grid pattern. However, the principal north-south artery, and shopping street, Merchants Row, enters the Downtown district from the southeast along the diagonal line of connecting Strongs Avenue. That diagonal line is extended to the west side of the Downtown district by Evelyn Street, which begins at the central intersection where Merchants Row changes direction to enter the grid pattern. The alignment of these diagonal streets derived originally from that of the railroad tracks directly to their west. (Only one track now remains through the area formerly covered by an extensive switching yard and shops complex.)

The Rutland Downtown Historic District presently lacks a prominent square or public park. Formerly a rectangular park extended along Merchants Row in front of Union Station; in the middle 1950's, after the demise of rail passenger service, the station was demolished and the park was converted to a parking lot. Now the modest grounds of the Universalist (#58) church is the main contributors of the amenities of open green space in the Downtown district. Most of the large deciduous shade trees that formerly stood in some parts of the Downtown district (especially along West Street) have been removed owing to disease or encroachment of streets and parking lots.

There survive in the Rutland Downtown Historic District representative buildings displaying the architectural styles that characterized most phases of its development. Ironically, however, the Second Empire style, whose appearance marked the nineteenth century zenith of Rutland's architectural quality, has almost completely disappeared from

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the Downtown historic district. One Second Empire house remains on upper Merchants Row, but the commercial blocks in that style - which transformed lower Merchants Row into the finest commercial streetscape in Vermont - have all been altered or destroyed. The styles still represented in the Downtown historic district range from the Italianate Revival to the Modernistic with Art Deco ornament.

At the beginning of the development of the new business center about 1850, the vernacular Greek Revival style was adapted both for wood-frame commercial buildings and for at least two substantial brick structures in addition to being applied to a number of houses; these buildings have been mostly lost to alteration or demolition. During the late 1850's, the vernacular Italianate and the more elaborate Renaissance Revival styles began to appear on commercial blocks, with the unnamed #7 being the outstanding example of the latter. The following decade brought the first Second Empire buildings.

With the addition in the 1880's of a single somewhat Romanesque block (#85) and a modest High Victorian Gothic church (#58), the Rutland Downtown Historic District had acquired its nineteenth century stylistic variety.

After the turn of the century, redevelopment (caused partly by fires) began to transform the architectural character of the Downtown historic district. The classical Revival became the dominant style among the several major buildings constructed during the period 1900-1920. In the cases of at least three office buildings (#39, 45, and 46), Classical Revival details were applied to basically Commercial style blocks complete with Chicago windows. A transitional period began about 1920, during which a Second Renaissance Revival bank (#78) and the Neo-Classical Revival post office/court house (#97) contrasted with more modern automobile showroom/garages.

The twentieth century development of the Downtown historic district culminated in the 1930's when a Modernistic mini-skyscraper (#3) with Art Deco ornament rose on the site of a demolished Second Empire landmark (the Baxter National Bank). Art Deco ornament spread through the Downtown district on a variety of lesser buildings; they constitute the final expressions in the Rutland business center of the major historical styles. Subsequently, alteration and demolition began to take their toll of this historic fabric.

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The extant buildings within the Rutland Downtown Historic District consist overwhelmingly of two- to five-story commercial blocks. Most of these were either constructed originally of, or refaced later with, brick; buff brick distinguishes several of the post-1900 buildings and refacings. Only a small number of wood-frame commercial buildings remains in the Downtown district, and most have been severely altered in recent years.

Two masonry churches and three public buildings are interspersed among the commercial blocks. A few mostly wood-frame houses are scattered around the fringes of the Downtown historic district; the majority of these has been converted to other uses such as offices.

Prodigious deposits of marble occur in the vicinity of Rutland. The quarrying and milling of marble on a vast scale (which generated much of the rapid economic development in Rutland after the railroads arrived) gave rise to its nickname, 'The Marble City.' To an extraordinary extent, the nickname is also descriptive of the physical appearance of the city. At least four commercial blocks (#40, 61, 78, and 83) and one church (#58) are either faced or built completely with marble from the local quarries. On most of the other masonry commercial and public buildings, marble is used both structurally and ornamentally: marble foundations, steps, sills, lintels, string courses, cornices, and various other ornamental features appear throughout the Downtown district. A few marble curbs remain along the streets, abutting formerly marble sidewalks.

The commercial buildings in the Rutland Downtown Historic District are generally attached to one another except around the fringes of the district and in some cases of recent redevelopment. The facade lines of the commercial buildings are relatively uniform along the sidewalks, although some recent buildings have been set back from the streets in order to provide parking and access by automobile. The other types of buildings in the Downtown district are generally detached and set back on their lots.

The general condition of the buildings in the Downtown district ranges from excellent to fair, with numerous buildings showing various degrees of deferred maintenance. In several cases, distinctive ornamental details have been either removed or allowed to deteriorate. Since about 1950, several buildings (including #6, 31-36, 41, 42, 59-61, 80-84, 93-95, and 102) have been partly or completely sheathed with inappropriate materials such as metal panels or artificially weathered boards. Some of these attempts to conceal the original architectural

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character of the buildings have nearly succeeded in destroying their historic integrity. In other cases, most of the original fabric remains in place behind the added shells.

In 1976, however, extensive rehabilitation activity began in the Downtown historic district. Subsequently, four major commercial blocks (#6 and 80-82) have emerged from their superficial shells, and several other buildings (notably #1, 6, 8, 19, 64, 73, and 78) are being generally repaired and painted or cleaned. Initiated with matching funds granted by the federal Economic Development Administration, the activity has generated substantial private investment and public interest in historic preservation.

Buildings that contribute to the historic character of the Rutland Downtown Historic District:

1. City Hall (1 Strongs Avenue):

Built in 1901-02 to replace a Second Empire predecessor destroyed by fire, the Rutland City Hall is oriented obliquely on a corner lot to face Union Station, which stood diagonally across Strongs Avenue to the west until its demolition in 1954. The two-story brick City Hall is capped by an overscaled hip roof that together with central pedimented pavilions on three elevations and Classically-derived marble details give the eclectic design a certain monumentality. The main entrance occurs on the three-bay Washington Street (north) end of the buildings; the eight-bay Strongs Avenue facade over-looks landscaped grounds at the street intersection.

Principal ornamental features of the City Hall include brick pilasters that delineate bays occupied by triplet windows (with marble-trimmed segmental-arched openings on the second floor rising from a marble string course), denticulated cornices, and oculi centered in the pavilion pediments. The main entrance is enframed by a marble Gibbsian surround and a marble balustrade supported by scrolled brackets; a broken-scroll pediment surmounts the door, which is set into deep reveals above marble steps.

A three-story, brick, hip-roofed hose-drying tower rises from the southeast corner of the building. Originally the city Fire Department occupied three engine stalls at the southwest end of the west facade; since 1975, the stall openings have been infilled with glazed tile facing and a secondary pedestrian entrance has been

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created. A two-story, brick, flat-roofed wing has been added to the south elevation of the building.

2. Bardwell Hotel (132-142 Merchants Row):

Standing on the corner of Washington Street and Merchants Row opposite City Hall, this large brick railroad hotel also faced Union Station to attract arriving passengers. The original part of the Bardwell was built in 1852; subsequently the hotel has been expanded and altered several times. The original Greek Revival, three-story, gable-roofed building extended eight bays along Merchants Row and five bays along Washington Street.

By 1864, the four-story, eight-bay east wing had been built along Washington Street, and an ornate Second Empire, three-story, six-bay mansarded west annex with round-headed dormers and window hoods had been built on Merchants Row. In 1875, the main block was also capped with a full gable-dormered mansard dominated by truncated corner towers. The mansards lasted only until a fire in 1913, after which they were replaced (except on the north elevation of the west annex) by conventional stories, giving the buildings their present heights of four (main block) and six stories with flat roofs.

The street facades of the Bardwell now display few ornamental details other than a modillion cornice on the main block. In contrast, the north elevation survives in its nineteenth century appearance (although overshadowed by the adjacent Service Building, #3): a full mansard with a central round-headed dormer rises above a prominent modillion cornice, and an oriel window projects from the second story. The original main entrance of the hotel on Merchants Row is flanked by pilasters and surmounted by an oval transom, but has been partly remodeled. The windows and doors on the main block and east wing have stone sills and lintels. The first two stories of the west annex have been recently sheathed with inappropriate materials.

The Bardwell Hotel holds the distinction of being the oldest railroad hotel in Rutland, and the only one to remain in its original use. The Bardwell is also one of the first brick buildings constructed in the new commercial center of Rutland, and possibly the oldest surviving one. Otis Bardwell and his son-in-law, E. Foster Cook, started the business; in 1865, John W. Cramton purchased the hotel, and in association with H. O. Carpenter developed the Bardwell into one of the leading hostelries in Vermont.

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3. Service Building (126-128 Merchants Row):

Standing on the site of the lavish Second Empire Baxter National Bank, this eight-story, seven-bay, brick 'skyscraper' is the only twentieth century (c. 1930's) building in the city block between Washington and Center Streets, and constitutes the outstanding example in Vermont of the Modernistic style with Art Deco ornament. The emphatic verticality of its design derives from buff-brick shafts that rise between the window bays to the prominent parapet decorated with chevron-patterned panels; a low stepped tower rises to a pyramidal peak above the central bay.

On the street level, two small shops flank the central entrance; the right shop retains its original deeply recessed entrance while the left shop opening has been extended forward nearly to the wall plane. Both the shop openings and the main entrance are enframed by terra cotta surrounds, with that of the main entrance displaying the typical zig-zag pattern. At the level of the shop cornice, four bronze exterior lamps with opalescent glazing in arrow motifs flank sign panels.

4. Globe Block (122-124 Merchants Row):

Early 1870's, 3 stories, 7 bays, brick, elaborate bracketed cornice with central arched pediment, corbeled window sills; original round-arched pressed metal window hoods removed, store fronts extended and altered.

5. Commercial block (118-120 Merchants Row):

c. 1890, 5 stories, 4 bays separated by brick pilasters, corbeled cornice, segmental arched window openings, store fronts on street.

6. Commercial block (114-116 Merchants Row):

Pre-1879, 3 stories, 7 bays, brick; facade stripped of original arched metal window hoods and elaborate bracketed cornice when sheathed with metal panels in 1960's; restoration work in progress (summer, 1978).

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7. Commercial block (110-112 Merchants Row):

Built possibly in the late 1850's, this three-story, four-bay, brick commercial block constitutes the finest example of the Renaissance Revival style applied to a nineteenth century commercial structure in the Rutland Downtown Historic District. The symmetrically arranged main (west) facade is delineated by prominent pilasters that rise through the cornices above each story, segregating the outer round-headed windows from the inner segmental-arched windows. The main modillion cornice is surmounted by a brick parapet; an original segmental pediment has been removed from the parapet. The store front has been altered and extended forward of the wall plane. Restoration work is now in progress (summer, 1978).

8. Rutland Savings Bank (104-108 Merchants Row):

Built in 1865-67, this prominent brick block stands on the south corner of the intersection of Merchants Row and Center Street, extending six bays along the former street and sixteen bays along the latter. In the 1880's, the bank block displayed atop its three stories a mansard roof with arched dormers, arched window caps, a bracketed shop cornice, and a columned main entrance recessed into the rounded northwest corner of the building at the street intersection.

