

United States Department of the Interior  
National Park Service

JUL 6 1992

National Register of Historic Places  
Registration Form

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

1. Name of Property

historic name Sweeney, J. S., Store, Barn, Livery, and Hall

other names/site number East Charleston Store; Stoddard, W. G. Store; Moulton's Store; Sloan's

2. Location

street & number Vermont Route 105 and Town Highway 3 (Main Street) N/A not for publication

city or town Charleston N/A vicinity

state Vermont code VT county Orleans code 019 zip code 05833

3. State/Federal Agency Certification

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

[Signature], DSHPO  
Signature of certifying official/Title

6/29/92  
Date

State of Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

Signature of the Keeper

[Signature]

Date of Action

8/18/92

Sweeney, J. S., Store, Barn, Livery and Hall  
Name of Property

Orleans County, Vermont  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

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

**Category of Property**  
(Check only one box)

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

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

Contributing	Noncontributing	
3		buildings
		sites
		structures
		objects
3		Total

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

N/A

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

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

COMMERCE/department store  
SOCIAL/meeting hall  
AGRICULTURE/animal facility  
GOVERNMENT/post office

**Current Functions**

(Enter categories from instructions)

COMMERCE/department store  
GOVERNMENT/post office  
WORK IN PROGRESS

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Greek Revival  
No Style

**Materials**

(Enter categories from instructions)

foundation stone  
walls weatherboard  
roof asphalt  
other stone

**Narrative Description**

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

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1 Sweeney, J.S., Store, Barn, Livery & Hall  
Charleston, Orleans Co., Vermont

The J. S. Sweeney Store complex, located on the bank of the Clyde River in East Charleston village in the town of Charleston, consists of the c.1880 store, c.1860 bank barn, and c.1860 livery stable and carriage shed. The complex is on the southeast corner of the intersection of Vermont Route 105 and Town Highway 13, and with the Plymouth Congregational Church across Route 105 forms the heart of the village. All the buildings are wood frame, covered with clapboards, and have asphalt-shingled roofs. The gable-front store has two story recessed porch with monumental Doric paneled posts. The bank barn, slightly behind and to the right of the store, has a louvered cupola, which was added in 1887. The old livery has a community meeting and dance hall on the second floor. The first story, originally open, was enclosed in 1961 and now serves as the general store. Despite the recent replacement of the original 2/2 sash in the c.1880 store, this complex retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

The store, barn, and livery/hall are located on the west end of the village of East Charleston, across the street from the Plymouth Congregational Church (1857). In 1921 a fire burned much of the village, leaving only a small cluster of buildings from the 19th century around the intersection of Vermont Route 105 and Town Highway 13. The three buildings in this complex are closely spaced, with an open parking area and gas pumps in front of the old livery building. The store is closest to the street. Set behind it and to the west is the bank barn. Attached to the front righthand (west) portion of the barn is the livery.

J. S. Sweeney Store, c.1880

The Sweeney Store is a large 2 1/2 story, gable-front, wood-frame, clapboarded building that faces north onto Vermont Route 105 in East Charleston village. The main block measures approximately 30' x 49', and rests on a foundation of fieldstone reinforced with concrete. The asphalt-shingled gable roof has a plain raking cornice with no returns, and overhangs approximately 18 inches. Its most prominent feature is a two story recessed porch with four monumental, paneled posts with Doric capitals. These posts match the paneled corner pilasters. About 1915 the porch was extended one bay to the left and wrapped around to the side of the building. The additional porch post, now the left end post, is paneled, but lacks the capital detail.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

Section number 7 Page 2 Sweeney, J.S., Store, Barn, Livery & Hall  
Charleston, Orleans Co., Vermont

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The main front wall has a central doorway that is flanked by large, eight-paned display windows. There is another door on the lefthand side for access to the upstairs apartment. When the east, eaves-side shed was added c.1915, a third matching store window was added to the left of the apartment doorway. Recently the righthand store window and supporting column were damaged. The window was replaced with a smaller plate glass window and the lower half of the paneled column was replaced with a post. Other windows, unless noted, were originally 2/2 sash but have recently been replaced by 1/1 vinyl windows. The owner reports that the original windows are stored on the premises. The second floor front has four evenly spaced openings: three windows and one doorway that is left of center. There is a pair of windows in the front and rear gable peaks.

