

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received OCT 9 1984

date entered NOV 13 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Vermont Building

and/or common same

2. Location

street & number 6-12 Thacher Street N/A not for publication

city, town Boston, N/A vicinity of

state MA. code 025 county Suffolk code 025

3. Classification

| Category | Ownership | Status | Present Use |
|---|--|---|---|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input checked="" type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input checked="" type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input type="checkbox"/> private residence |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input checked="" type="checkbox"/> other rental/apart. |

4. Owner of Property

name Marketplace Lofts Limited Partnership

street & number 31 Brook Street

city, town Wellesley N/A vicinity of state MA. 02102

5. Location of Legal Description

courthouse, registry of deeds, etc. Suffolk County Registry of Deeds

street & number Court House, Pemberton Square

city, town Boston, state MA.

6. Representation in Existing Surveys

title North End/Waterfront Draft Survey has this property been determined eligible? yes no

date July 1980 federal state county local

depository for survey records Boston Landmarks Commission

city, town Boston, state MA.

7. Description

Vermont Building

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

N/A

Describe the present and original (if known) physical appearance

The Vermont Building is located on the corner of Thacher and North Margin Street in Boston's North End district. Rising to six stories in height, this commercial building stands in marked contrast to the surrounding residential neighborhood of 3-5 story brick rowhouses. The structure is set close to the street and fully occupies its irregular shaped lot.

Designed by Boston architects Arthur H. Bowditch and Edward B. Stratton and constructed in 1904 by W. A. and H. A. Root, the Vermont Building is a red brick pier and spandral Commercial Style structure with prominent Beaux-Arts influenced marble detailing. Asymmetrical in plan, the building contains three bays on the North Margin Street facade and five bays on the Thacher Street facade. The structure rises to a flat roof which is encircled by a deep cornice and highlighted by brick corbelling and marble modillions between large, paired brackets centered above each pier.

This commercial structure contains seven storefronts on Thacher and North Margin Streets which are set off from the upper stories by a continuous dentillated cornice. Each storefront forms a unit with two mezzanine level windows above it and is defined by banded brick piers with granite bases. The storefronts themselves are constructed of wood and glass and incorporate a curious defect which has become increasingly evident over the years. The wooden header over each storefront is bowed because it bears the otherwise unsupported weight of the center sash of the two double hung mezzanine windows directly above.

Framed between two storefronts, the building's recessed entrance is centered on the Thacher Street facade. It is set into a round-arched surround of rusticated granite and brick on a granite base. Above it, at the mezzanine cornice line, is an arched stone hood supported on heavy stone brackets.

Floors three through six of the two major facades (Thacher and North Margin Streets) are organized into multi-level arcades by brick piers rising from marble bases. Above the sixth floor the piers form heavy segmental arches with alternating brick and marble voussoirs. Spandrals of brick and marble demarcate floor levels within each arcade. In contrast, the other elevations of the building are plain brick, and windows on all levels are segmentally arched with marble sills.

Fenestration on the two principal facades of the building (Thacher and North Margin Streets) consists of very large scale, 5' X 8', double-hung, 6/6 paired windows with wood sash. Mezzanine (or second story) windows on these elevations are 6/9, double hung. Windows on the remainder of the building are generally 2/2, double-hung with some 3/3 and 4/4 in a vertical configuration. They are counter-balanced and have metal-clad wood sash. Windows on the first and second stories of all but the two major facades have wire glass lights. On the Thacher and North Margin Street facades, the top member of each spandral functions as a marble sill while the bottom member constitutes a flat window head, except in the sixth story. On the six secondary elevations of the building double-hung windows have marble sills and are capped by brick segmental arches.

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Continuation sheet VERMONT BUILDING 3

Item number 7

Page 1

The fifteen-bay Lombard Place (northeast) elevation of the Vermont Building includes a recessed loading dock and eight freight doors closed by metal clad wood fire shutters.

The interior of the Vermont Building features a plan that is entirely open on floors two through six to either side of the main elevator core, except for square wooden columns (14" square at the first floor) rising to the exposed structural system. Beams are typically 10" X 14", while joists are 6" X 12". Structural bays are 10' X 14'. Brick perimeter walls are unfinished on the interior except for having been painted several times over the years.

The Vermont Building remains largely as constructed, both on its interior and exterior, and stands as described in the following newspaper article which heralded its construction:

The building will be six stories and will cost completed \$200,000. Designed for manufacturing purposes, it will be constructed along lines which will give the greatest possible strength, being framed to carry a load of 250 pounds per square foot.