In the 1950's, the bank block was substantially altered: the mansard was removed along with most of the other architectural details, and a full fourth story was added without any cornice. The first story was refaced with verde antique marble incorporating pilasters. The marble window sills and lintels provided the only ornament on the upper stories. In 1978, a bracketed wood cornice was added to the building, and a marble string course was inserted between the differing brickwork of the third and fourth stories.

9. Shop front (20 Center Street):

c. 1920, 1 story, brick with pressed metal sheathing on main (north) facade, corner pilasters, overscaled cornice extends over adjacent alley entrance on east.

10. Chaffee Block (22-28 Center Street):

c. 1910, 2 stories, 9 bays, brick, corbeled cornice; store fronts refaced with verde antique marble.

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11. Paramount Theatre (30 Center Street):

The Classical Revival facade of this theatre (built circa 1915) constitutes one of the most lavishly detailed expressions in the Rutland Downtown Historic District of the style that dominated Rutland building design during the first two decades of the present century. A central entrance pavilion surmounted by a pedimented gable dominates the buff-brick facade. The triple-doored main entrance, flanked by a shop front on the east and theatre billboards on the west, is now nearly engulfed by an oversized projecting triangular marquee that obscures much of the stone shop cornice.

On the second story, triplet windows under round-headed blind arches rise above the triple main doors, and lead in turn to triplet eyebrow windows in the frieze. Various stone features including corner quoins, plaques, medallions, and keystones embellish the upper wall. A pressed metal denticulated cornice is surmounted by a brick parapet atop which stand two spiral finials and a flagpole.

12. Richardson Block (36-40 Center Street):

This prominent, well-proportioned, four-story, ten-bay, brick commercial block was built circa 1880 with an unusual truncated mansard above the cornice on the main (north) facade. The Richardson Block is the only surviving representative of the mansard-roofed commercial buildings that gave Rutland its extraordinary architectural quality in the latter third of the nineteenth century. (A mansard-roofed house, #73, survives on Merchants Row.)

The main facade of the Richardson Block displays both strong vertical and horizontal articulation: brick piers delineating panels of three window bays rise from the shop cornice to the main cornice, while contrasting marble string courses underline the window sills on each upper story. The windows have segmental-arched heads surmounted by recessed spandrells. The bracketed main cornice and truncated mansard are sheathed with pressed metal; an original decorative feature, attached to the mansard above the main entrance bay and surmounted by a large finial, has been removed. The store fronts have been partly refaced with dark marble veneer.

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13. Commercial block (42-44 Center Street):

Pre-1885, 3 stories, 3 bays, refaced with buff brick, piers separate bays, Chicago windows, store fronts extended.

14. Commercial block (46-48 Center Street):

Pre-1879, remodeled c. 1920, 3 stories, 6 bays, brick, denticulated cornice, marble window sills, store fronts altered.

15. Cook Block (50-54 Center Street):

This Italianate two-story, nine-bay, brick commercial block was built circa 1880 with extensive ornamental detailing in its brickwork. Most notable is the prominent corbeled checkerboard cornice rising above a corbeled frieze with blind round-headed arches. On the second story, corbeled segmental-arched caps surmount windows with marble sills. The easternmost of three store fronts retains essentially its original appearance; the other two have been altered. The Cook Block is one of the best preserved examples of the Italianate brick commercial buildings in the Rutland Downtown Historic District.

16. Commercial block (58 Center Street):

Built in the late 1880's, this three-story brick commercial block stands at the southwest corner of the intersection of Center and Wales Streets, extending five bays along Center and eleven bays along Wales. The most distinctive feature of the building is a circular corner turret (the only such example in the Rutland Downtown Historic District) that rises above the street corner from the second story to a conical peak above the main cornice. The second and third story windows are delineated by string courses both above and below. A corbeled denticulated cornice extends along both street facades. The Center Street store front has been altered at least twice, losing its original expanse of plate glass. The main entrance on Wales Street displays a 1930's Carrare-glass front with an overhanging marquee; the southernmost bay on that elevation contains a semi-elliptical arched vehicular entrance leading to a courtyard behind the building.

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17. Store front (65-71 Wales Street):

1870's, 2 stories, 3-bay main block with 2-bay wing on north, wood frame, composition siding, paired bracketed cornice.

18. Former Strand Theatre (73-77 Wales Street):

c. 1920; 2-story, 5-bay brick block with store front on street; 3-story brick block with corbeled cornice attached to rear of store-front block; store front refaced with polished red granite panels, former theatre converted to warehouse.

19. Masonic Temple (51 Washington Street):

The highly eclectic design of this three-story brick building corresponds in the classical derivation of its elements to that of City Hall (#1), which it faces across Washington Street. Both buildings were also constructed at the same time (1901); the Masonic Temple retains its original appearance. The main (south) facade is dominated by a central one-bay entrance pavilion which rises above a high flight of marble steps. On the first story, the projecting banded-marble, round-headed doorway is flanked by polychrome banded brickwork and round-headed windows. From a first-story cornice, a pedimented Palladian-type window rises above the central entrance, and is flanked by two free-standing Ionic columns with spherical finials above the capitals. The wall surface consists of polychrome, lozenge-patterned brick-work rising to five round-headed third-story windows, from whose springline brick pilasters extend upward to the frieze of a heavy cornice. The side elevations display ordinary brickwork and asymmetrically arranged arched window openings with marble sills.

20. Page House (44 Washington Street):

Pre-1869 (Queen Anne features added later), 2½ stories, 3 bays, wood frame, gable roof, clapboarded with imbricated shingles in gable peaks, 2-story gabled pavilion on north, porch on north, 2-story wing on south.

21. House (40 Washington Street):

Pre-1869 (Queen Anne features added later), 2½ stories, 3 bays, wood frame, gable roof, clapboarded with shingles in gable peaks, porch with paired columns on north, bay window on west; 1½-story wing on south; carriage barn to south.

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22. House (41 Washington Street):

Pre-1869, 1½ stories, 3 bays, wood frame, gable roof, metal siding, fan motif over recessed main doorway on south flanked by sidelights and pilasters, exterior frame stairway added to new entrance in south gable (1970's), 2½-story ell on west.

23. House (43 Washington Street):

Pre-1869, 2½ stories, 3 bays, wood frame, gable roof, clapboarded, corner pilasters, bracketed cornice, bay window on west, 2-story wing on north.

26. Metzger Brothers block (60 Center Street):

This well-preserved, three-story, brick commercial block stands at the southeast corner of the Center and Wales Streets intersection; its main (north) facade extends eight bays along Center Street and its west elevation extends five bays on Wales Street. Built circa 1860 for the Verder-Steam Bakery, the block retains intact most of its original details. The most notable features are an overscaled corbeled cornice rising from a band of corbeled blind pointed arches, and the pilastered and transomed store front which occupies the three westernmost bays on the main facade. The other window openings have marble lintels and sills.

27. Store front (67-69 Center Street):

Probably dating from the 1860's or 1870's, this two-story, five-bay building constitutes the least altered example of the Italianate wood frame commercial block in the Rutland Downtown Historic District. The store front at 69 Center retains essentially its original appearance while the other store front has been altered; both are surmounted by a bracketed modillion shop cornice. A bay window occupies each second-story end bay of the main (south) facade, which is surmounted by a bracketed modillion cornice.

30. Store front (59 Center Street):

Pre-1879, 2½ stories, 3 bays, wood frame, gable roof, clapboarded, store front altered.

31. Store front (39-41 Center Street):

c. 1860 (refaced c. 1910 and altered severely c. 1970), 2 stories, sheathed with inappropriate materials covering Classical Revival brick facade from c. 1910.

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32. Store front (37 Center Street):

c. 1860 (altered severely c. 1970), originally Italianate, 2 stories, wood frame, sheathed with inappropriate materials, original bracketed cornice removed.

33. Store front (33-35 Center Street):

c. 1860 (altered severely c. 1970), originally Italianate, 2 stories, wood frame, original bracketed cornice survives on 35 Center, sheathed with inappropriate materials.

34. Store front (31 Center Street):

c. 1860 (altered severely c. 1970), originally Italianate, 2 stories, wood frame, original bracketed cornice probably intact behind boxing, sheathed with inappropriate materials.

35. Commercial block (21-29 Center Street):

Enlarged and refaced circa 1880, this three-story brick commercial block extends eighteen bays in two sections, the west (21-23 Center) of seven bays and the east (25-29 Center) of eleven bays. Since the partial loss of a 22-bay facade on Merchants Row (#41-42), this building has become the longest nineteenth century uniform facade in the Rutland Downtown Historic District. Brick pilasters separate the two sections of the facade into recessed panels; above the pilaster capitals, a corbeled blind arch cornice extends the entire length of the building. In the 1970's, the east section of the facade has been almost completely covered with wood sheathing on the upper stories, leaving exposed only a few windows. The original windows have marble lintels and sills. All the store fronts have been altered with inappropriate designs and materials.

36. Commercial block (15-19 Center Street):

1860's, Italianate, 3 stories, 10 bays, brick, marble lintels and sills, paired bracketed cornice; three bays of 15 Center severely altered by removal of original second story windows and cornice and sheathing with inappropriate materials; store front also altered; store front of 17 Center retains a late 19th century recessed and vaulted entrance.

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37. Tuttle-Caverly Block (9-13 Center Street):

This four-story, four-bay, brick building stands at the east end of a rank of four commercial blocks turning the north corner of Center Street and Merchants Row; the buildings (#37-40) were constructed in 1906-07 after a catastrophic fire. On the main (south) facade, the original copper-sheathed modillion shop cornice with raised lettering and the 9 Center shop front with its original copper sheathing and plate glass display windows remain intact. Four brick pilasters delineating the outer window bays rise from the shop cornice to support the prominent metal-sheathed modillion main cornice, also with raised lettering (an original parapet has been removed). Marble details on the facade include segmental-arched lintels incorporating fluted keystones, sills, pilaster bases and capitals, and street-level pilasters.

38. Commercial block (7 Center Street):

1906-07, originally Classical Revival, 3 stories, 1 bay; altered severely by removal of original 2nd and 3rd story full-width Chicago windows, pilasters, and pressed metal cornice; refaced with metal sheathing with smaller windows.

39. Mead Building (1-5 Center Street, 94-96 Merchants Row):

This massive Classical Revival, five-story commercial block stands at the principal corner in the Rutland Downtown Historic District, extending eight bays along Merchants Row and six bays on Center Street. Constructed in 1906-07 for John A. Mead (a former governor of Vermont) to replace the burned Second Empire Bates House hotel, the Mead Building is faced with buff brick and trimmed with white marble. Its street facades are arranged in a modified mirror image, with the elements being somewhat compressed on the narrower Center Street Side.

A slightly projecting pilastered pavilion with triptych windows (Palladian-type on the fifth story) defines the street corner of the building, rising to the heavy pressed metal modillion main cornice above a frieze with raised letters. (An original balustraded parapet has been removed.) Pilasters delineate the main wall planes mostly into two-bay panels of paired windows; the pilasters rise from the pressed copper modillion shop cornice (also with raised lettering) to an inferior marble cornice above the fourth story. The windows of the three middle stories have marble string course lintels and sills (interrupted by the pilasters); the fifth story windows are surmounted

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by segmental-arched and keystoneed marble lintels similar to those on the Tuttle-Caverly Block (#37). On the first story, banded marble piers support the main pilasters and flank the pilastered, round-arched main entrance. The store fronts have been altered somewhat, especially by inappropriate signage.