As was common in store buildings of the period, the eaves sides of the building were not fenestrated in the store area so as to allow more room for shelves. The west side wall does have a pair of windows toward the rear. The northernmost of these was replaced c.1960 with a smaller multi-paned sash window, and a pair of casement windows were added in what had served as the store wall. There are four windows on the second floor of the east and west walls. The first floor of the east side wall appears to have had two or three windows near the rear that were moved into the shed addition of c.1915.

There is a 2 story, shed-roofed addition on the east eaves, with a porch on the second floor. The rear bay of the side of the porch was enclosed c.1960. An exterior stair was also added. Recently the door in this section was covered, and two new doors were cut into the second story east wall of the original block to allow access to apartments on the second and third story. A bulkhead was added to the side after c.1930 for access to the basement.

In the back, two adjacent shed-roofed additions, a pre-1914 1 1/2 story wood shed extending from the main block and a 1 story section coming out from the east eaves addition, adds an additional 16 feet to the rear of the main block. These additions sit on concrete foundations. Because the store is built on a south-facing slope, the basement levels at the rear are exposed in the back. Fenestration on the rear of the additions is irregular. A doorway leads from the west side of the old wood shed to an upstairs apartment. Clapboards on the

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSweeney, J.S., Store, Barn, Livery & Hall  
Charleston, Orleans Co., Vermont  
Section number 7 Page 3

rear wall are covered with old asphalt siding.

## Interior:

The building originally had the store on the first floor and living space up above. Recently the second and attic floors have been renovated and divided into apartments. The first floor had been used as an apartment since 1965, and much of the original fabric was covered. The original plaster walls and beadboard and pressed metal ceiling remain under the modern materials. The basement area retains its historic character. Against the south wall where barrels were stored, there is a concrete trough that once served to carry spillage away from the storage area. The northeast corner of the basement is finished with a dark stained beadboard wainscoting and matching ceiling paneling. This area reportedly was a barber shop in the early 20th century.

Bank Barn, c.1860

At some point the store was attached to the barn by a shed that ran from the back woodshed. The shed no longer exists. The barn and store are only four feet apart. The front wall of the barn is even with the rear wall of the main block of the store.

The clapboarded, 2 1/2 story, early bank barn, built c.1860 of mortise and tenon framing, is rectangular, approximately 60' x 27' in size, and sits on a rubble stone foundation. The corner boards and window and door surrounds are plain. The asphalt-shingled gable roof is crowned with a prominent, square, hip-roofed cupola that was added in 1887. It provides ventilation, through a shaft, for the basement manure pit.

A double-leaf, diamond-hinged door with a twelve light transom above is to left of center on the front. To the left of the door is a 6/6 sash window and another vertical-board door that led to a tack room. Vertical board, hinged doors enter into the basement level on the gable ends (east and west) of the building. On the east wall the door is flanked by six-paned, fixed-sash windows, and on the west end only one window remains (a shed addition from the back of the livery building abuts and obscures approximately one third of the barn's west elevation). Three six-paned, fixed sash windows stretch across the back (south) eaves elevation at the basement level. On the second floor (main level), there are six small square stable windows that light the six stalls on the western half.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 4 Sweeney, J.S., Store, Barn, Livery & Hall  
Charleston, Orleans Co., Vermont

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A pair of doors and exposed floor joists that have been cut off flush with the barn wall suggest that there had been a drive or an addition that extended to the rear on the eastern half of this facade.

Interior:

The interior is relatively unchanged since 1920. At the basement level of the barn are four wooden stanchions in the southeast corner and a manure pit in the west half. Boards inserted at a 45 degree angle between the walls and dirt floor to protect the sill from rot still remain in the manure pit. A window between the two halves allowed manure to be pitched from the stanchions into the pit. The northeast corner of the basement is enclosed and there is what appears to be a cistern in the middle of the room.

On the main level are ten horse stalls, six of which are against the back wall of the barn. The stall area, now used for storage, is entered from the livery building. The southeast corner of the main level and the gable level served as a hay mow, with chutes from the top level dropping into corner bins in each of the stalls.

