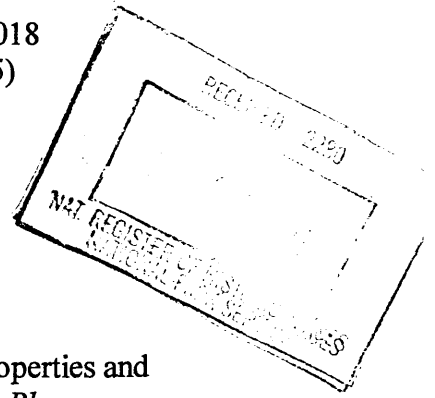


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NPS Form 10-900  
(Rev. Aug. 2002)

OMB No. 1024-0018  
(Expires Jan. 2005)

United States Department of the Interior  
National Park Service



**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

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

**1. Name of Property**

Historic name Wheeler, F.W. House

other names/site number N/A

**2. Location**

street & number 31 Intervale Avenue not for publication n/a  
city or town Richford vicinity n/a  
state Vermont code VT county Franklin County code 011  
zip code 05476

**3. State/Federal Agency Certification**

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

Suzanne C. Gamble National Register Specialist 3-31-04  
Signature of certifying official Date





Wheeler, F.W. House  
Name of Property

Franklin County, Vermont  
County and State

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**7. Description**

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Architectural Classification (Enter categories from instructions)

Queen Anne

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Materials (Enter categories from instructions)

foundation stone

roof metal

walls asbestos

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other wood

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

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**8. Statement of Significance**

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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.

Wheeler, F.W. House  
Name of Property

Franklin County, Vermont  
County and State

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

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

Areas of Significance (Enter categories from instructions)

Architecture  
Community Planning and Development  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1904-1953

Significant Dates 1904

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.)

Wheeler, F.W. House  
Name of Property

Franklin County, Vermont  
County and State

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**9. Major Bibliographical References**

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

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: University of Vermont, Bailey-Howe Library, Special Collections; Arvin A. Brown Library, Richford, Vermont; Vermont State Library, Montpelier, Vermont; Office of the Town Clerk, Richford, Vermont.

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**10. Geographical Data**

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Acreage of Property .38 acre

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

Zone Easting Northing    Zone Easting Northing

1 18 683251E 4984665N 3 \_\_\_\_\_

2 \_\_\_\_\_ 4 \_\_\_\_\_

See continuation sheet.

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

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

Wheeler, F.W. House  
Name of Property

Franklin County, Vermont  
County and State

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**11. Form Prepared By**

name/title Elizabeth M. McGinnis

organization University of Vermont Historic Preservation Program date           , 2003  
street & number Wheeler House - 442 Main Street telephone (802) 656-3180

city or town Burlington state VT. zip code 05405

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**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)

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**Property Owner**

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

name Richford Community Housing Limited Partnership c/o Housing Vermont, Inc.  
street & number 123 St. Paul Street telephone (802) 863-8424

city or town Burlington state VT. zip code 05401

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240

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National Park Service

## National Register of Historic Places Continuation Sheet

Wheeler, F.W. House  
Franklin County, Richford, Vermont

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The F.W. Wheeler House is a wood frame, two and one-half story, gable roof, eaves front, vernacular, Queen Anne style duplex, built in 1904. It is located on the south side of Intervale Avenue in a residential neighborhood, one block from Main Street in downtown Richford, Vermont. The duplex rests on a concrete and rubble stone foundation, has asbestos shingle siding, a standing seam metal roof, and twin brick chimneys on the main block. The east and west elevations have identical, two-story, cross gable wings, each containing a two-story bay window. Distinctive features that are original include the bay windows, one-over-one double hung windows, a raking eaves, and Queen Anne style porches. The dwelling is an excellent, well-preserved example of a vernacular Queen Anne style, early twentieth century duplex with significant Queen Anne porches and an intact characteristic symmetrical interior floor plan with original detailing and finishes, and original doors and windows. The structure retains its integrity of location, design, materials, workmanship, setting, feeling and association.

### Site Description

A duplex, the F.W. Wheeler House is located one block west of Main Street at the southeast corner of the intersection with Western Avenue, close to the village center, in downtown Richford. Richford lies on the 45<sup>th</sup> Parallel in north central Vermont on the border with Canada. Intervale Avenue had its inception in 1903 by way of a subdivision created by W.B.Locklin and his wife, Anna. The Locklin's own house, which predated the subdivision, still stands at the head of the street at the corner of Main Street and Intervale Avenue.