40. Hulett Block (88-92 Merchants Row):

Unique among the commercial buildings in the Rutland Downtown Historic District (but similar to the Universalist Church, #58), this Second Renaissance Revival, four-story, eight-bay commercial block (the northernmost of the rank built in 1906-07) is faced with rusticated grey marble and trimmed with smooth lighter-colored stone. The asymmetrically spaced windows on the upper stories have smooth lighter-colored stone lintels and sills, with the lightest color appearing on the keystoneed round-arched window caps on the top story (and also on the capitals of the corner pilasters). A smooth denticulated cornice rises above a plain frieze. The first-story store front has been severely altered (circa 1976) and sheathed with inappropriate materials.

41. Commercial block (80-86 Merchants Row):

Pre-1866, 2 stories, 10 bays; originally part of a three-story, 22-bay building (Crampton Block, #42) with continuous wood cornice that extended 72-86 Merchants Row; altered severely by removal of third story, sheathed completely with inappropriate materials.

42. Crampton Block (72-86 Merchants Row):

Pre-1866, 3 stories, 10 bays; remnant of three-story, 22-bay building with continuous wood cornice that extended 72-86 Merchants Row; facade of 76-78 Merchants Row completely sheathed with inappropriate materials and cornice removed; facade of 72-74 Merchants Row retains denticulated wood cornice, corbeled frieze, stone window lintels and sills, and remnant of modillion shop cornice on 74 Merchants Row but store fronts have been altered.

43. Store front (68-70 Merchants Row): 2 stories, facade dates from c. 1940, strip windows on 2nd story, stepped coping, store front altered.

45. 'New' Gryphon Building (56-60 Merchants Row):

This massive Classical Revival, five-story commercial block stands at the southeast corner of the second most important intersection in the

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Rutland Downtown Historic District, extending four bays along Merchants Row, five bays along West Street, and presenting a truncated northwest corner to the intersection itself. Both in its corner site and architectural character, the 'New' Gryphon possesses marked similarity to its counterpart, the Mead Building (#39), at the opposite end of the same Merchants Row block.

Faced with buff brick and trimmed with white marble, the street facades of the 'New' Gryphon display strongly articulated verticality through the broad pilasters that separate the Chicago windows and rise to an overscaled denticulated pressed metal cornice with terminal brackets. The pilasters originate at ground level as piers but are interrupted by the heavy pressed metal shop cornice above the slightly altered store fronts.

On the west (Merchants Row) facade, the stairwell bay above the main entrance is divided horizontally a half-story above the other bays. A small two-story, one-bay wing is attached to the south corner of this facade. On the West Street facade, the eastern-most bay is recessed to the wall plane of the adjoining Gryphon Building (#46), and is distinguished by a narrow four-story oriel window above the shop cornice.

46. Gryphon Building (114-122 West Street):

The original Gryphon Building, a three-story, seven-bay commercial block, was constructed circa 1900; it is probably the earliest of the major Classical Revival buildings that appeared in the Rutland Downtown Historic District during the period 1900-20. The main (north) facade is arranged symmetrically: on each side of the central stairwell bay on the upper stories, a pair of two-story oriel windows flanks a Chicago window on each story.

Four pilasters rise from ground level to the overscaled denticulated pressed metal main cornice with terminal and central brackets (similar to that on the adjoining 'New' Gryphon, #45). The pilasters are interrupted by the heavy pressed copper shop cornice that continues onto the 'New' Gryphon. The store fronts have been altered although the double-doored main entrance retains its broken pediment. The building is named for the mythological griffin, a pressed metal figure of which is mounted on a metal plinth atop the main cornice.

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47. Grand Theatre (112 West Street):

Another in the series of Classical Revival buildings dating from the early 1900's, this small brick theatre has been altered (and simplified) from its original design. An original two-story round-arched recessed entrance with coffered ceiling has been infilled, although its form is repeated by surviving second-story, round-arched, keystone windows on the slightly projecting side bays. A rectangular marquee now overhangs and defines the main entrance; a polygonal paneled ticket booth (probably the original) has been moved forward to the exterior wall plane under the marquee. Double exit doors now flank the main entrance in place of the original triplet windows. The pressed metal denticulated cornice is surmounted by a brick parapet, which has been raised to a central peak.

48. Former marble shop (8 Edson Street):

Pre-1890, 3 stories, 7 bays, wood frame, clapboarded, flat roof, small central gable projects from truncated mansard (similar to that on Richardson Block, #12) atop main facade; 2½-story gable-roofed wing on north with paired bracketed cornice.

49. Commercial block (Willow Street):

Pre-1885, 4 stories, 6 bays, brick, 3 monumental piers on main (north) facade delineate panels of 3 bays and rise to large segmental arches under polychrome corbeled cornice, segmental-arched window openings on 3rd and 4th stories, large display windows on 2nd story, store front altered recently; 3-story, 2-bay wing on west; 6-story elevator tower at southeast corner.

50. Burke's Garage (102 Willow Street):

Pre-1885 (altered and enlarged, 20th century), 3 stories, wood frame, gable roof, clapboarded/composition siding, main (north) facade altered with glass blocks; 2-story wing on east, carriage barn with cupola on south; originally livery stable for Bates House hotel on site of Mead Building (#39).

51. Bradley Building (92 Willow Street):

c. 1930, 1 story, brick, 5 brick piers frame door openings and corners on main (north) facade, polychrome details; originally automobile showroom/garage.

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52. Rutland Herald Building (29-31 Wales Street):

c. 1920, 1 story on main (east) facade, 2 stories on west, 5 bays, brick, former window openings infilled with glass blocks, main entrance sheathed with slate; annex (#52A) on south.

53. Store front (38 Wales Street):

Pre-1879, 1 story, 2 bays, wood frame, clapboarded, gable roof behind false front (only one other example of false front, #94 survives in the Rutland Downtown Historic District).

54. Tenement building (34-36 Wales Street):

Pre-1885, 3 stories, wood frame clapboarded/composition siding, flat roof, bracketed cornice, store front altered recently.

56. Dunn Building (22 Wales Street):

c. 1890's, 2 stories, 5 bays, brick, corbeled eaves course on parapet, store front infilled with buff brick and glass blocks.

57. Commercial block (107-109 West Street, annex 1-7 Cottage Street):

c. 1920, 3 stories, 6 bays, brick, stone string courses on 2nd and 3rd stories, pilastered windows on 2nd story, original parapet removed from cornice, original main entrance recessed behind two columns (now removed); 2-story, 3-bay annex on east connected by continuous stone shop cornice; originally automobile showroom/garage.

58. Unitarian-Universalist Church (117 West Street):

The only example of the High Victorian Gothic style in the Rutland Downtown Historic District (although constructed in 1888-90, at least a decade after the style reached its national zenith), this rectangular-plan, gable-roofed church is built of rock-faced grey marble similar to the Hulett Block (#40) on Merchants Row. The main (south) facade is distinguished by an unusual three-bay, shed-roofed stone entrance porch supported by chamfered posts with Gothic "capitals". Above the porch, a large pointed-arch window is set in a smooth dressed-stone surround and centered in the gable end.

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At the right (east) corner of the main facade, a three-story stone bell tower rises through two octagonal stories (with pointed-arch windows on the second) to a prominent circular cornice, above which rises an open circular bell chamber with round-headed arches, the whole capped by a conical roof. Providing a degree of balance to the facade composition, a square chimney-like stone tower rises from the west corner to a truncated pyramical roof. The low side elevations of the church extend five bays with paired rectangular windows; in the southernmost bay of the left (west) facade, a small gable shelters a pointed-arch window repeating the form of that on the main facade.

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The church is set back from the street, and its landscaped grounds provide a small open space in the generally closed facade line. On the east side of the church, a large commercial block (#57) built about twenty years later stands so close that it impinges severely on the design 'space' belonging to the church.

59. Quinn Block (119-121 West Street, 50-54 Merchants Row):

c. 1895, 3 stories, brick, originally 13 bays on south (West St.) and 9 bays on west (Merchants Row), brick piers originally delineated panels of 3 bays and flanked main entrance bay on south; street facades completely sheathed with inappropriate materials, probably in 1960's; east elevation remains exposed with blocked-down segmental-arched windows.

60. Commercial block (44-48 Merchants Row):

c. 1890's, 3 stories, 3 bays, brick, piers separate bays, segmental-arched windows with stone sills on 3rd story; lower two stories completely sheathed with inappropriate materials.

61. Spencer Block (40-42 Merchants Row):

c. 1900, 3 stories, 2 bays, rusticated stone pilasters separate bays, checkerboard panels between pilaster capitals under projecting cornice; original Chicago windows on 2nd and 3rd stories either removed or sheathed post-1970, store front altered.

62. Commercial block (36-38 Merchants Row):

c. 1930's, 2 stories, brick, eclectic ornamental features.

63. Former house (32-34 Merchants Row):

1870's, Italianate, 2½ stories, 3 bays, brick, gable roof, paired bracketed cornice, round-arched window in gable end; facade altered and extended to street line by 1½-story buff-brick addition (pre-1930).

64. Store front (26-30 Merchants Row):

c. 1930, Art Deco details (partly removed), 3 stories, 3 bays, brick (sheathed with glazed tile on main facade), Chicago windows with coved upper corners on 3rd story; store front altered 1977 from original street line to recessed 2-story opening behind 2 piers, finials and segmental pediments removed from coping.

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65. Store front (24 Merchants Row):

c. 1930, 1 story, brick, heavy parapet atop facade surmounted by coping with terminal urns, display windows flanked by tiled piers.

68. House (10 Merchants Row):

c. 1860's, 2½ stories, 3 bays, wood frame, clapboarded, gable roof, corner pilasters, bracketed entrance porch on west.

69. Tenement house (84-86 State Street):

c. 1870's, 2½ stories, 6 bays, wood frame, clapboarded, gable roof, 2-story bracketed entrance porch on north.

70. Tenement house/former garage (1-5 Merchants Row):

c. 1850, 2½ stories, 5 bays, wood frame, clapboarded, gable roof, paneled corner pilasters; altered severely by conversion of 1st story to buff brick-faced garage with deeply recessed service apron; upper stories carried on steel girders supported by steel posts.

71. Store front (7 Merchants Row):

c. 1910, 1 story, 3 bays, brick, piers separate bays, central piers rise to parapet.

73. Royce House (21-27 Merchants Row):

Built prior to 1869, this substantial brick town house constitutes the only fully developed example of the Second Empire style that survives in the Rutland Downtown Historic District. Together with the altered Italianate house (#63) across the street, the Royce House also represents the middle nineteenth century period when Grove Street extended south to West Street and served a residential area on the north edge of the contemporary business district.

The two-story, three-bay main block of the Royce House is surmounted by a full mansard roof punctuated by pedimented dormers with segmental-arched windows. A two-story polygonal pavilion projects from the south elevation and also is capped by a mansard punctuated by mostly round-arched dormers; the pavilion is balanced on the north elevation by a

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mansarded bay window. Other windows on the main block are sheltered by bracketed hoods (curvilinear on the second story) with heavy surrounds above marble sills. A paired-columned, parapeted entrance porch marks the doorway on the main (east) facade. A corinthian-columned entrance porch extends from a doorway on the south pavilion to the southeast corner of the house.

