



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 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 Marshall, Caleb H., House

other names/site number _____

2. Location

street & number 53 Summer Street N/A not for publication

city or town St. Johnsbury N/A vicinity

state Vermont code VT county Caledonia code 005 zip code 05819

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.)

Emil Seltzer 7/7/94
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
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:)

Edson W. Beal 8/16/94
Signature of the Keeper Entered in the National Register Date of Action

Marshall, Caleb H., House
Name of Property

Caledonia County, VT
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

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

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

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2		Total

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

Number of contributing resources previously listed in the National Register

Historic & Architectural Resources of St. Johnsbury

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

HEALTH CARE/sanitarium

DOMESTIC/multiple dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Italianate

Colonial Revival

foundation brick

walls asbestos

roof asphalt

other wood

shingle

Narrative Description

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

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Marshall, Caleb H., House
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The Caleb H. Marshall House, at 53 Summer Street in St. Johnsbury, is a large 2 1/2 story gable front house with Italianate style brackets and bay windows and a Colonial Revival style porch, and to the rear a long two story wing with a matching double decker porch. The house, built c.1858, appears to have been updated in 1871 when it may have received its Italianate style details. The Colonial Revival style porches date from c.1910 and c.1926. In the back of the lot is a c.1940 six bay garage. Although the house is covered with asbestos siding, its exterior appearance clearly conveys the time when it was "Frost's Sanitorium" (1919-1939) and when it was converted c.1940 to multi-family housing. The property also retains its integrity of location and setting.

This is a 2 1/2 story gable front dwelling/apartment house with a Colonial Revival style porch and a large 2 story rear wing distinguished by a double decker porch in the same style. The house rests on a brick foundation, has asbestos siding, and an asphalt-shingled roof. A cross gable on the north side wall projects slightly. Windows are 2/2 and 1/1 with mixed original and modern fenestration. The main block eaves have paired brackets with round headed windows in the gable peaks.

The principal sidehall entrance in the two bay gable front street facade is in the left bay and has a round arched window in the door. In the right bay is a ground floor, polygonal bay window. Spanning the front and turning the north corner of the house is a one story Colonial Revival style porch with a hip roof, Tuscan colonnettes, and a shingled apron. Above the porch roof on the north side is a small enclosed, shed-roofed shelter for the staircase to one of the upstairs apartments. This addition may date from c.1940, when the building was converted to apartments. It might even date from as early as c.1930 when the St. Johnsbury directory shows three separate households at this address.

Twin two story polygonal bay windows rising on the south side facade (the bay closest to the street was a later addition). The original bay has scrolled brackets at the roofline. Between the first and second floors is a flaring projection.

The rear ell is not quite as tall as the main block. It has various sized windows on the north wall. The south wall, which is the main facade of the ell, is highlighted by a double decker porch with shingled aprons and a lattice skirt. The original section of the porch, one story tall and four bays

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wide with Tuscan colonnettes, overlaps the very end of the main block and runs along part of the south wall of the ell. This porch appears on the 1912 Sanborn map and in a photograph in a 1925 St. Johnsbury directory. By the time of the 1927 Sanborn map, when the property was Frost's Sanitorium the porch had been extended the entire length of the wall and the second floor added. The porch extension is narrower than the original porch and has posts rather than colonnettes. Near the end of the porch are stairs with a railing that goes up to the second floor.

The house was converted into multi-family housing c.1940, although there may have been several apartments, probably in the main block, in the 1930s. There are now seven apartments--three in the main block, some of which retain Italianate period features, and four in the ell. Most interior finish appears to date primarily from c.1940. The rear apartments, accessed from the side porch, were created c.1940 and feature oak floors, natural finish woodwork, baseboards with cap moldings, five-panel fir doors, and kitchens and baths with 1940s fixtures and painted woodwork. The common stairhall in the center of the rear wing is distinguished by a square newel with panels and a pyramidal cap that appears to date c.1920.

Garage, c. 1940

This six bay community garage, located at the back of the lot, is built of wood with a shed roof. It houses seven cars. The solid paired doors swing outward. The building is unique on Summer Street. The original garage or perhaps carriage barn appears to have been located on the end of the ell, and is shown on the 1912 and 1919 Sanborn insurance maps of St. Johnsbury. By 1927 there is a long building extending to the back of the lot. The front half, which was wider, was for automobiles. The rear section may have been a shed. The current garage likely dates from c.1940 when the house was converted into apartments.

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.)

