

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received JUN 13 1983

date entered

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

1. Name

historic Mayo Building

and/or common same

2. Location

street & number Corner of Main and East Streets, N/A not for publication

city, town Northfield N/A vicinity of

state Vermont code 50 county Washington code 023

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 type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Mayo and Beattie Partnership

street & number P. O. Box 346

city, town Northfield N/A vicinity of state Vermont 05663

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Town Clerk

street & number Main Street

city, town Northfield state Vermont 05663

6. Representation in Existing Surveys

Vermont Historic Sites and Structures Survey title  
has this property been determined eligible?  yes  no

date 1980  federal  state  county  local

depository for survey records Vermont Division for Historic Preservation

city, town Montpelier state Vermont 05602

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input 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 type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Mayo Building defines the east end of Depot Square in the center of Northfield's business district. The four-story, flat-roofed, brick commercial block of rectangular plan is trimmed liberally with granite components, predominantly rock-faced but including a pair of polished columns on its recessed entrance porch. Storefront and eaves entablatures - the latter made of stamped metal - also reflect the restrained classical influence in the building's decoration. The exterior of the Mayo Building retains essentially its original (circa 1902) appearance; the interior has been somewhat altered, particularly within the storefronts although their stamped metal ceilings remain in place.

The Mayo Building occupies the south corner of Main and East Streets, facing Depot Square across Main Street. The square forms a rectangular, partly landscaped opening terminated at the opposite (west) end by the former Central Vermont Railway station. The various other commercial buildings in the vicinity have lesser scale and mass than the Mayo Building, thereby enabling it to dominate physically the village's rather modest commercial core. Similarly, the quality of its design and materials give the Mayo Building pre-eminence within its setting.

The Mayo Building's rectangular plan extends 67.5 feet across its Main Street (west) facade by 61 feet along its East Street (north) elevation. The building stands on a high foundation of rock-faced granite blocks exposed principally on the north elevation. Other granite components include rock-faced piers, sills, and lintels that serve both structural and decorative purposes. The four stories of brick construction are laid up in a bond of six stretcher courses tied by a course of alternating headers and stretchers. The ten-bay main (west) facade is distinguished by upper-story brick piers - inset at sill level with granite blocks to mark each floor - that vertically subdivide the facade into five two-bay panels.

The symmetrically arranged first story of the west facade is framed at the corners by rusticated granite piers. Large display windows occupy the adjoining panels of the north and south storefronts; a partly exposed basement storefront, entered via an open stairwell underlies the north street-level storefront. The facade's three central panels are recessed behind the two polished granite columns (with unpolished capitals) of a narrow porch with a concrete deck and a beaded matched-board ceiling. Approached by granite steps of the same length, the porch serves the transomed entrances to the storefronts and the upper stories. The entrances are fitted with paneled oak doors, double-leaf in the cases of the upper-story entrance and a recently restored entrance to the

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central storefront. A paneled entablature surmounts the storefronts, its central panel bearing the name "Mayo Building" in raised script letters; clusters of stylized attenuated brackets align with the upper-story piers of the facade.

The upper stories are distinguished by the varying forms and trim of the window openings fitted with one-over-one sash. The second-story openings have rectangular lintels and sills of rock-faced granite. The third- and fourth-story openings contrast by having segmental-arched heads; those on the third story are trimmed with granite keystones and impost blocks while those on the fourth story have keystoneed segmental lintels made entirely of granite.

A massive stamped-metal entablature crowns the facade. Its architrave is banded with egg-and-dart molding while the frieze is foliated with acanthus leaves. The egg-and-dart motif recurs on the modillion cornice that projects boldly from the wall plane.

The eight-bay East Street (north) elevation of the Mayo Building exhibits a simpler appearance than the main facade. Its western-most bay repeats some features of the latter: a large display window and an extension of the storefront entablature occupy the first story while a corresponding length of the facade's eaves entablature turns the corner at the roofline. The latter feature connects to a much reduced and more simply molded cornice of stamped metal that extends the greater length of the north eaves.

Fenestration on the north elevation's upper stories includes both standard sash like those on the main facade and two central pairs of slender one-over-one windows; the openings have granite sills but lack the granite lintel treatment of the front windows. The first story differs by having only three intermediate bays of half-size, upper-wall fixed windows with segmental heads; six bays of similar windows light the partly exposed basement. A steel skeleton fire escape ascends diagonally from the elevation's lower east corner to the west end of the fourth story.

The rear (east) elevation of the building possesses a markedly different appearance. A four-story, wood-framed (post-and-beam), shed-roofed gallery porch 9.5 feet in depth shields the entire elevation; the porch was apparently added to the building soon after its construction.