Intervale Avenue is a quiet street that at the time of the subdivision in 1903 was called Prospect Street, and occasionally Locklin Street. It runs westerly from Main Street and turns northerly until it meets Powell Street. The northerly portion was also once called Carpenter Avenue after Silas Pratt Carpenter, the former owner of property in that area. At the time of the original development, the Richford Primary School, also built in 1903 ( and serving as a school until 1968) was located at the intersection of Intervale Avenue and Powell Street, and was directly adjacent to the Second Academy (which remained a school until 1917 and was later torn down). Thus, the residential development on Intervale Avenue was well sited for its favorable short walk to school and Main Street, where the library and other public amenities are located.

The property of F.W. Wheeler House comprises a .38 acre parcel of land fronting on Intervale Avenue to the north. The building faces north and is sited on the front parcel of its lot. The



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## National Register of Historic Places Continuation Sheet

Wheeler, F.W. House  
Franklin County, Richford, Vermont

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parcel is relatively flat and includes mature trees and an expansive back lawn. The street is paved with a concrete sidewalk bordered by lawn, and the dwelling is accessed by concrete walkways. The property is bounded by residential properties to the east and south, and the intersection of Western Avenue to the west. Western Avenue leads to the nearby village playground and recreation area.

### Exterior Description

The F.W. Wheeler House duplex, built in 1904, is a vernacular, Queen Anne style, two and one-half story, eaves front building with two symmetrical, cross gable, two-story projecting wings on either side (east and west). A side-by-side duplex, it is clad with asbestos shingle siding and a standing seam metal roof with a molded cornice. The symmetrical exterior massing and detailing are evident even in the narrow, twin brick chimneys regularly spaced near the gable peaks on the center block.

The four-bay, front elevation has a one-story, shed roof, Queen Anne style porch spanning the width of the elevation between the projecting front-gable wings. The four-bay porch, though acting as a connector, also extends approximately three feet further than the front façade of the wings. A concrete walk, centered on the front elevation leads to the porch, and a set of wooden steps with simple metal railings dividing it into two side-by-side sections. The porch has turned posts with the middle post centered on the divided stairs. The centrally located twin entries are separated by a short expanse of wall and have five-panel front doors with a large upper light. Flanking the front doors are one-over-one, double-hung, sash windows. These windows are found throughout the structure and have one-over-one, wood storm windows. Windows and doors have flat stock surrounds. The second story of the main block has two similar windows placed directly above the entrance doors.

The wings on each end (east and west) of the main block are projecting, gable front, two-story appendages. Their one-bay, front (north) elevations have a single one-over-one window centered in the first and second stories, and a small square single light window in the gable peak. The identical east and west elevations of the wings have a one-story, one (front) by two (side) bay, shed roof porch, supported by turned posts, that span the northern half of the elevation. One one-over-one window is centered on the wall within the porch, and directly above on the second story. A two-story, gable roof, trapezoidal bay window spans the remainder of the wall at the

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## National Register of Historic Places Continuation Sheet

Wheeler, F.W. House  
Franklin County, Richford, Vermont

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southern half of the wings. The canted side walls of the bay windows are topped by an overhang at the bottom of the raking eaves, and the edge of the overhang is decorated with sawtooth edging. The three sides of the bay windows have a one-over-one window centered on each story, except for the first story opening facing northerly toward the side porches, which contain a five-panel door with a large upper light. A small, square, single pane window is placed in each gable peak as on the front elevation of the two wings. The wing roof ridgeline is below and perpendicular to that of the main block roof ridgeline. The south (rear) walls of the wings are located just forward (north) of the rear elevation of the main block.

The six-bay, rear (south) elevation of the main block has a one-story, one-bay, shed roof entry porch, with simple square posts and stick balustrade that are fronted by wooden steps, on each end. The porches shelter a wood panel door and a narrow one-over-one window on the bay closest to the corner of the elevation. The two porches are not original to the house and were built during a recent rehabilitation. (The former, two-story porch was in poor condition, and was not original to the building.) Flanking the porches toward the center of the elevation are two sets of paired, single light, square windows. The second story has four, regularly spaced, one-over-one, double hung windows. The two center windows are the large windows used on the other elevations, and the outer two are smaller bathroom windows.