- 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.
- 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

Health/Medicine

Period of Significance

c.1858 - c.1941

Significant Dates

c.1858

1871

1919

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:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Marshall, Caleb H., House
Name of Property

Caledonia County, VT
County and State

10. Geographical Data

Acreage of Property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1 | 8 | | 7 | 3 | 7 | 1 | 0 | 0 | | 4 | 9 | 2 | 2 | 7 | 8 | 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 Vermont Division for Historic Preservation

organization SHPO date 5/1994

street & number 135 State Street, Drawer 33 telephone (802) 828-3226

city or town Montpelier state VT zip code 05633-1201

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 St. Johnsbury Housing Partnership

street & number 20 Main Street telephone (802) 748-5101

city or town St. Johnsbury state VT zip code 05819

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.

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The Caleb Marshall House-Frost Sanitorium, located at 53 Summer Street, is being nominated to the National Register under the multiple property submission, The Historic and Architectural Resources of St. Johnsbury, Vermont, and meets the registration requirements for multi-family housing. It also is significant as an early example of a private sanatorium. The house, built c.1858 and probably remodelled in 1871 in the Italianate style, has been used for multi-family housing throughout its history. From at least the time of the 1860 census the Caleb Marshall family took in boarders, a typical practice in St. Johnsbury that was necessitated by the housing shortage after the town began booming with the coming of the railroad and expansion of industry in the mid 1800s. In 1919 Mrs. Harriet Frost, a nurse, opened "Frost's Sanitorium," a private facility for maternity cases, baths, and care for the elderly. It was likely the first sanatorium in town and may have been started partly in response to the severe Spanish influenza outbreak in the fall of 1918, which pointed out the acute need for an isolation hospital and more health care facilities to relieve conditions in large families, boarding and rooming houses, and hotels. About 1925 Mrs. Frost remodelled the rear ell by making a full second floor and adding the Colonial Revival style double-decker porch. Such porches were deemed essential for residential health care facilities as they provided access to the fresh, clean air. The renovated ell seems to have been used for the sanatorium while the front of the house appears to be where Mrs. Frost lived and rented two other apartments. The exterior appearance of the rear ell clearly reflects its historic usage. When the bank foreclosed on the property in 1939, new owner turned the ell into four apartments.

The land on which the Marshall House is situated was owned by Moses Kittredge, an early St. Johnsbury landowner who was the proprietor of the "Old Yellow Store" formerly located on Main Street across from the St. Johnsbury House. Town land records show the parcel was sold in 1853 to Charles G. Marshall, who in turn sold it to his son, Caleb H., in 1858. Caleb Marshall is shown in this location on the 1858 Wallings map, 1875 Beers map, and 1899 Miller map. The Grand List shows that in 1871 Marshall made \$500 in improvements to the house. It may be that at this time the house was updated in the Italianate style and received its paired cornice brackets, round headed gable peak windows, and bay windows.

The 1860 census shows that Caleb Marshall, age 35, was a brass finisher. His household consisted of his wife, two children, a

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servant, two tailors, a machinist, house painter, another brass finisher, and two of their wives. The 1910 census shows one male and three female roomers. Halvaer Stevens, age 22, was a bookkeeper at the railroad, Mabel Cavanaugh, age 33, had emigrated from Canada in 1890 and was a bookkeeper for the railroad and a printing office. Norma Moore, age 58, was a seamstress who worked at home. Bertha Stevens, age 46, worked at a printing office. The inclusion of servants and seamstresses or tailoresses in the primary households in the Summer Street neighborhood distinguishes this area from other immigrant districts in town. Near the time of his death in 1910, Marshall was an overseer at Fairbanks Scale, the major employer in St. Johnsbury. In his will of 1910, Marshall left the house (valued at \$5,000) to his daughter, Helen Robinson.

In 1919 the property was sold to Mrs. Harriet E. Frost, the widow of Percy. The October 1919 Sanborn insurance map labels it as "Frost Sanitorium (sic)." There are 26 nurses listed in the 1919 directory, with six on Summer Street, but Frost Sanitorium is the only private sanatorium listed in town at that time. In the Walton's Vermont yearbooks from 1921 to the early 1930s, Mrs. Frost is listed in St. Johnsbury under the heading "nurses." She is also listed in St. Johnsbury directories from 1919 to 1941 as a nurse, and as having a private "sanitorium" or "sanitarium" from 1919 until 1931.

The 1925 St. Johnsbury directory includes a photograph of the building, when it is one of three sanatoria in town (the other two being Clearview on Pleasant Street and Hillcrest at 32 Caledonia Street). The listing for Frost's Sanatorium says "maternity cases, baths, care for elderly people." By 1928, it is again the only such facility listed in town.