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The enclosed first story is sheathed with wood shingles while the partial enclosures of the upper stories are sheathed with asphalt shingles. The irregular fenestration consists largely of two-over-two sash. The first story has transomed service entrances to the building's storefronts; a central flight of exterior stairs leads to the second story. The upper stories have central porch sections with enclosed rails and interior flights of stairs.

Only the blank fourth story of the Mayo Building's south elevation appears above the roof of an abutting commercial block (excluded from the nomination). The treatment of the south eaves matches that of the north elevation.

The interior of the Mayo Building contains full-depth storefronts on the first story, apartments on the second and third stories, and former Masonic meeting rooms on the fourth story. The interior finish incorporates molded door and window surrounds together with beaded wainscoting. The first story ceilings and that of the fourth story's main room display various patterns of stamped metal sheathing.

An extensive project to refurbish both the exterior and interior of the Mayo Building commenced during the winter of 1982-83. The first story will receive internal rearrangement to increase its commercial occupancy; new partial-height partitions are being introduced to subdivide the original storefronts into smaller shop spaces linked by corridors. The interior had been previously altered to a limited extent, and the current project will generally leave in place the existing historic fabric of walls and ceilings.

## 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/
<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 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 type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1902 Builder/Architect Lane and Son, Architects

### Statement of Significance (in one paragraph)

The Mayo Building ranks among the finest examples in Vermont of the classically influenced commercial architecture typical of its period. Erected in 1902, the building represents the architectural culmination of Dr. William B. Mayo's efforts to redevelop Northfield's business district during the late nineteenth and early twentieth centuries. The architectural firm of Lane and Son, Burlington, Vermont designed the imposing masonry block that dominates Depot Square at the village center. The Mayo Building has subsequently remained in family ownership, and a thorough refurbishing is presently (1983) underway to enhance its intact historic character.

A native of nearby Moretown, William B. Mayo was born in 1854 and received his medical degree in 1877. He settled in Northfield the latter year and began his medical practice; the following year, he married Emma Lynde of Williamstown, Vermont. The doctor purchased a house on Main Street in 1882, and converted part of it to offices for his successfully emerging practice.

During the succeeding decade, Dr. Mayo initiated a kind of parallel career in building development. In 1894, he acquired the existing Paine Block on North Main Street and had it moved around the corner onto East Street for renovation; that block, however, was destroyed by fire in 1899. The first year of the new century, Dr. Mayo undertook his first major project of new construction. The three-story, wood-framed, store-fronted Mayo Armory Block was completed in 1901 on its Main Street site just north of Depot Square.

Northfield experienced a sudden burst of economic expansion with the emergence of a substantial granite industry at the close of the nineteenth century. E. B. Ellis opened his granite cutting shed in 1897 across the railroad tracks from Depot Square, and soon the firm was producing stone for commercial, public, and memorial buildings throughout the nation. In 1901, Ellis purchased the site of a large deposit in Bethel, Vermont, and proceeded to quarry the distinctive fine-grained white granite. Two years later, the Ellis firm obtained the largest stonecutting contract ever awarded at that time: 1.3 million dollars' worth of Bethel white granite for the monumental Union Station being constructed in Washington, D. C.

## 9. Major Bibliographical References

See Continuation Sheet 5.

## 10. Geographical Data

Acreeage of nominated property 0.1 acre

Quadrangle name Northfield, Vt.

Quadrangle scale 1:24000

### UTM References

A 

1	1	8
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6	8	1	7	4	5	1	0
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4	1	8	9	0	8	1	2	1	0
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### Verbal boundary description and justification

See Continuation Sheet 6.

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

state	N/A	code	county	code
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state	code	county	code
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## 11. Form Prepared By

name/title Hugh H. Henry

organization Historic Preservation Consultant date March 1983

street & number Green Mountain Turnpike telephone 802-875-3379

city or town Chester state Vermont 05143

## 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 *Eric Gilbertson*

title Director/Deputy State Historic Preservation Officer date May 31, 1983

### For NPS use only

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

Entered in the  
National Register

date 7/14/83

*J. Helene Byers*  
Keeper of the National Register

Attest:

date

Chief of Registration

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The rapid expansion of the Ellis works (reaching 300 employees by 1906) soon created a need for more commercial facilities in Northfield's business district. Dr. Mayo responded in 1901 by starting the largest project of his avocation, the construction of the present Mayo Building at the east end of Depot Square. Lane and Son, architects of Burlington, Vermont, designed the four-story masonry building, the largest commercial block ever erected in Northfield. The new building was lauded by a contemporary writer, John H. Walbridge, as "probably the finest block in the state outside the cities, a credit to the town and a lasting monument to the enterprise and public spirit of Dr. Mayo."