### Interior Description

The duplex contains side-by-side, mirror image, two-story apartments. Distinctive, original interior trim details include turned stair balustrades and newel posts, molded window and door surrounds with bull's eye corner blocks, wood panel doors, wood flooring, and wrought iron heating grates set into both floors and walls. Through the front door of each unit, one enters a wide hall with a winder staircase to the second floor. A broad elliptical opening connects the entry hall and the front parlor. The front parlor leads to the dining room that contains the bay window and door to the side porch. A large kitchen with a door to the porch, and a bathroom are located at the rear of the main block. The second floor of each unit contains three bedrooms and a bathroom.

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## National Register of Historic Places Continuation Sheet

Wheeler, F.W. House  
Franklin County, Richford, Vermont

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### Statement of Significance

The F.W. Wheeler House is a vernacular, Queen Anne style duplex built in 1904. It is located in a residential neighborhood that was developed just after the turn of the twentieth century, one block west of Main Street, and is a short distance from the Downtown Historic District that was listed on the National Register of Historic Places in 1980. The dwelling retains a high degree of integrity and has defining architectural features that include distinctive Queen Anne porches with turned posts, one-over-one windows, bay windows, wood panel doors and original interior trim. It is eligible for the National Register of Historic Places under Criterion A for its reflection of early twentieth century housing trends and for its response to housing needs during a period of intense economic development in Richford. It is also eligible under Criterion C as an intact example of early twentieth century housing in Vermont. The dwelling exhibits characteristic features of Queen Anne style housing, most particularly in its symmetrical exterior massing and the resultant mirror-image qualities of the interiors. Its order, stylishness and association with the adjacent dwellings further define it as a true reflection of Richford's history.

A charter granted by Governor Thomas Chittenden on August 21, 1780 founded the town of Richford in north central Vermont on the Canadian border. Located on the Missisquoi River, the town developed around the waterfalls where a dam, gristmill and sawmill were built in 1798. In 1807, an embargo was placed on trade with Canada by President Thomas Jefferson, which resulted in a great setback to Richford's progress. Frequent natural disasters in the form of floods, fires and crop disease further hindered the town's development. The stalwart citizens of Richford persevered, however and established a successful commercial and milling operation by 1824. The trade embargo enacted by President Thomas Jefferson was finally lifted by the Reciprocity Treaty of 1854, and resulted in the first major period of growth, with the population exceeding 1300 persons in 1860. In the 1860s and 1870s the Southeastern Railroad (later the Canadian Pacific Railroad), and the Missisquoi railroad (later Central Vermont Railroad) were built through Richford. With railroad access for transport to markets, the various industries grew: woodwork, milling, furniture production, hockey stick making, in addition to the agricultural products traditionally of the most desirable by the large cities that the railroads served. In the late 19th century Richford had grown into an important center for the production of wood products and agriculture. With access to distant markets, Richford became a major border town with a customs station that collected tariffs that reportedly exceeded \$500,000 in one year.

By the year 1900, the population of Richford had grown to 2421 persons. The thriving local economy attracted workers to the wood mills, saw mills and the agricultural plants. The timber

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Franklin County, Richford, Vermont

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of the last area of natural Vermont surrounding Richford fell to the lumber trade, since the state was virtually deforested by the 1880s. The Quaker Oats Company operated a milling plant for many decades, which is now owned by the Blue Seal Feed Company. During the period from 1890 to 1910 the population grew by 40 percent putting a strain on available housing. In addition to attracting workers from the other areas of Vermont and other states, the area had a great influx of workers from Canada and abroad.

In the 1890s with the growing demand for housing, construction began in the Town House Hill area, and by the turn of the century the village had surveyed and laid out Elm Street, Richard Street, Hamilton Place, Dewey Street, and North Avenue. In 1903 trees were removed at the corner of what is now Main Street and Intervale Avenue, and that new street were laid out. A rush of house building took place, and sixty new houses were built in 1903 and 1904.  
*(Richford, Vermont: Frontier Town, the First Hundred and Fifty Years.)*

The usual type of house built on these streets, the most desirable in town, was a single-family home of a modest proportion, generally three to four bedrooms. Designs were most frequently Queen Anne style and allowed for attic expansion. The Colonial Revival style also began to be of influence due to the popularity of house plans and house kits made available by manufacturers.