Livery and Hall, c.1860

The righthand portion of the barn's facade is obscured by and connected to the rear eaves side of the Livery and Hall. This building, which now houses the store, is gable-roofed, 1 1/2 stories, with clapboarded walls and an eaves front. A massive granite rubble foundation is exposed at the rear of the building. The building originally was four bays wide, and had canted corner openings running the length of the front of the building. Around 1920 two bays were added to the eastern end of the building, thus obscuring some of the front wall of the barn. The second story has six 6/6 sash windows on the front wall. The first floor was altered in 1961 when the space was converted to a store and post office. The openings were enclosed with vertically oriented, novelty board siding punctuated asymmetrically with six 6-paned, fixed windows. The entrance to the post office is near the lefthand side of the building, and entrance to the store is within a gable-roofed enclosed porch just right of center.

The rear facade has three 6/6 windows in the three western bays and a 2 story, shed-roofed addition projecting from the fourth bay. At one time this addition served as a four-holed

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Sweeney, J.S., Store, Barn, Livery & Hall  
Charleston, Orleans Co., Vermont

Section number 7 Page 5

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privy for the upstairs dance and meeting hall, but with the advent of modern facilities, the space was converted to an orchestra platform. The first story fenestration has been recently modified with the addition of a large, horizontal, modern, three-paned, fixed sash window.

An open exterior stair on the west gable end and an enclosed stair on the east gable end lead to the second story hall.

Interior:

The interior of the first floor was changed when the space was converted to a store and post office. The second floor has been relatively unchanged since 1920, and although somewhat plain is distinctive with its sloped ceilings, beadboard wainscoting and ceiling, and wood plank flooring. A simple iron light fixture hangs from the center of the ceiling, and five pairs of single light bulb fixtures are suspended along the sides. The western wall is smoothly plastered, painted white, and framed with a wide, dark-stained plain molding to create a movie screen. A doorway was cut into the screen/wall to provide an additional exit. The eastern 15 feet of the room is an open kitchen area. Above it is a small enclosed space with a doorway that had served as a projection room. A doorway leads from the east end of the rear eaves wall into the upper level hay mow of the bank barn.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Period of Significance

c. 1860 - 1942

Significant Dates

c. 1860

c. 1880

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- [x] State Historic Preservation Office
[ ] Other State agency
[ ] Federal agency
[ ] Local government
[ ] University
[ ] Other

Name of repository:



Sweeney, J. S., Store, Barn, Livery and Hall  
Name of Property

Orleans County, Vermont  
County and State

**10. Geographical Data**

Acreage of Property + 1.5 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	1 9	2 6 3 6 6 0	4 9 6 9 0 6 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

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

**11. Form Prepared By**

name/title Ann Cousins, Historic Preservation Consultant

organization \_\_\_\_\_ date June 8, 1991

street & number RD #1, Box 437K telephone (802) 434-5193

city or town Richmond state Vermont zip code 05477

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

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

**Property Owner**

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

name Richard and Janet Hauck

street & number East Charleston Store telephone \_\_\_\_\_

city or town East Charleston state Vermont zip code 05833

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

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

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 1 Sweeney, J.S., Store, Barn, Livery & Hall  
Charleston, Orleans Co., Vermont

The J. S. Sweeney Store, Barn, Livery and Hall complex has served as a commercial focal point and service center for the small village of East Charleston in the Town of Charleston since the latter half of the nineteenth century, and is a good example of a rural commercial complex. The complex is significant under criterion A, being representative of the historic context "Commercial Development in Rural Areas, 1790-1940," identified in the Vermont State Historic Preservation Plan. Buildings in this complex historically housed a variety of commercial services, including the sale of provisions, postal services, stage coach stop, livery, carriage shed, hay scale, and a community dance and meeting hall. The complex is also significant under criterion C. The store is a good example of a late 1800s commercial building found in the rural areas of Vermont, and the barn is a good example of an early bank barn.