The lower floor will be devoted to small stores, while the upper stories will be so constructed as to form two large chambers of 5500 square feet each which will have light on all sides. These areas may be subdivided to suit the requirements of the lessees. There will be an elevator of the most improved type for passenger service, and two large freight elevators. The building will be heated by steam and lighted by electricity. A fully equipped power and lighting plant will be installed.

8. Significance Vermont Building

| 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/ |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input checked="" type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates 1904 **Builder/Architect** Arthur H. Bowditch & Edward B. Stratton

Statement of Significance (in one paragraph)

The Vermont Building was erected in 1904 for Redfield Proctor, founder of the Vermont Marble Company, and one-time Vermont governor, U.S. Senator (1891-1908), and President William Harrison's Secretary of War. Possessing integrity of location, design, setting, materials, and workmanship, this mercantile structure meets National Register Criteria A and C for its distinguished Beaux Arts style design and innovative plan, as well as for its association with the early development of a nationally recognized marble manufacturing company.

Designed by Boston architects Arthur H. Bowditch and Edward B. Stratton and lavishly trimmed with marble from the home state of its original owner/builder, the 67,000 square foot Vermont Building is a truly impressive structure and serves as a fine advertisement for the company which it housed. A six story brick pier and spandrel Commercial Style structure with robust Beaux Arts marble detailing, the building is particularly unusual in its extensive use of marble trim which may well be unique in the Boston area.

The structure when designed was also innovative in plan and use. Built primarily as the branch office and finishing plant for the Vermont Marble Company, the building contained the company's operations on the ground floor and had open, unfinished space on the upper levels which could be subdivided and converted to office space in order to provide rental income. This building format, although common for industrial structures by World War II, was quite unusual at the time of the Vermont Building's construction and represented a pioneering business concept.

Vermont Marble Company. Redfield Proctor, the leading force behind the development of the Vermont Marble Company, merged several small marble operations in 1870 to form the Sutherland Falls Marble Company. In 1880 this became the Vermont Marble Comapny. Additional quarries were acquired and new ships built as Sutherland Falls developed into the manufacturing village of Proctor, Vermont.

During the late nineteenth century the Vermont Marble Company pioneered the improved handling, finishing and installation of huge marble blocks for monolithic structures. Cass Gilbert's United States Supreme Court Building (1933-35) and the Thomas Jefferson Memorial, both in Washington, D.C., are somewhat later examples of this use of Vermont marble. The company continued to grow under the direction of Redfield Proctor's heirs, and branch offices were opened early in the twentieth century in New York, Chicago, Cincinnati, Houston, and San Francisco. By the mid-1930s, the Vermont Marble Company owned 28,000 acres of land and operated quarries not only in Vermont, but also in Tennessee, the Colorado Rockies, Montana, Canada and Alaska. With a payroll of 3,500, it was thought to be the largest manufacturing

9. Major Bibliographical References

-City of Boston, Building Department Documents; -Boston Public Library Fine Arts Department; -C.E. Crane, Let Me Show You Vermont. New York: Alfred A. Knopf, 1937; -Walter Hill Crockett, Vermont, the Green Mountain State. NY; The Century History Company, Inc. 1923; -Boston City Directories;

10. Geographical Data

Acreage of nominated property 15,617 sq. ft.

Quadrangle name Boston South, Mass.

Quadrangle scale 1:25,000

UTM References

A 19 330 550 46912 2010
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification The boundary is that of the 15,617 sq. ft. polygonal lot which the Vermont Building entirely occupies. Lot and building are bounded by North Margin Street, Thacher Street, Lombard Place, Lombard Court and, on the southwest, by abutting properties.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Kathryn Kubie, Preservation Planner with Anne Booth, Boston Affiliates Boston Landmarks Commission

organization Massachusetts Historical Commission date June, 1984

street & number 294 Washington Street telephone (617) 727-8470

city or town Boston, state MA. 02108

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 Valerie A. Talmage

title Executive Director, State Historic Pres. Officer date September 27, 1984

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register date 11-13-84

John Almond Byers
Keeper of the National Register

Attest: date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

NOV 13 1984

Continuation sheet

VERMONT BUILDING

Item number 8

Page 2

company in Vermont. There were marble shops and mills in Proctor, with other plants at Rutland, Brandon, Middlebury, Swanton, Roxbury, Danby, Dorset, and Manchester. Later the company also imported marble from France, Spain, Portugal, Norway, Italy, and Israel.

With the advent of modern panel wall construction, the Vermont Marble Company pioneered fabrication and installation techniques that afforded architects and builders new opportunities to employ marble in ways never before possible. An outstanding example of this is the Beinecke Library (1963) at Yale University. There, 1½ inch thick Vermont marble was used in place of windows to protect rare books and manuscripts from direct light.