A one-story wing capped by a gable-dormered mansard is attached to the west elevation of the main block. This wing now connects the house (which has been converted into club rooms) to a large twentieth-century two-story, flat-roofed annex with eclectic ornamental details. Other than a small landscaped south yard, the house is now surrounded by paved parking lots.

75. Bruzza-Thrall Block (37-39 Merchants Row):

c. 1920's, 3 stories, 5 bays, brick, paired windows with marble sills and lintels on upper stories, corbeled cornice, store fronts altered.

76. Store front (41 Merchants Row):

c. 1920's, 2 stories, 3 bays, buff brick, corbeled cornice.

77. Store front (43 Merchants Row):

c. 1920, 2 stories, 3 bays, brick marble lintels and sills on 2nd story windows, bracketed pressed metal cornice.

78. Marble Savings Bank (45-49 Merchants Row):

Standing prominently on the northwest corner of the important Merchants Row and West Street intersection, this two-story, marble-faced bank built in 1924 constitutes a modestly palatial example of the Second Renaissance Revival style, the only representative of that style in the Rutland Downtown Historic District. The main (east) facade extends three bays along Merchants Row while the south elevation extends five bays on West Street.

On the first story, the rusticated marble wall surface is punctuated dominantly by large round-arched openings: triple windows are centered in the south elevation, and a recessed main doorway with an elaborately carved marble surround is centered in the main facade, flanked by intricate

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bracketed metal lamps and surmounted by a cartouche. Above small grilled inter-story windows, a denticulated cornice defined the top of the first story, and serves to support paired pilasters that rise to support in turn the incised frieze below the denticulated main cornice; an incised parapet stands atop the cornice. The second-story fenestration consists of symmetrically spaced round-arched windows surmounted by entablature. The vaulted interior of the bank is elaborately embellished with polychrome terra cotta, and remains in essentially original condition.

79. Landon Block (51-57 Merchants Row):

This substantial Italianate, three-story, brick commercial block stands on the southwest corner of the Merchants Row and West Street intersection; it defines the north end of a relatively unified seven-building row (#79-85) of similarly-scaled nineteenth century commercial architecture. In its present form the Landon Block dates from circa 1880 while previously (1869 or before) a large, 3½-story, gable-roofed, wood frame building stood on the site; it is not known whether the wood frame building was refaced with brick to become the present building.

On the symmetrically arranged thirteen-bay main (Merchants Row) facade, rows of uniform windows with marble sills and corbeled segmental-arched caps distinguish the upper stories. On the narrower West Street facade, the fenestration is asymmetrically arranged and varies also in form, with the outstanding element being a second-story oriel near the northeast corner. A paneled frieze extends the entire lengths of both facades; along the entire Merchants Row facade but only the east half of the West Street facade, a corbeled cornice rises above the frieze. Four symmetrically spaced chimneys project above the Merchants Row facade. The store fronts on that facade have been severely altered and sheathed with inappropriate materials.

80. Billings Block (59-63 Merchants Row):

Pre-1869, 3 stories, 7 bays, brick, upper story windows have marble sills and splayed marble lintels with keystones; former heavy bracketed cornice removed, store front altered, restoration work in progress (1978).

81. Dunn Block (65-67 Merchants Row):

Pre-1869 (3 stories; 4th story added pre-1879), 4 stories, 7 bays, brick, upper story windows have marble sills and curvilinear cast-iron caps above segmental-arched openings; former heavy bracketed cornice

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(similar to that on adjoining Billings Block, #80) removed, store front altered, restoration work in progress (1978).

82. Rutland Opera House (69-71 Merchants Row):

Rebuilt for Gen. E. H. Ripley in 1881 on the foundation of the Ripley Opera House which had burned in 1875, the exterior of this former theatre was designed by noted architect William A. Potter in a highly eclectic manner incorporating elements from various styles; the original theatre interior (now mostly altered or removed) was designed by J. J. R. Randall. Circa 1915, the building was converted to a department store and remained in that use until 1975. At present (1978), the Opera House together with the adjoining Dunn and Billings Blocks (#81-80) are being refurbished and adapted to commercial offices and shops.

The complex three-panel main (east) facade of the Opera House has been altered repeatedly since its construction, and during the period circa 1960-1978 was completely sheathed with metal. The original first story, which contained two store fronts flanking the main entrance, incorporated elements ("the same marble base, graceful iron columns and entablature") of its predecessor; in subsequent alterations, however, the entire composition has been removed. On the upper stories, the red brick wall surface is embellished with horizontal bands of dark and light blue marble; pilasters separating added middle-level windows rise to support large round-arched, marble-framed windows. An original iron balcony and a bronze figure of Apollo Belvidere have been removed from the wall. A marble cornice extends the width of the facade with a full pediment above the central panel. The cornice is surmounted by an elaborate brick parapet arrayed with round-headed blind arches; originally four spherical finials stood atop the coping (now removed).

83. Ripley Bank Building (73-77 Merchants Row):

Pre-1864, Renaissance Revival, 3 stories, 7 bays, dressed marble facing, corner quoins, round-arched windows on 2nd story, segmental-arched windows on 3rd story; altered severely by removal of Corinthian-columned street front and deep modillion cornice, facade now sheathed with metal grill above marble-veneer street front.

84. Commercial block (79-83 Merchants Row):

Pre-1879, 3 stories, 10 bays, brick, brick pilasters delineate 3 panels (north panel sheathed by overlapping grill and veneer from adjoining building (#83), blind arcaded cornice, marble window sills and

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lintels, bay window on 2nd story added after 1908; store fronts partly altered and sheathed.

85. Clement Bank Building (85-89 Merchants Row):

This unique polygonal, four-story, brick commercial block defines the north corner of the Merchants Row and Evelyn Street intersection, conforming to the curve of the street line. Built prior to 1885, the bank block displays a few characteristics of the Romanesque style then in fashion with the Richardsonian revival, especially the round-headed shallow arcades rising through the three upper stories and the contrasting stone string courses below the windows on the first and second stories.

The two-angled Evelyn Street (south) facades extend five and two bays respectively, leading to the single-bay truncated southeast corner and the Merchants Row (east) facade of four narrower bays. The window openings are segmental-arched on the two middle stories and mostly round-arched on the fourth. Except above the truncated corner, a corbeled molded brick cornice surmounts the street facades; the corner wall rises to a brick parapet with a clock face, braced from behind by two mythical beasts (an original pediment has been removed from its coping). In the 1960's the street front was substantially altered by the removal of the pilastered and pedimented corner entrance, the alteration of the originally similar Merchants Row entrance with inappropriate pseudo-Georgian elements, and the addition of a sign corridor and cornice the entire length of the street facades.

86. Commercial block (44-46 Evelyn Street):

Pre-1895, 3 stories, 7 bays, brick, upper stories have segmental-arched window openings with stone sills, corbeled brick cornice; street front altered with inappropriate design elements.

88. Commercial block (24 Evelyn Street):

c. 1920's, 2 stories, 3 bays, brick.

89. Commercial block (12-14 Freight Street, 18-22 Evelyn Street):

Pre-1895, 3 stories, 4 bays on Freight St., 9 bays on Evelyn St., brick, brick piers delineate panels mostly of 2 bays, corbeled brick cornice, marble window sills and lintels on upper stories, continuous bracketed shop cornice, store fronts partly altered and sheathed with inappropriate material, building angled to conform to street line.

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90. Former hotel (158-164 West Street):

Pre-1895, (refaced and extended forward toward street c. 1920), 4 stories, 7 bays, brick, marble window sills, corbeled brick cornice on west elevation, geometrical stucco ornament below cornice on main (north) facade, pressed copper shop cornice above intact c. 1920 shop fronts, Freight St. entrance removed.

91. Commercial block (156 West Street):

Pre-1890 (originally matched adjoining block, #92; refaced and extended forward toward street c. 1930), 3 stories, 3 bays, buff brick facing, large banded windows on upper stories, corner piers, corbeled cornice, c. 1930 store front intact with deeply recessed entrance.

92. Commercial block (150-152 West Street):

Pre-1890, 3 stories, 3 bays, brick, upper story windows on main (north) facade have marble sills and lintels, east elevation window openings are segmental-arched with marble sills, corbeled cornice on main facade, pilastered round-arched main doorway next to store front under denticulated shop cornice.

93. Double store fronts (146-148 West Street):

c. 1915, 1 story, brick; 146 West retains essentially original appearance with large plate glass display windows framed by brick pilasters and surmounted by denticulated wood shop cornice and corbeled brick parapet; 148 West has been stripped of identical features and sheathed with inappropriate material.

94. Store front (142-144 West Street):

Pre-1869, 2½ stories, wood frame, gable roof, 3rd-story false front on main (north) facade; facade altered and sheathed with inappropriate materials (1970's).

95. Store front (138-140 West Street):

Pre-1869, 3 stories, wood frame, flat roof, clapboarded on side elevations, denticulated cornice on main (north) and side elevations, main facade altered and sheathed with inappropriate materials (1970's).

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96. White Building (137-141 West Street):

c. 1920's, 2 stories, 6 bays, brick, marble sills on 2nd-story windows, marble veneer on store fronts.

97. United States Post Office and Courthouse (151 West Street):

Three-quarters of a century after Rutland received its first U. S. Post Office and Courthouse on the hill to the east of the emerging business center, a much larger replacement was completed on West Street in 1933. The newer building constitutes the only major example of the Neo-Classical Revival style in the Rutland Downtown Historic District. The five-bay brick main block (three bays deep) rises four full stories from a rusticated marble-faced first story to a marble modillion cornice surmounted by a balustraded parapet; a recessed fifth story is nearly hidden behind the parapet.

The main (south) facade is dominated by a projecting three-bay marble pavilion whose rusticated base stage is punctuated by three round-arched entrances approached by a flight of granite steps (corresponding to the foundation). Atop the minor cornice of the base stage stand six Corinthian columns (and two pilasters on the main wall) which support a full pediment with modillion cornice. Other marble ornamental features on the main block include heavy window surrounds on the upper stories (except sills and keystone lintels behind the pavilion), spandrels between the second and third stories, and corner quoins. On the interior, the main lobby is decorated with six murals painted by Steven Belaski in 1937 during the Federal Art Project of the Works Progress Administration; the murals illustrate events in Vermont history.

A plain four-story, three-bay (deep) wing is attached to the rear (north) elevation of the main block; its only ornament consists of simplified extensions both of the first-story and the main cornices on the main block. A modern annex (#97A) has been added to the rear (north) elevation of the wing.

98. Cootey Building (169-173 West Street):

c. 1940, Art Deco details, 2 stories, 3 bays, brick, buff glazed terra cotta veneer on main (south) facade; stepped parapet with angled corner shafts, chevron-patterned terra cotta blocks, and polychrome ceramic insets; originally automobile showroom/garage.

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99. House (175 West Street):

Pre-1869, 2½ stories, 3 bays, wood frame, metal siding, gable roof, entrance porch on south.

102. Commercial block (9-13 Freight Street):

c. 1880, originally Italianate, 2 stories, 10 bays, wood frame; most original details (including bracketed cornice, pedimented window caps, and continuous shop cornice) either removed or covered; building sheathed with inappropriate materials, store fronts altered.

103. Former railroad passenger car repair shop (off Freight Street):

Post-1895, 1 story on main (east) facade, 2 stories on west, 9 bays, flat roof with 2 raised skylights (now covered), brick (concrete 1st story on west); main facade altered c. 1953 when building converted from car shop to offices: car stalls with tracks replaced by large windows and main doorway; former transfer table pit on east removed and converted to parking lot.