The Mayo Building's various granite components probably came from the Ellis cutting sheds (although not from the Bethel quarry). Centered on the Depot Square facade in front of the entrances, two polished columns comprise a simple colonnade in antis. The other granite elements have contrasting rock-faced surfaces, their grey color and structural forms serving to highlight the expansive facade.

The interior of the Mayo Building was designed to accommodate several different uses. The village's Post Office occupied the central section of the first story, flanked by north and south storefronts featuring full-bay plate glass display windows. The second story was devoted to professional offices, including that of the owner; an office with a records vault was provided for Northfield's Town Clerk. The third story of the building was arranged as apartments while the fourth story was fitted specifically for the meeting rooms of Dr. Mayo's Masonic lodge.

Although the Mayo Building constitutes the architectural climax of the Doctor's avocation, it was not the conclusion of that activity. In 1905, he continued the redevelopment of the north side of East Street with a three-story, brick "Paine Block" to replace the wood-framed building of the same name that had burned in 1899. Six years after the new Paine Block, Dr. Mayo completed the one-story, granite-trimmed, brick bank building on the north corner of Main and East Streets.

The latter building concluded the series of Dr. Mayo's adjacent commercial buildings northeast of Depot Square; the death of the Doctor's first wife the same year (1911) may have influenced his subsequent building activities. In 1913, Dr. Mayo married Prudence Stickney, a local high school teacher. His last major building project in the business district occurred in the 1920s, the conversion of the Armory Block to an apartment building.

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In addition to his building avocation, Dr. Mayo participated in political affairs at the state level. During the 1880s and again in the first two decades of the present century, he represented Northfield in the Vermont Legislature. For one term in 1902, he was advanced to the State Senate by the larger constituency of Washington County. In 1920, Dr. Mayo was the unsuccessful Democratic candidate for governor in a traditionally Republican state. While these activities must have required substantial amounts of time and effort, Dr. Mayo maintained concurrently his medical practice; he achieved a half-century of service in Northfield two years prior to his death in 1930.

The year 1916 and the decade of the 1920s inflicted disastrous fires on Depot Square but the Mayo Building escaped unscathed. In the 1930s, a notable change of its occupants occurred when the Post Office was shifted to a new building on South Main Street. The 1950s brought the removal of two more original occupants, the Town Clerk's office from the second story and the Masonic lodge from the fourth story. Probably also during the 1950s, the south storefront was altered somewhat by the replacement of the large display window and by interior modifications.

Aside from these minor changes, the Mayo Building retains at present (1983) its original appearance. The building also remains within the ownership of Mayo family members. An extensive project has been undertaken during the winter of 1982-83 to refurbish the building in a manner appropriate to its historic character and to improve its economic viability.

The Mayo Building ranks among the outstanding examples in Vermont of the turn-of-the-(nineteenth)-century commercial block - a finely crafted blend of brick and stone masonry embellished with an array of classically derived ornamental features that were then returning to architectural fashion. In many cases, the storefronts of such commercial blocks have been seriously altered during recent decades; the Mayo Building has been spared extensive alteration, and therefore holds particular significance for its historic integrity.

Complementing its architectural importance, the building serves to commemorate its original owner, Dr. William B. Mayo. Dr. Mayo was an exceptional public figure whose unstinting efforts in medicine, community development, and state government earned him the eminence - as stated in a recent town history, Green Mountain Heritage - of being "one of Northfield's outstanding men of all time."

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1. Northfield in the Bicentennial Year 1976. Northfield, Vt.: Northfield Bicentennial Committee, 1976.
2. Northfield Town History Committee. Green Mountain Heritage. Canaan, N. H.: Phoenix Publishing Co., 1974.
3. Walbridge, John H., ed. The Town of Slate, Northfield, Vermont. East Burke, Vt.: William H. Jeffrey, c. 1903.
4. Interview of William P. Mayo, Northfield, Vermont by Hugh H. Henry on March 25, 1983.

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The property being nominated consists of the Mayo Building and the closely defined lot beneath the building having dimensions of approximately 68 feet by 70 feet. Being the original lot acquired for the Mayo Building, the lot is bounded on the west by Main Street, on the north by East Street, on the south by an abutting building, and on the east by the edge of a right-of-way. The deed to the property is recorded in Book 73, Page 446 of the Northfield Land Records.