It is possible that Mrs. Frost may have started her sanatorium as a way to earn a livelihood, perhaps after she was widowed, and in a response to a need for more private health care in town. This need became acute in the fall of 1918. The health officer's report in the "Annual Report for the Town of St. Johnsbury for the Year Ending January 20, 1919" discussed the severe influenza epidemic that struck St. Johnsbury, and indeed the rest of the state, in the fall of 1918. The "Spanish influenza" hit 13% of Vermont's population and was the cause of 25% of the deaths that year. Between September and November 1918 St. Johnsbury had 2,997 severe cases of influenza. At the time the town did have two hospitals, Brightlook and St. Johnsbury Hospital, but the health officer reported that "[t]he need of an isolation hospital seems to me to be one of the

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greatest needs of St. Johnsbury to protect the public and also to relieve so many conditions in large families, hotels, boarding and rooming houses." He noted that it was very difficult to get nurses to take care of such infectious disease cases since in such conditions the nurses often got sick, and then they also needed care.

Between the time of the photograph in the 1925 directory and the March 1927 Sanborn map, Mrs. Frost made improvements to the ell. It appears she may have had the sanitorium in the ell and converted the main block of the house into apartments. The photo in the 1925 directory shows the ell had a dormer window, a more steeply pitched roof than today, and only a few windows on the upper level. It appears the roof was changed to its current shallow pitch, which then provided full height living space on the second floor. The four bay south wall side porch then was extended the entire length of the ell, and a second floor added. Its shingled apron matched those of the existing Colonial Revival style porches on the house, but it is supported by posts rather than Tuscan colonnettes. Porches, which provided access to the clean fresh air, were considered vital for good health and were a key feature on buildings in tuberculosis sanitoria and preventoria from the 1880s on. During the early 20th century architects, reformers, and others encouraged Americans to include sleeping porches when they built new houses. Sleeping porches also were added to already existing houses. The double decker porch on the Frost Sanitorium may not be wide enough for use as a sleeping porch, but presumably it was used to sit on and take in the fresh air.

The St. Johnsbury directories of the 1930s indicate there were three households in the building besides Mrs. Frost's business. They probably occupied the three apartments in the front of the house. Perhaps the enclosed access to the second floor was added about this time. The 1930 directory shows two others (Ida Bartlett and Robert Scribner) besides herself at this location. In 1933 she had one vacancy and in 1935 two vacancies.

The end of the Depression was a difficult time for Mrs. Frost. In 1939 the Passumpsic Savings Bank foreclosed on the property. The property was sold to Guy Clifford in 1940, and the ell was divided up into four apartments--making a total of seven apartments. The 1941 directory shows seven occupants at this address.

This building has been used as multi-family housing throughout

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its history and reflects a significant historic housing trend in St. Johnsbury. Although it has been altered over the years, most of the changes reflect important aspects of the history of the building. It appears the owner, Caleb Marshall, updated the house in the Italianate style in 1871, about when this middle and upper middle class residential street was in the midst of developing. The house received a Colonial Revival style front porch and side porch in the early 1900s, when similar porches also were added to many other houses on the street. The improvements c.1925 to the rear ell--making the ell a full two stories and adding the double decker Colonial Revival style porch--reflect the time period when it was Frost's Sanitorium. The enclosed second floor entryway on the front of the house was probably added c.1930, or even c.1925, when Mrs. Frost appears to have made three apartments in the main block. If it is not that early, it likely dates from 1940 when the entire building became apartments. In 1991 the St. Johnsbury Housing Partnership did a substantial rehabilitation on the building so that it can safely continue its historic usage as multi-family housing.

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9. SELECT BIBLIOGRAPHY

Annual Report, Town of St. Johnsbury, Year Ending January 20,
1919. St. Johnsbury, Vt.: 1919.

Noble, Deborah. "National Register of Historic Places
Nomination Form for Summer Street Historic District."
typescript, prepared November 1991. Copy on file at
Vermont Division for Historic Preservation, Montpelier,
Vt.

St. Johnsbury, Vermont, Directory. Boston: Union Publishing
Co., 1919.

St. Johnsbury, Vermont, Directory. Richford, Vt.: N.M. Chase,
for the years 1925, 1928, 1930, 1931, 1933, 1935, 1938,
1939, 1941.

Sanborn Insurance Maps, 1912, 1919, 1927. (microfilm)

Vermont Division for Historic Preservation. Historic Sites and
Structures Survey for St. Johnsbury, Vermont. On file at
VDHP office, Montpelier, Vt.

10. GEOGRAPHICAL DATA

Verbal Boundary Description: This .33 acre property is located
at 53 Summer Street in St. Johnsbury. The lot is 66' wide by
198' deep and is St. Johnsbury tax lot 18 on tax map 23.

Boundary Justification: The lot includes all the property
historically associated with the building.