104. Former railroad freight car repair shop (off Freight Street):

This rather elaborately detailed, one-story, brick structure constitutes the only surviving building in the Rutland Downtown Historic District from the great railroad complex developed during the middle nineteenth century. Built circa 1860, the freight car shop has not been properly maintained in recent years and now is threatened with demolition for conversion of its site to a parking lot.

The building extends five bays across its similar main (northwest and southeast) facades and eleven bays along its side elevations. The slopes of the shallow-pitch gable roof are concealed on each main facade behind a stepped corbeled brick parapet with marble coping. The five paneled bays correspond to the steps of the parapet in width and height; the three higher inner bays were entered by tracks (now removed) that passed through the building. The original segmental-arched door and window openings (the latter with granite sills) have been either blocked down or closed with inappropriate materials. Corbeled brick cornices extend along the side elevations. The building stands on a granite foundation.

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Buildings that do not contribute to the historic character of the Rutland Downtown Historic District:

24. Store front (72 Wales Street): 2 stories, wood frame, brick veneer on 1st story, flat roof.
25. Store front (68 Wales Street): Originally pre-1885, 2½-story, wood frame, gable-roofed house; altered and extended 20th century into 2-story commercial block with store front.
28. Store fronts (63-65 Center Street): Possibly pre-1879 but altered 20th century and stripped of details; 1-story, wood frame, flat roof.
29. Store front (61 Center Street): Possibly pre-1879 but altered 20th century and stripped of details; 1-story, wood frame, flat roof.
44. Store fronts (62-66 Merchants Row): 2 stories, facades sheathed; possibly remnant of pre-1866, 3-story, 7-bay, brick commercial block on site; c. 1955 photograph shows 4th story on central section (64 Merchants Row).
- 52A. Rutland Herald Building annex (33 Wales Street): 1974, 1-story, brick and concrete block, flat roof.
55. Commercial block (24-30 Wales Street): c. 1940, 2 stories, brick, flat roof.
66. Store fronts (16-18 Merchants Row): 1-story, metal sheathing, flat roof.
67. Store front (14 Merchants Row): 1-story, metal sheathing, flat roof.
72. Former store front (9 Merchants Row): c. 1960, 1-story, brick, flat roof; being enlarged and adapted to offices.
74. Drive-in bank (29-35 Merchants Row): c. 1975, 1-story, brick with marble facing, flat roof; replaced 2-story brick commercial block on street line.
87. Drive-in bank (36 Evelyn Street): c. 1950, 2 stories, brick, flat roof.

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- 97A. United States Post Office and Courthouse annex (151 West Street):
c. 1960, 3 stories, brick, marble spandrels, flat roof, loading dock
on west.
100. Store front (178-186 West Street): c. 1970, 1 story, concrete
block, shed roof.
101. Store front (170-174 West Street): c. 1970, 2 stories, concrete
block, flat roof.
105. Rutland City Parking Deck (off Evelyn Street): 1978, 3 levels,
concrete and brick.
106. Gas station (Evelyn Street): c. 1975, 1 story, brick and glass,
flat roof.
107. Drive-in bank (Evelyn Street): c. 1970, 1 story, brick, V-roof.

8 SIGNIFICANCE

| PERIOD | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | |
|---|--|---|---|--|
| <input type="checkbox"/> PREHISTORIC | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHEOLOGY-HISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCIENCE |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input checked="" type="checkbox"/> TRANSPORTATION |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) |
| | | <input type="checkbox"/> INVENTION | | |

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Rutland Downtown Historic District represents the commercial center of Rutland City together with a remnant of the once formidable complex of railroad facilities that sprawled along its western margin. The commercial and architectural significance of the Rutland Downtown Historic District derives largely from the development of that railroad complex, which during the nineteenth century became the greatest railroad center in Vermont. Another major benefactor, the marble quarrying and milling industry, lies outside the city but its influence pervades the historic district, having contributed both the wealth and the building material that enabled the construction or embellishment of many architecturally significant buildings. Other industries, particularly a nationally prominent scaleworks (located outside the Downtown historic district), emerged to assist substantially the development of the city. About the third quarter of the nineteenth century, Rutland became temporarily the largest town in Vermont and its leading commercial center.

During the early nineteenth century, the original center of Rutland village developed on the low hill that rises immediately to the east of the present business center; the main north-south road through the area passed over the hill. Railroads, however, could not approach that village owing to the overwhelming gradient, and when the first railroad reached the vicinity, it followed the Otter Creek valley around the west side of the hill. With the opening in 1849 of the Rutland and Burlington Railroad to Bellows Falls and connections there with lines to Boston and New York, the future development of Rutland was altered irrevocably. Almost immediately, the farm fields and swampy areas along the valley were bought, subdivided, and converted into building lots and streets. A nineteenth century history observes that "the real estate business was, perhaps, the most important traffic in the place."¹ And business began its "slide down the hill" to gain the advantage of being near the new artery of commerce.

Within a few years, railroad lines converged on Rutland from four other directions. The Rutland and Burlington also extended northward to its latter namesake; in 1850, the Rutland and Whitehall Railroad was opened to connect with an existing railhead in New York state; in 1852, the Rutland and Washington Railroad was completed southwestward into

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet 9-1

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 35 acres

ACREAGE NOT VERIFIED

UTM REFERENCES

A | 1,8 | 6,6,3 | 1,9,5 | 4,8 | 30 | 1,8,0 |
 ZONE EASTING NORTHING
 C | 1,8 | 6,6,2 | 7,4,0 | 4,8 | 2,9 | 6,9,5 |

B | 1,8 | 6,6,3 | 2,8,0 | 4,8 | 2,9 | 7,6,0 |
 ZONE EASTING NORTHING
 D | 1,8 | 6,6,2 | 7,0,0 | 4,8 | 2,8 | 1,7,0 |

VERBAL BOUNDARY DESCRIPTION

See Continuation Sheet 10-1

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| STATE | CODE | COUNTY | CODE |

11 FORM PREPARED BY

NAME / TITLE

Hugh H. Henry, Historic Sites Researcher

ORGANIZATION

Vermont Division for Historic Preservation

DATE

STREET & NUMBER

Pavilion Building

TELEPHONE

802-828-3226

CITY OR TOWN

Montpelier,

STATE

Vermont

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

William B. Pinney

TITLE William B. Pinney, Director
 State Historic Preservation Officer

DATE

10-20-78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Sally J. Oldbrink

KEEPER OF THE NATIONAL REGISTER

DATE

8/22/80

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

Eric W. Orin

KEEPER OF THE NATIONAL REGISTER

DATE

8/22/80

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New York state and a connection to Troy; and also in 1852, the Western Vermont Railroad was completed southward to Bennington. Already by 1852, forty-five trains per day served Rutland; to accommodate the surging number of passengers, a new brick hotel (#2) was built by Otis Bardwell across the street from the station.

At first, the railroad complex opposite the then presumptuously-named 'Merchants Row' expanded even faster than the commercial center around it. An 1852 map² shows that the brick depot with its three-track brick train-shed had been completed and, across switching tracks to the west, other facilities were also in place: a freight house immediately south of the Freight Street grade crossing, a brick machine shop opposite the depot, a sixteen-sided and domed brick engine house with internal turntable south of the depot, and a variety of lesser buildings.

During the two succeeding decades, however, the development on the other side of Merchants Row accelerated, and the commercial center of Rutland began to acquire characteristics that survive to the present. The 1852 map shows only scattered buildings (mostly residential) along the few existing streets, notably Merchants Row, Washington, Evelyn, and Freight Streets that served the railroad complex. The infilling came quickly, however: Center Street was opened in 1856, Wales Street was completed in 1862, and Church Street came two years later. By the time an 1869 atlas³ appeared, the street network of the emerging commercial center had been fully developed.

The initial architectural development of the Rutland business center in the 1850's and 1860's brought mostly wood frame buildings. These included both plain gable-roofed derivatives of the vernacular Greek Revival house type and the more elaborate two-story, flat-roofed commercial blocks frequently ornamented with Italianate details. The best remaining example of the latter type is the unnamed block (#27) at 67-69 Center Street; most of the other examples have been extensively altered.

Brick buildings appeared very early, the first examples including the original section of the Bardwell Hotel (#2) built in 1851-52 and the railroad station built about the same time. Both of these buildings reiterated the basic Greek Revival form, but the Bardwell has subsequently been altered to reflect later architectural fashion and the station has been demolished. The next stylistic generation of buildings was introduced later in the same decade when a finely detailed Renaissance Revival brick commercial block (#7) was constructed on Merchants Row.

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During the 1860's, the three- or four-story, flat-roofed brick commercial block became the dominant building type, and Rutland began to acquire an urban appearance. Several later examples were given Italianate ornamental features, notably the Cook Block (#15) and the Landon Block (#79).

In 1868, fire contributed to the development of the new commercial center by destroying much of the old center on the hill. More precisely, the fire hastened redevelopment: the replacement of many first generation wood frame buildings with larger masonry blocks.

The construction of the railroad network through Rutland enabled rapid development of what soon became the greatest regional industry - the quarrying and milling of marble taken from the vast deposits in the hilly spine of Rutland County. The first commercial quarries and mills were established in the 1840's but were severely limited by the lack of suitable transport. The railroads immediately overcame that problem, and the local invention (by George J. Wardwell) in 1865 of the steam channeling machine overcame a barrier to large-scale production. More quarries and mills were soon opened to meet the great demand for the building material, more machines were devised to work the marble, and more shops were established to make the machines, all of which generated more employment and wealth. Many buildings were embellished with marble features, and some were completely faced or built of the material.

By the 1870's, the emerging town was expanding both architecturally and economically at a phenomenal rate. A new architectural expression appeared in the form of the Second Empire style, a style eminently suited to the ostentatious display of the rapidly increasing wealth and prominence of the community. Along Merchants Row opposite the railroad station, extravagant new commercial blocks such as the Baxter National Bank (built by the leading entrepreneur of the period, Gen. Horace Henry Baxter) and the Bates House hotel appeared in the Second Empire style; some existing buildings, including the Bardwell Hotel, were given mansard roofs to follow the change of architectural fashion. Merchants Row became "one of the most impressive streets of commerce in New England, certainly the finest in Vermont." And Rutland achieved the zenith of its nineteenth century architectural quality.

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In 1877, there occurred another industrial event that had enormous economic (and thereby architectural) effect on Rutland: the Howe Scale Company decided to take advantage of the superlative railroad service available at Rutland, and moved its operations there from Brandon. The company chose a triangular site southeast of the station at the junction of the rail lines to Bennington and Bellows Falls, and constructed a huge complex of buildings to manufacture weighing scales. (This complex, still extant, is not within the boundaries of the present nomination). Within a decade, according to a contemporary history,⁵ nine-tenths of the scales used in the world at the time were produced in Vermont, and the Howe Scale Company accounted for "a large proportion" of those scales.