The J. S. Sweeney Store, Barn, Livery and Hall complex has served as the commercial center of the village of East Charleston village for over one hundred years. The village became established with the construction of the first road in the 1820s and the first village sawmill on the Clyde River in 1824. The Clyde River and the outlet from Echo Pond provided the village with good water power, and by 1870 East Charleston had grown to 100 inhabitants, with a post office, one church, two stores, two hotels, two starch factories, one gristmill, three lumber mills, a planing and clapboard machine, a shop for the manufacture of butter firkins, three barber shops, and one carriage and shingle mill. Historic photos show that many of the village's Main Street buildings had gable fronts facing the street. Plymouth Congregational Church and the Sweeney Store, located directly across from each other at the west end of the village, were larger than most of the other buildings. A fire destroyed most of the village in 1921, so that today the architecture of the village contains post-1921 buildings and a very small cluster of 19th century buildings.

The Sweeney Store is like other mid to late 19th century store buildings in Vermont's rural villages. Often store buildings were two stories, gable front, with retail space on the first floor and the shop keepers apartment on the upper floors. Many were Greek Revival in style and had two story, recessed porches. In the more rural areas the Greek Revival style persisted until the 1880s, when the Sweeney Store was built. A historic photograph shows that there was a two story store just to the east of what would become the Sweeney Store lot. It

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 2 Sweeney, J.S., Store, Barn, Livery & Hall  
Charleston, Orleans Co., Vermont

was similar in design to the design chosen for the Sweeney Store. There are other similar stores in the northeastern part of Vermont. The c.1880 Brownington Center Store (VT Survey # 1003-32) has a two-story, gable front with a recessed two-story porch. While not as intact as the Sweeney Store, this building continues to be used as a store and gas station with apartments on the upper stories. The c.1850 Union House (Survey #1004-55) has four paneled posts that support a two story recessed porch. The c.1855 Hall Store (entered on the National Register as part of the Guildhall Historic District on 9/27/1980) is also similar.

The main floor of the store retains its original flooring, ceiling and walls, although much of it is covered with modern paneling and a dropped ceiling. The owner is in the process of restoring the retail area and plans to return the store business, which has been located in the livery since 1961, to its original location. The basement area retains a number of historic interior features. Storage space for barrels against the south wall is intact. The store keeper stored barrels of liquid provisions in the basement in rows, laying them on their sides. The contents of the barrel were removed through a spigot. When the rubble wall was pointed with a concrete-based mortar, probably around 1915, a concrete floor was poured in the basement, and under the barrel storage area a trough was formed to carry spillage away from the storage wall. The front of the basement has finished detailing, included bead board wainscoting and a paneled ceiling. Reportedly, there was once a barber shop in this location. In 1954, when the Charleston Volunteer Fire Department was organized with about fifteen members, a truck was acquired and stored in the basement area. The store housed the fire department until 1963.

The barn, at one time attached to the store, is a good example of an early bank barn. Four wooden stanchions remain on the ground level and there are ten stalls on the mail level. A manure pit is located under the stalls and there is a hay mow on the upper levels. Besides the gravity flow system, the barn contains other design innovations found in early bank barns, such as a pass door within the large double-leaf front door and stable windows. In 1887 a cupola was added to the center of the gable roof to provide ventilation, via a shaft, for the manure pit. The Orleans County Monitor reported on December 5, 1887, that "J. S. Sweeney has had a tony cupola put on his barn. Billy Moulton is doing the job." It was probably used for storage of stock in the late 19th and early 20th

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 3 Sweeney, J.S., Store, Barn, Livery & Hall  
Charleston, Orleans Co., Vermont

centuries. Beginning in the 1920s the barn was used to store automobiles for East Charleston residents during the winter months.<sup>2</sup> Most recently it has been used for other storage.