Intervale Avenue, originally called Prospect Avenue and later Locklin Avenue, was established by way of a subdivision created by W.B. Locklin and his wife, Anna. The Locklin's own house, which was built in the early 1890s, still stands at the corner of Main Street and Intervale Avenue. It is an elaborate Colonial Revival style house to which had been added significant additions by 1920 (as evidenced by the Sanborn Insurance Maps of 1904, 1909 and 1920.) Born and raised in nearby Fairfield, Vermont, Locklin read law under Henry E. Rustedt, a prominent Richford lawyer, and was admitted to the bar of Franklin County in September of 1880. In 1883, he married his first wife, Nellie Farrar, the daughter of Harvey D. Farrar, a prominent early settler of Richford. They lived in Tower City, North Dakota, where Locklin had established a law practice in 1881, until his bride was stricken with consumption, forcing them to return to Richford where Nellie died in 1886. In 1891, Locklin married his second wife, Anna, and lived with her in the Main Street house. He was, at this point, a law partner of his mentor, Henry Rustedt.

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# National Register of Historic Places Continuation Sheet

Wheeler, F.W. House  
Franklin County, Richford, Vermont

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In 1902, the Locklins sold the 31 Intervale site to F. W. Wheeler of Richford. Born in Bristol, Vermont, Wheeler studied photography in Middlebury with the renowned A.J. Stiles. In 1872, Wheeler established his gallery in Richford, which by that time had become a bustling economic center with railroad depots, hotels, and tourism, as well as a booming manufacturing center. The account of his life in *Successful Vermonters* indicates that he retired in 1903 and purchased a successful farm "next outside the village limits, in the management of which he has found both health and pastime." His son, F.W. Wheeler, Jr., continued the successful photography studio of his father for another successful life-long career. The house at 31 Intervale was built in 1904 by F.W. Wheeler, Sr. It is not known whether he held the property as an investment or whether he may have used a part of the house as an in-town residence.

The majority of new homes built at this time were single-family residences with the occasional duplex. The F.W. Wheeler House was the only duplex on Intervale Avenue, where the homes built were either true Queen Anne style homes or vernacular Queen Anne, as is the Wheeler House. The houses on Intervale Avenue were spaced much further apart, on larger lots, than on any of the other area streets. This is particularly evident in the Sanborn Insurance maps of 1904, 1909 and 1920. Further, infill did not occur along this area of Intervale Avenue in subsequent times.

In 1910, the property was purchased by Walter Lauder, who with his wife Jane owned it for 37 years until it was sold to Ruth Gilpin. Gilpin owned the house for 31 years until 1978. Four different parties owned the property from 1978 until 2002 when it was purchased by the Richford Community Housing Limited Partnership and rehabilitated under the supervision of Housing Vermont, Inc. and the Richford Renaissance Corporation to preserve the historic dwelling and to provide affordable housing in the village.

The Queen Anne elements of the F.W. Wheeler House's design include original one-story open porches with turned spindle support posts on the front and side elevations. Both side elevations contain two-story bays with canted side walls topped by an overhang, beneath the raking eaves, decorated with sawtooth edging, emphasizing the Queen Anne design principle of avoiding flat wall planes. Original one-over-one double hung windows on each elevation maximize interior light. The decorative interior elements that further typify the Queen Anne design include staircases with turned newel posts and balustrade spindles, molded window and door surrounds with bull's-eye corner blocks and wood panel doors and wood flooring.

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# National Register of Historic Places Continuation Sheet

Wheeler, F.W. House  
Franklin County, Richford, Vermont

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The vernacular architectural style of the F.W. Wheeler House is an example of the familiarity and popularity of the Queen Anne style in the village, which, during its building boom in the period from 1890 to 1910, saw a preference for that style. Intervale Avenue was developed less densely and with larger homes than the development that occurred on nearby streets, in a manner that complimented its creators and neighbors, the Locklins, who were, judging by the large and stylishness of their own house, no doubt concerned with the look of the street. Again, this is borne out by the Sanborn maps and by the comparison of the street with others in the area today.

It may also be noted that the design of 31 Intervale is remarkably similar to a design for a single-family house included in the Radford Architectural Company's c.1898 catalog of house plans, *The Radford Ideal Homes*. Design 21 of the catalog is a Queen Anne style house that includes bay windows, inset porches and one-over-one windows. Although a Chicago company, Radford proved exceedingly popular in the northeast and the designs were widely distributed in the region. Radford was so popular that in the 1920s a column written by William A. Radford appeared regularly in the weekly newspaper, the *Richford Gazette*, discussing and showing renderings and floor plans for house designs of the times.