The extraordinary commercial and industrial expansion of Rutland soon provided the means for expressing some of its cultural aspirations. In 1868, William Y. Ripley, (who, together with William Barnes, had started the first commercially successful marble quarry and mill in the 1840's) sponsored the construction of the Ripley Opera House on Merchants Row. Only seven years later, the opera house was destroyed by fire and the sponsor died the same year. Nevertheless, Rutland did not long remain without a place for "cultured entertainment": in 1881, Gen. Edward H. Ripley commissioned the nationally reputed architect William A. Potter to rebuild the opera house (#82) on the foundation of his father's building. The lavishly decorated auditorium, designed by J. J. R. Randall (who also designed the Howe Scale complex), soon attracted artists and troupes usually found performing only in larger cities; they stopped in Rutland while en route between New York, Boston, and Montreal by the trains that passed through what was still called a village (with a population in 1880 of about 7,000).

By 1885, the railroad complex had expanded southward to the recently complete Howe Scale Works. A contemporary map⁶ shows engine houses and car shops belonging to three different railroads clustered along the length of an eleven-track main switching yard, with numerous stub tracks leading to various railroad and commercial buildings. During the same decade, Rutland acquired another form of railroad and an amenity found usually in larger cities: a street railway was constructed through the downtown area, powered initially by horses and later by electricity.

The architectural development of the business district diminished in intensity toward the end of the nineteenth century. A modest High Victorian Gothic marble church (the Universalist, #58) and a few more brick commercial blocks appeared but it was essentially a period of consolidation. A significant political event occurred in 1892, however, when Rutland finally achieved the legal status suggested by its appearance. The City of Rutland was incorporated that year, combining the

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earlier village center on the hill with the maturing 'downtown' in the valley.

At the turn of the century, Rutland constituted the leading railroad center in Vermont, the second largest commercial and industrial center in the state, and the hub of a region containing "the largest quarries and mills for producing and manufacturing marble in the world."⁷ A promotional booklet published somewhat later boasted that Rutland "manufactures three-fourths of the marble-finishing machinery used in the United States, turns out one-half of America's maple sugar-making utensils, and builds one-fourth of the scales"⁸ used in the country. The railroad traffic through Rutland at that time was immense: every day, 100 trains arrived or departed Union Station and 700 freight cars were handled in the switching yard. The booklet also mentions some important street furniture of the period, "a boulevard illumination system of five-globe electroliers set 87 feet apart along the curbs."⁹

The next great surge of building activity in Rutland began soon after the turn of the century and continued for about two decades. By that time, national architectural fashion had shifted to the Classical revivals, and Rutland followed the trend. Early in 1906, a catastrophic fire destroyed the Bates House and adjoining buildings on the north corner of Merchants Row and Center Street; the Bates House was the first major casualty of the superlative Second Empire rank along Merchants Row. In its place arose the new order: the massive Mead Building (#39), a brick commercial block encrusted with Classical Revival details, flanked by other commercial buildings displaying similar details but applied to the basic form (and the Chicago window) of the Commercial style that had spread from Chicago to other, lesser centers of commerce. During the same decade (1900-1910), other major examples - the similar Gryphon (#46) and 'New' Gryphon (#45) Buildings - appeared at the north end of the same Merchants Row block.

The following decade (1910-1920) brought the loss of another mansard along Merchants Row when the Bardwell was remodeled after a fire in 1913 (although the west elevation of its west annex escaped the alteration and retains its mansard to the present). Two years later, the city lost its stage for "cultured entertainment" when the Opera House was converted to a department store. But the medium of popular entertainment was changing; about 1915, the new Playhouse (later the Paramount Theatre, #11) opened on Center Street, an elaborately decorated Classical Revival "movie palace," accompanied by the smaller, and more restrained (but still Classical Revival) Grand Theatre (#47) on West Street.

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Architectural confusion followed this series of Classical Revival buildings in Rutland. Still the revivals of historical styles persisted: in 1924, the Marble Savings Bank built a finely-detailed, marble-faced Second Renaissance Revival headquarters. This juxtaposition of modern and derivative styles culminated in the 1930's when two of the largest buildings in the city center were erected in antipodal styles. On Merchants Row, a boldly Modernistic mini-skyscraper (the Service Building, #3) arose on the site of the demolished Baxter National Bank with fully developed Art Deco ornament, while on West Street the new United States Post Office and Courthouse appeared bearing the marble overburden of a decadent Neo-Classical Revival style. In numbers of examples, however, the Art Deco prevailed during the 1930's; a notable, smaller-scaled version of it is the Cootey Building (#98), another automobile showroom on West Street.

After the hiatus of the Second World War, the Rutland Downtown Historic District entered a quarter-century during which its architectural environment underwent drastic change. The last of the Second Empire commercial blocks disappeared from Merchants Row when the Rutland Savings Bank lost its mansard to a full fourth story devoid of ornament. But that alteration scarcely compared with the fundamental change that pervaded the city: in effect, the entire commercial and transport environment was altered to accommodate the massive shift from public (railroad) transport to private motor vehicles. After a railroad strike in 1953, passenger service was abandoned and Union Station was promptly demolished to enable the conversion of its site and the adjoining Depot Park to a parking lot.

The rest of the railroad complex (which had been gradually reduced in scale since first quarter of the century) survived only another decade. In 1961 another strike occurred and, after several months of deadlock, the Rutland Railroad (the corporate successor to two of the original lines radiating from the city a century earlier) was finally abandoned outright. Rail service through Rutland was later restored under State ownership, but the once-great complex of shops and switching yard next to the Rutland business district was almost completely razed to clear the way for a much larger parking lot in front of the 'disposable architecture' of a contemporary shopping plaza (excluded from the Rutland Downtown Historic District). Similarly, an entire row of impressive nineteenth-century commercial blocks along the south

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side of Evelyn Street and several individual buildings, such as the outstanding Greek Revival rectory of Trinity Church, were demolished for parking lots or 'drive-in' facilities. Street lighting was also changed to accommodate vehicular traffic when the handsome five-globe 'electroliers' were removed.

Many of the buildings that remained standing soon lost much of their historic character in the frantic effort to make them appear 'modern'. "The old cohesion of architecture and purpose began to dissipate in piecemeal modernization and escalating competition for the eye of the passing motorist."¹⁰ In the 1950's and 1960's, several significant commercial blocks, including the converted Opera House (#82), disappeared completely behind curtain facades, in many cases being stripped of their distinctive ornamental details in the process. Some buildings were only partly covered (for example, #42 where exactly half the original facade has disappeared; in other cases, the sheathing carried over onto adjoining facades such as #80-82). A catastrophic finale to this destructive period occurred in 1973 when the large brick landmark Berwick Hotel burned, leaving a quarter-city-block gap in the facade line on Center Street.

In 1976, however, the tide finally turned. Rutland received the largest share of a substantial federal Economic Development Administration grant to Vermont for historic preservation projects in the towns along the route of a planned steam-powered excursion train. The excursion train operated through Rutland for the summer of 1976, briefly re-creating the one-hundred year tradition that had ended in the 1950's. Substantial preservation projects in the Rutland Downtown Historic District (funded in part by the Economic Development Administration grant) began soon afterward, including rehabilitation of the Rutland Savings Bank and two adjoining blocks (#6-8), and the cleaning or painting of City Hall (#1), the Royce House (#73), and the Marble Savings Bank (#78) among others. This activity has stimulated large-scale preservation work by the private sector, most notably the adaptation of the Rutland Opera House and two adjoining buildings (#80-82) to retail and office uses. Altogether, these projects have carried Rutland to the forefront of urban preservation in Vermont.

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The western boundary of the historic district is dictated in large part by the existence of a large 20th century shopping plaza fronting on Merchants Row; to the north of the plaza are two remaining buildings from the time when Rutland was a major railroad center.

The eastern boundary corresponds to a large extent with the western boundary of the Rutland Courthouse Historic District, entered in the National Register on September 8, 1976. (See boundary description.) North of the line of Willow Street, the boundary is one block to the west, along Edson and Cottage Streets, at the request of the National Register staff. The buildings in this area are not strictly commercial in use or type; they are transitional between the more residential and civic character of the Courthouse district and the more heavily commercial Downtown district. While they are eligible for inclusion in the Register (with the exceptions noted elsewhere in this nomination), it is not possible to strictly categorize them as residential/civic or commercial. Like the edge between any two such areas, uses and types become mixed; the overall effect is a smooth transition from the older residential area on the hill down to the bustling commercial center. By placing the boundary of the Downtown district in its present position, this transition is recognized for what it is: evidence of the growth of the City through time and the change in uses which accompanies downtown growth.

To the north, State Street is the westbound route of U.S. 4, the main road from New Hampshire to New York in this part of the state. South of State Street the buildings are primarily commercial; to the north the buildings are almost exclusively residential. For this reason State Street was chosen as a general boundary; in some areas south of State Street there has been new construction (in the commercial areas) and these areas, even though physically within the commercial area, have been omitted from this nomination. Merchants Row from West Street to State Street, even though it contains three non-contributing buildings at its northern end, is the last major commercial block before the sharp change to the residential neighborhoods, and on this block the difference between the two neighborhoods is almost palpable at State Street. Unlike the eastern boundary there is no transitional area between the two uses.

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The buildings in the eastern part of the district, towards the Rutland Courthouse Historic District, are generally smaller in scale than those on the major downtown streets such as Merchants Row. Most do not aspire to any high-style pretensions but do reflect the prevailing tastes of the periods in which they were built. An otherwise plain building, such as #55 (possibly c. 1870) is ornamented with a bracketed cornice, for example; #51, on Willow Street, reveals the characteristics current when it was built (c. 1930) in its inset facade details. This list could be expanded. While these buildings in general were never as ornate as the Marble Savings Bank (#84) for example, they are the type of building found near the edges of many downtowns. As such, they contribute to the overall character of the district, and, had they been eliminated from the nomination, the district would have been that much the poorer.

While the number of non-contributing buildings is higher near the eastern boundary, these buildings are generally sympathetic in material, massing, and scale. Strictly speaking they are not historic, although a careful reading of the Description shows that many (#'s 25, 28, 29, and 56) were built prior to World War II. Most are non-contributing due to extensive alteration; there are very few completely modern buildings.

Overall, this portion of the district contributes as much in its own way as do the more high-style buildings in other parts of the district.

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6. Industries and Wealth of the Principal Points in Vermont. New York: American Publishing and Engraving Co., 1891.
7. Kline, W. S., ed. Rutland, The "Marble City". New York: Industrial Advertising Co., (1905?).
8. McLaughlin, Helen. 'Sale of Former Opera House Building Recalls Memories of Old Rutland.' Rutland Herald, 31 May 1944, page?
9. Rutland Business Men's Association. Rutland, Vermont in the Heart of the Green Mountains. Rutland, Vt.: The Tuttle Co., (1918?).
10. Rutland Historic Preservation Project - Rutland Townscape. Rutland, Vt.: Downtown Development Corp., 1977.
11. Rutland, Vermont 1761-1961. Rutland, Vt.: The Rutland Herald, (1961?)
12. Smith, H. P. and W. S. Rann, eds. History of Rutland County, Vermont. Syracuse, N. Y.: D. Mason and Co., 1886.
13. Map of the Village of Rutland, Vt. New York: Presdee and Edwards, 1852.
14. Sanborn insurance maps of Rutland, Vermont published in the following editions:

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- 1869 - National Insurance Diagram Bureau, New York.
- 1879 - Sanborn Map and Publishing Co., New York.
- 1885 - Sanborn Map and Publishing Co., New York.
- 1890 - Sanborn-Perris Map Co., Ltd., New York.
- 1895 - Sanborn-Perris Map Co., Ltd., New York.