The Livery and Hall was critical to the role the store complex played as the commercial hub of the village. It is reported that the livery was a stage coach stop on the road from Newport to Island Pond, and it is probable that the livery was a source for fresh horses.<sup>3</sup> Although the historic record (town deeds, maps, town histories, and county gazetteers) provide ambiguous information, it is possible that the livery and barn pre-date the Sweeney Store and had been associated with the Riverside House, a rooming house nearby owned by Mortimer R. Davis. Even though the earliest history of the building is not clear, it is certain that the hall above the livery served the important function as a community meeting room. In the late 19th century East Charleston had an active Good Templars Lodge with 100 members, and the Templars may have used the hall for their meetings. In the early 1900s the meeting room was used by the Modern Woodmen (a fraternal insurance society popular in Vermont in the early 20th century). Their charter hangs on the wall of the hall. It is thought that there was a connection between the Modern Woodmen and the addition that was put<sup>4</sup> on the building c.1920 to lengthen it from four bays to six. The addition may have been funded by the Modern Woodmen, although no records have yet been found to substantiate that relationship. Echo Grange used the hall for their meetings, as did the Town of Charleston for town meetings. Town meetings alternated between this hall in East Charleston and another location in West Charleston. The years that town meeting were held in East Charleston, dinner was held afterwards in the Plymouth Congregational Church across the street. The hall room also served as a dance hall and a movie theater. The "screen" was painted on the west wall, and was framed with a wide plain molding.

The land surrounding these buildings may be archaeologically sensitive. Until around 1763 this location, chartered as lot #33 in the second division, had served as a camping place by the St. Francis Indian tribe, headquartered at St. Francis de Salles, Province of Quebec. Even after settlers arrived in the 1820s,<sup>5</sup> members of the tribe returned to this spot to hunt and fish. Lot 33 was the site of East Charleston's first sawmill, built by Jonas Allen in 1824. Although ruins are not evident, archaeological remains may exist. Any undisturbed land surrounding the buildings would have served as refuse deposits containing discarded implements. Architectural debris may also

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 4 Sweeney, J.S., Store, Barn, Livery & Hall  
Charleston, Orleans Co., Vermont

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be expected. It is also reported that the mechanism for the hay scales that were located in front of the barn may still be in the ground.<sup>6</sup> These scales were first mentioned in a February 28, 1898, deed and according to the 1914 Sanborn insurance map were located in front of the barn, near the road. Hay or platform scales (this one probably made by Fairbanks Scale in St. Johnsbury, Vermont) were common in rural Vermont communities.

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ENDNOTES

<sup>1</sup> Photograph of East Charleston, c.1890, Charleston Historical Society, Charleston, Vermont; F. W. Beers, Map of Orleans County, New York: F. W. Beers and Co., 1878.

<sup>2</sup> Mike Sloan, Interview with author, East Charleston, April and May 1991.

<sup>3</sup> Richard Colbourn, Interview with author, East Charleston, April and May 1991.

<sup>4</sup> Mike Sloan, Interview with author, East Charleston, April and May 1991.

<sup>5</sup> Esther B. Hamilton, ed., History of the Town of Charleston, Vermont (Navy 1803-1825), Privately printed, 1955; reprint 1976.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 1 Sweeney, J. S., Store, Barn and Livery/Hall  
Charleston, Orleans County, Vermont

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United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number   9   Page   2   Sweeney, J. S., Store, Barn and Livery/Hall  
Charleston, Orleans County, Vermont

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

**National Register of Historic Places  
Continuation Sheet**

Section number 10 Page 1 Sweeney, J. S., Store, Barn and Livery/Hall  
Charleston, Orleans County, Vermont

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10. Verbal Boundary Description

Starting at a point which is the Southeast corner of the intersection of Route 105 and Town Road #3; thence proceeding along the Southerly side of Route 105 South 75° 44' East 52.56 feet and South 79° 29' East 53.86 feet; thence turning and proceeding South 02° 02' West 230.46 feet; thence proceeding in a general Northwesterly direction along the Northeasterly side of the Clyde River an approximate distance of 241 feet; thence proceeding North 39° 34' East along the Southeasterly side of Town Road #3 a distance of 82.37 feet to the point of beginning. In addition is the adjacent property to the east of said lot on the southerly side of Route 105 as is recorded in the deed from Emory Hibard and Irma to Gerald and Beatrice Sloan and Jack and Gloria Sloan as is recorded in Book 26 page 129 of the Charleston Land Records.

Boundary Justification

The boundary includes the entire lot that was historically occupied by the J. S. Sweeney Store, Barn and Livery/Hall described in the deed dated September 27, 1879 of M. C. Davis to J. S. Sweeney as found in Book L page 1 of the Charleston Land Records.