Fig. 212 Radford Ideal Homes (1898 ed.), 56, Design 21  
From *Houses From Books: Treatises, Pattern Books, and Catalogs In American Architecture, 1738-1950*

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

Wheeler, F.W. House  
Franklin County, Richford, Vermont

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The vernacular form in this instance may have been an adaptation of the stylish and popular Queen Anne style for the duplex type. The duplex provided adequate housing and also the investment opportunity for the well to do, in this instance, in a prime location as well. The remarkable preservation of many architectural elements makes the F.W. Wheeler House an important example of a building that reflects Richford in its greatest period of prosperity and distinctly demonstrates the preferred architectural style of the community.

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## National Register of Historic Places Continuation Sheet

Wheeler, F.W. House  
Franklin County, Richford, Vermont

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### Bibliography

Jeffrey, William H. *Successful Vermonters: A Modern Gazetteer of Lamoille, Franklin and Grand Isle Counties Containing An Historical Review of the Several Towns*. East Burke, Vt.: The Historical Publishing Co., 1907.

Reiff, Daniel D. *Houses From Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950*. University Park, Pa.: The Pennsylvania State University Press, 2000.

*Richford Gazette*, January 5, 1923, published in Richford, Vermont.

Richford, Vermont Land Records. Office of the Town Clerk.

Rowley, A.B. *Pictorial Richford: 1903-1904*. Richford, Vt.: Privately printed, 1904.

Salisbury, Jack C. *Richford, Vermont: Frontier Town, the First Hundred and Fifty Years*. Canaan, N.H.: Phoenix Publishing Company, 1987.

*Sanborn Maps of Richford, Vt.*, New York, N.Y.: Sanborn-Perris Map Company, 1892, 1897, 1904, 1909, 1920, 1930.

Simmons, Auduria, et al. *Glimpses of Richford: 1780-1980*. Richford, Vt.: Richford Historical Society Bicentennial Committee, 1980.

*Vermont State Directory and Gazette*, Boston, Ma.: Symonds, Wentworth and Co., 1903.

### Primary Sources and Interviews

Documents and Photographs relating to Richford history, Richford, Vt., 1903-1972, Collection of the Richford Historical Society.

#### Interviews:

Carolyn Coons, local resident, June 12, 2003.

Mae Kittell, local resident, June 12, 2003 and July 3, 2003.

Albert Perry, local resident, July 14, 2003.

William R. Rowley, local resident, July 3, 2003 and July 9, 2003.



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## National Register of Historic Places Continuation Sheet

Wheeler, F.W. House  
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### Verbal Boundary Description

The boundaries of 31 Intervale Avenue create an approximate rectangle defined by the frontage on Intervale Avenue from the corner of Western Avenue running easterly 97.46 feet, running southerly 165.00 feet, running westerly 99.00 feet, and running northerly 165.00 feet to the beginning point.

The parcel comprises .38 acre; the tax identification number is I A 0031.

Refer to Survey dated November 12, 2001, prepared by Krebs and Lansing Consulting Engineers, Inc. for the Richford Community Housing Limited Partnership.

### Verbal Boundary Justification

The nominated property includes the entire parcel historically associated with the dwelling, and conveys the significance of the property.

**Vermont Division for Historic Preservation**

Negative Identification Form: Wheeler, F.W. House  
Richford, Franklin County, Vermont

<u>File #</u>	<u>June, 2003</u> <u>Date Photographed</u>	<u>Elizabeth M. McGinnis</u> <u>Photography Credit</u>
<u>Frame #</u>	<u>Subject Identification</u>	<u>Village/Town County</u> <u>Direction of View</u>
1	31 Intervale Ave.	Richford Franklin Southeast
2	"	" " Southwest
3	Richford Primary School	" " "
11	n/a	
12	31 Intervale Ave.	" " Southwest
13	"	" " Northwest
14	"	" " East/up
15	"	" " East
16	"	" " West
17	n/a	
18	Richford Primary School	" " Northwest
19	n/a	
20	Richford Primary School	" " Northwest
21	31 Intervale Ave.	" " East
22	"	" " West
23	"	" " Southwest
24	"	" " "
25	"	" " "
10	n/a	
11	31 Intervale Ave.	" " South/interior
12	"	" " West/interior
13	"	" " "
14	"	" " Down/interior
15	"	" " West/interior
16	"	" " South/interior