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The boundary of the Rutland Downtown Historic District is described as follows: beginning at Point A, located at the intersection of a line running parallel to and 15 feet north of the north facade of the Dunn Building (22 Wales Street, #56) with the western boundary of the Rutland Courthouse Historic District, entered on the National Register of Historic Places on September 8, 1976. It then proceeds in a southerly direction along the west boundary of the Rutland Courthouse Historic District to a Point B at the southwest property corner of 36 Washington Street (#47 in the Courthouse District), which point is also identified as being a Point C in the boundary description of the Rutland Courthouse Historic District. From this Point B, the boundary of the Rutland Downtown Historic District turns westerly and proceeds along the south property lines of 40 and 44 Washington Street (#21 and 20), and (crossing Wales Street) 1 Strongs Avenue (City Hall, #1) and a westerly extension of the latter to a Point C, at its intersection with the centerline of Strongs Avenue; thence the boundary turns northwesterly and proceeds along said centerline and the centerline of the connecting Merchants Row to a Point D, at the intersection of the centerlines of Merchants Row and Center Street; thence the boundary turns southwesterly and proceeds in a straight line to a Point E in the centerline of the Vermont Railway track at its intersection with a line parallel to, and 25 feet southeast of, the southeast elevation of the former railroad freight car repair shop off Freight Street (#104); thence proceeding southwesterly along a line parallel to, and 25 feet southeast of, the southeast elevation of said former freight car shop to a Point F, at its intersection with the southwest property line of the same building (#104); thence turning northwesterly and proceeding along said property line and continuing along the southwest property line of the former railroad passenger car repair shop (#103) and a northwesterly extension thereof to a Point G, at its intersection with the centerline of Pine Street; thence turning northerly and proceeding along said centerline (crossing West Street) to a Point H, at its intersection with a westerly extension of the north property line of 175 West Street (#99); thence turning easterly and proceeding along said extension and property line to a Point I, at the northeast corner of said property; thence turning northerly and proceeding along the west property line (and possibly a northerly extension thereof) of 169-173 West Street (#98) to a Point J, at its intersection with a westerly extension of the south property line of 21-27 Merchants Row (#73); thence turning easterly and proceeding along said extension and property line to a Point K, at its intersection with a southerly extension of the existing (1978) west facade line of the building at 9 Merchants Row (#72); thence turning northerly and proceeding along said line, the west elevation of said building, and a northerly extension of its line to a Point L,

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at its intersection with a westerly extension of the south property line of 84-86 State Street (#69); thence turning easterly and proceeding along said extension to a Point M, at the southwest corner of said property; thence turning northerly and proceeding along the west property line of said property and a northerly extension thereof to a Point N, at its intersection with the centerline of State Street; thence turning easterly and proceeding along said centerline and (crossing Merchants Row) an easterly extension thereof to a Point O at its intersection with a northerly extension of the east property line of 10 Merchants Row (#68); thence turning southerly and proceeding along said extension and property line and successively the east property lines of 14, 16-18, 22-24, 26-30, and 32-34 Merchants Row (#67-63 respectively) to a Point P, at the southeast property corner of 32-34 Merchants Row (#63); thence turning easterly and proceeding in a straight line to a Point Q, the intersection with the western curb line of Cottage Street; it then proceeds generally south along this curb line to Point R, the intersection with the northern curb line of West Street; it then proceeds generally west along this curb line to Point S, the intersection with the extension in a northerly direction of the western curb line of Edson Street; it then proceeds generally south (crossing West Street) along this extension and curb line to Point T, the intersection with the southern curb line of Willow Street; it then proceeds generally east along this curb line, and its extension in an easterly direction (crossing Wales Street) to Point U, the intersection of this extension with the eastern curb line of Wales Street; it then proceeds generally north along this curb line to Point V, located at the intersection of this curb line with a line running parallel to and 15 feet north of the north facade of the Dunn Building (22 Wales Street, #56); it then proceeds generally east along this line to Point A, the point of beginning.

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|--|--|
| 1. City of Rutland 1 Strongs Avenue Rutland, VT 05701 | 12. Clement Abatiell 36-40 Center St. Rutland, VT 05701 |
| 2. Walter L., Jr., and Alfriede Kenney 132-142 Merchants Row Rutland, VT 05701 | 13. Clement J. Abatiell Susan Lane Rutland, VT 05701 |
| 3. John A. M. Hinsman Service Building Rutland, VT 05701 | 14. Thomas Ton Ying Gee <u>et al.</u> 46 Center St. Rutland, VT 05701 |
| 4. Vermont Transit Co., Inc. 135 St. Paul St. Burlington, VT 05401 | Thomas Yee Ton Ying <u>et al.</u> 48 Center St. Rutland, VT 05701 |
| 5. John J. and Yolanda B. Welch 8 East Center St. Rutland, VT 05701 | 15. Donald Hackel 50 Center St. Rutland, VT 05701 |
| 6. Daniels Corp. 114-116 Merchants Row Rutland, VT 05701 | (52-54 Center St.) Jack and Ilene T. Blackman Ira, VT |
| 7. Daniels Corp. 110-112 Merchants Row Rutland, VT 05701 | 16. Rutland Aerie No. 1001 Fraternal Order of Eagles 56 Center Street Rutland, VT 05701 |
| 8. Rutland Savings Bank 104-106 Merchants Row Rutland, VT 05701 | 17. Patricia and Doku Yoanidis <u>et al.</u> 38 Cleveland Ave. Rutland, VT 05701 |
| 9. Rutland Savings Bank 104-106 Merchants Row Rutland, VT 05701 | 18. John G. Fenton Tennybrook Court Rutland, VT 05701 |
| 10. ABAC Corp. 44 Center St. Rutland, VT 05701 | 19. Rutland Masonic Assoc. Masonic Temple Washington St. Rutland, VT 05701 |
| 11. Oceania, Inc. P.O. Box 1629 Station A Rutland, VT 05701 | 20. John J. Tomasi, Jr. 4 Green Knolls Lane Rutland, VT 05701 |

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|---|---|
| 21. Florence C. Gifford 40 Washington Street Rutland, VT 05701 | 32. Wilson Country Camera 37 Center St. Rutland, VT 05701 |
| 22. Nellie and Carol W. Pingree 41 Washington St. Rutland, VT 05701 | 33. (33 Center St) George J. & Margaret Schaffer Westfield, NJ 07091 |
| 23. Joseph A. & Barbara A. Giancola 6 Edgewood Drive Rutland, VT 05701 | First Church of Christ Scientist Reading Room 35 Center Street Rutland, VT 05701 |
| 24. Joseph A. Giancola 6 Edgewood Drive Rutland, VT 05701 | 34. Back Home Cafe Corp. 31 Center St. Rutland, VT 05701 |
| 25. Joseph Celentano 21 Jasmin Lane Rutland, VT 05701 | 35. Peter A. & Josephine C. Altrui A & H Realty Woodstock Ave. Rutland, VT 05701 |
| 26. Robert M. Higgins, Sr. 60 Center St. Rutland, VT 05701 | 36. Constantinos N. Louras 15-17 Center St. Rutland, VT 05701 |
| 27. Robert L. & Mildred Accavallo 67 Center St. Rutland, VT 05701 | Joseph & Frances E. Gluck 19 Center St. Rutland, VT 05701 |
| 28. Robert & Judith West 143 Grove St. Rutland, VT 05701 | 37. Berenice R. Tuttle Est. Robert W. Fox, Tr. 134 Harrington Ave. Rutland, VT 05701 |
| 29. Raymond C. Giguere Box 8 Killington, VT 05751 | 38. A. J. & C.A. Chapleau & F. S. Wormwood 7 Center St. Rutland, VT 05701 |
| 30. Raymond C. Giguere Box 8 Killington, VT 05751 | 39. Mead Building, Inc. 98 Merchants Row Rutland, VT 05701 |
| 31. Robert B. & Evelyn R. Frazier 40 Woodward Avenue West Rutland, VT 05777 | |

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40. JAMAC Corp.
c/o James Abatiell
Gryphon Building
Rutland, VT 05701
41. Trustee of Interim Realty Trust
10 Forbes Road
Braintree, MA
42. (72 Merchants Row)
Eugenia P. Abraham
c/o Jean's Beauty Shop
126 Merchants Row
Rutland, VT 05701

Helaine S. Freeman, Trustee
74 Merchants Row
Rutland, VT 05701

Martin D. Freeman
76-78 Merchants Row
Rutland, VT 05701
43. John G. Nelson, Jr.
P.O. Box 47
Concord, NH 03301
44. (62 Merchants Row)
Mayer Enterprises
RFD
Mendon, VT 05701

(64 Merchants Row)
Catherine C. Bravakis et al.
c/o Stella Braves
69A Cambridge Terrace
Hackensack, NJ 07601

(66 Merchants Row)
John G. Nelson, Jr. et al.
P.O. Box 47
Concord, NH 03301
45. William T. & Earl S. Wright
Marble Savings Bank
Rutland, VT 05701
46. William T. & Earl S. Wright
Marble Savings Bank
Rutland, VT 05701
47. William T. & Earl S. Wright
Marble Savings Bank
Rutland, VT 05701
48. Rutland County VFW Post 648
2 Edson St.
Rutland, VT 05701
49. JAMAC Corp.
c/o James Abatiell
Gryphon Building
Rutland, VT 05701
50. Harold F. Burke et al.
102 Willow St.
Rutland, VT 05701
51. Harold F. & Gordon Burke
102 Willow St.
Rutland, VT 05701
52. Herald Association, Inc.
29 Wales St.
Rutland, VT 05701
53. Frank Namera
38 Wales St.
Rutland, VT 05701
54. Robert L. & Mildred Accavallo
67 Center St.
Rutland, VT 05701

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55. Louis Esposito, Jr.
Birchwood Ave.
Rutland, VT 05701
56. V. J. Loveland & Minnie Godnick
22 Wales Street
Rutland, VT 05701
57. RBC Bowl, Inc.
107 West Street
Rutland, VT 05701
58. St. Paul's Universalist Church
117 West Street
Rutland, VT 05701
59. Edward & Gilbert Godnick
82 West Street
Rutland, VT 05701
60. Colonial Distributing of Rutland
173 St. Paul Street
Burlington, VT 05401
61. Nathan & William H. Goldman
40-42 Merchants Row
Rutland, VT 05701
62. Laurence D. Ward, Est.
c/o Phyllis K. Robinson
56 Ives Street
Rutland, VT 05701