Today, the company's marble is seen on buildings and monuments all over the world. Vermont Marble Company's plant in Proctor is one of the most complete and modern marble finishing operations in the industry.

Thacher Street Site. The land in Boston on which the Vermont Building was later constructed was acquired in about 1874 as part of the expansion of the Sutherland Falls Marble Company. The Thacher Street property was then sold to Redfield Proctor by Vermont Marble in 1888 for \$20,789. During the later nineteenth century the property, with miscellaneous frame structures on it, continued to be used by the company as a branch marble yard serving the Boston area. Senator Proctor was no doubt aware of the turn-of-the-century boom in mercantile and furniture manufacturing development taking place near expanding railroad facilities on the northern edge of Boston's central business district. In 1904 he had whatever structures that still stood on the site removed and the Vermont Building was constructed by contractors W. A. and H. A. Root at a cost of \$200,000.

From 1904 to 1926, the Vermont Marble Company occupied the first floor of the Vermont Building, using it for marble polishing and storage purposes. A concrete slab ramp or "runway" from Lombard Place allowed access for the marble, which was brought from Vermont via the nearby railroad. On the second, or mezzanine, floor at the corner of Thacher and North Margin Streets, was the company office. The Vermont Building is thus associated with the early period of tremendous growth of the Vermont Marble Company

The Architects. For his Boston office Proctor retained architects Arthur H. Bowditch and Edward B. Stratton. Bowditch (d. 1941) was a successful and prolific early twentieth century Boston architect. He designed numerous large-scale downtown commercial buildings including the Merchants Building (1901), Old South Building (1902-04), and Washington-Essex Building (1906). He frequently used architectural terra cotta for these early skyscrapers, which are lavishly decorated in the Beaux Arts tradition and display consistently high standards of design and craftsmanship. On the Vermont Building, Bowditch had an abundance of marble at his disposal with wonderful results. Bowditch also designed a number of hotels and apartment buildings including the Essex (1900), the Lenox (1901), and the Somerset Hotels, Myles Standish Apartments, the Pelham Hall Apartments; and in 1932, the Paramount Theatre. Bowditch and Stratton worked together from 1903 to 1907.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Vermont Building
Suffolk County
MASSACHUSETTS

Working No. OCT 9 1984

Fed. Reg. Date: 2/2/86

Date Due: 11/8/84 - 11/23/84

Action: ACCEPT 11-13-84

RETURN

REJECT

Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

| Category | Ownership Public Acquisition | Status Accessible | Present Use |
|----------|---------------------------------|----------------------|-------------|
| | | | |

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

VERMONT HISTORICAL SOCIETY
FALLOK COUNTY
VERMONT

9. Major Bibliographical References

10. Geographical Data

Acreege of nominated property _____ *average in acres - not feet*
Quadrangle name _____
UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



The Vermont Building
6 - 12 Thacher Street, Boston, MA.

Photo: Anne Booth 3/30/84

Neg: Marketplace Lofts Limited Partnership
31 Brook Street, Wellesley, MA. 02102

Photo no. 1 of 2
Thacher Street and North Margin Street
facades



The Vermont Building
6 - 12 Thacher Street, Boston, MA.

Photo: Anne Booth 3/30/84
Neg: Marketplace Lofts Limited Partnership
31 Brook Street, Wellesley, MA. 02102

Photo no. 2 of 2
Thacher and North Margin Street facades
taken from Thacher Street

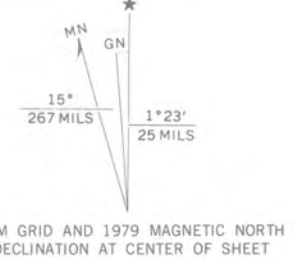
Vermont Building
Boston, MA
UTM: 19/330550/4692200



To convert feet to meters
multiply by 3.048

To convert meters to feet
multiply by 3.2808

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1943. Revised from
aerial photographs taken 1969. Field checked 1970
Selected hydrographic data compiled from USC&GS Charts 246
and 248 (1971). This information is not intended for navigational
purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1 000-meter Universal Transverse Mercator grid,
zone 19
Boundaries in tidewater areas from information supplied
by Massachusetts Department of Public Works
Red tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUM IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE ON MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 9.5 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

There may be private inholdings within the boundaries of
the National or State reservations shown on this map
Revisions shown in purple compiled in cooperation with the State of
Massachusetts agencies from aerial photographs taken 1975 and other
source data. This information not field checked. Map edited 1979

ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U.S. Route
State Route



BOSTON SOUTH, MASS.
N4215—W7100/7.5
1970
PHOTOREVISED 1979
AMS 6788 1 SE—SERIES V814