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| 63. Salvation Army 32-34 Merchants Row Rutland, VT 05701 | 74. Marble Savings Bank 47 Merchants Row Rutland, VT 05701 |
| 64. Herbert S. & Sandra B. Cohen 26-30 Merchants Row Rutland, VT 05701 | 75. Marble Savings Bank 47 Merchants Row Rutland, VT 05701 |
| 65. JAMAC Corp. 56 ½ Merchants Row Rutland, VT 05701 | 76. Marble Savings Bank 47 Merchants Row Rutland, VT 05701 |
| 66. James S. Abatiell Gryphon Building Rutland, VT 05701 | 77. Florence Tyler 43 Merchants Row Rutland, VT 05701 |
| 67. Richard J. Fagan 2 Victor Place Rutland, VT 05701 | 78. Marble Savings Bank 47 Merchants Row Rutland, VT 05701 |
| 68. L. Arthur Doty Salisbury, VT 05769 | 79. Peter N. Louras, Sr. 140 West St. Rutland, VT 05701 |
| 69. JAMAC Corp. Gryphon Building Rutland, VT 05701 | 80. Rutland Opera House Associates 56½ Merchants Row Rutland, VT 05701 |
| 70. JAMAC Corp. Gryphon Building Rutland, VT 05701 | 81. PABCO Dev. Co., Inc. 56½ Merchants Row Rutland, VT 05701 |
| 71. JAMAC Corp. Gryphon Building Rutland, VT 05701 | 82. PABCO Dev. Co., Inc. 56½ Merchants Row Rutland, VT 05701 |
| 72. State of Vermont Division of State Buildings 2 Western Ave. Montpelier, VT 05602 | 83. The Howard Bank Att: M. Diette, Vice Pres. 77 Merchants Row Rutland, VT 05701 |
| 73. K of C Building Assoc. 21-27 Merchants Row Rutland, VT 05701 | 84. The Howard Bank Att: M. Diette, Vice Pres. 77 Merchants Row Rutland, VT 05701 |

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| <p>85. First Vermont Bank & Trust Co. 85-89 Merchants Row Rutland, VT 05701</p> <p>86. The Howard Bank Att: M. Diette, Vice Pres. 77 Merchants Row Rutland, VT 05701</p> <p>87. The Howard Bank Att: M. Diette, Vice Pres. 77 Merchants Row Rutland, VT 05701</p> <p>88. BAF Corp. 446A West St. Rutland, VT 05701</p> <p>89. BAF Corp. 446A West St. Rutland, VT 05701</p> <p>90. Stuart & Patricia St. Peter 44 Kingsley Ave. Rutland, VT 05701</p> <p>91. Stuart & Patricia St. Peter 44 Kingsley Ave. Rutland, VT 05701</p> <p>92. Harry R., Jr., & Daisy Ryan 5 Court St. Rutland, VT 05701</p> <p>93. (146 West Street) Irving Slater & Cecelia Cohen c/o Cecelia Cohen 38 Elm Terrace Burlington, VT 05401</p> <p>(148 West Street) Katherine Nash Clarendon, VT 05759</p> | <p>94. Irving Slater & Cecelia Cohen c/o Cecelia Cohen 38 Elm Terrace Burlington, VT 05401</p> <p>95. Stereo Theatre, Inc. c/o A. Cizmadia 138 West St. Rutland, VT 05701</p> <p>96. Marble Savings Bank 47 Merchants Row Rutland, VT 05701</p> <p>97. United States Post Office & Courthouse 151 West Street Rutland, VT 05701</p> <p>98. Henry Veghte, Jr. Mendon, VT 05701</p> <p>99. Mario & Reita L. Morrillo 175 West St. Rutland, VT 05701</p> <p>100. Anthony J. & Anthonette R. Poalino 451 West St. Rutland, VT 05701</p> <p>101. Anthony J. & Anthonette R. Poalino 451 West St. Rutland, VT 05701</p> <p>102. Francis M. & Jocelyn McLaughlin 292 North Main Street Rutland, VT 05701</p> <p>103. Central Vermont Public Service Corp. 77 Grove Street Rutland, VT 05701</p> |
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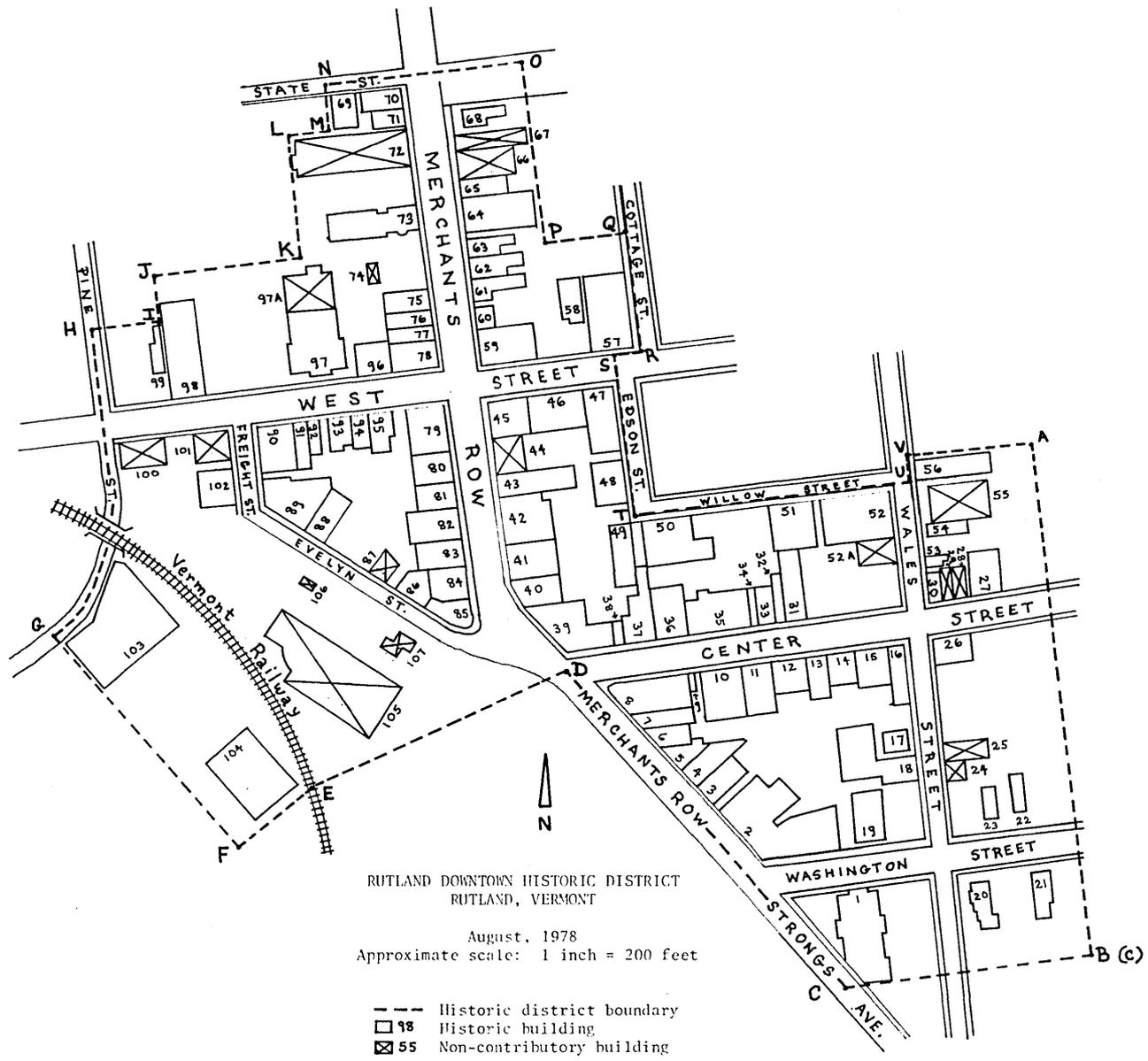
PAGE 7

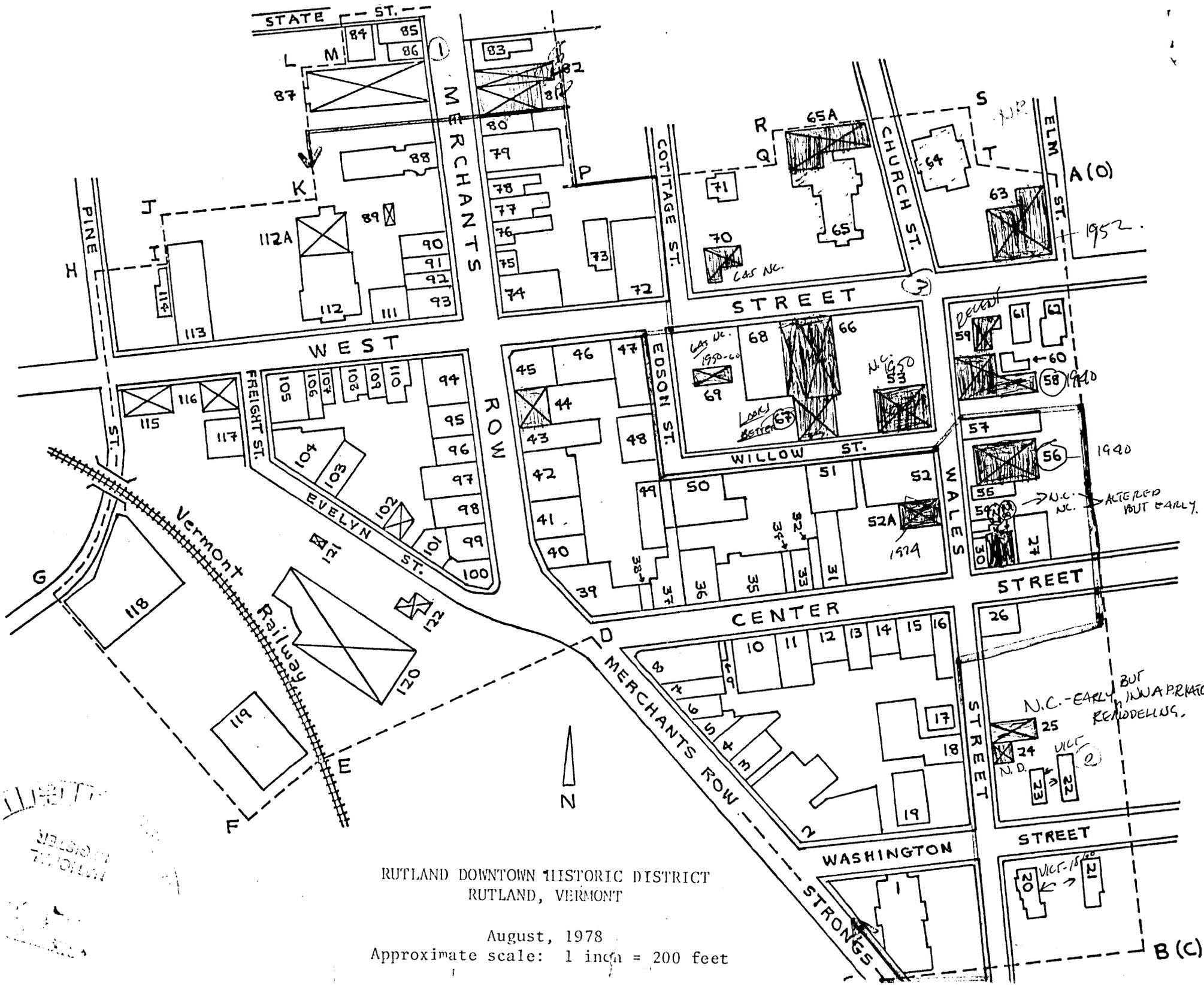
- 104. Central Vermont Public Service Corp.
77 Grove St.
Rutland, VT 05701

- 105. City of Rutland
1 Strongs Avenue
Rutland, VT 05701

- 106. BAF Corp.
446A West St.
Rutland, VT 05701

- 107. The Howard Bank
Att: M. Diette, Vice Pres.
77 Merchants Row
Rutland, VT 05701





RUTLAND DOWNTOWN HISTORIC DISTRICT
RUTLAND, VERMONT

August, 1978

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