

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 *Hathaway's Tavern*

and/or common *Hathaway-Hoyt House*

2. Location

street & number *255 North Main Street*

N/A not for publication

city, town *St. Albans*

N/A vicinity of

state *Vermont*

code *50*

county *Franklin*

code *011*

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 checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
	<i>N/A</i>	<input checked="" type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name *H. Taylor and Marsha Yates*

street & number *255 North Main Street*

city, town *St. Albans*

N/A vicinity of

state *Vermont*

5. Location of Legal Description

courthouse, registry of deeds, etc. *Office of the City Clerk, City of St. Albans*

street & number *100 North Main Street*

city, town *St. Albans*

state *Vermont*

6. Representation in Existing Surveys

title *VT. Hist. Sites & Structures Survey* has this property been determined eligible? yes no

date *1977* federal state county local

depository for survey records *Vermont Division for Historic Preservation*

city, town *Montpelier*

state *Vermont*

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input 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 Hathaway-Hoyt House is a large, rectangular, two story, Federal style residence of wood frame construction with clapboard siding and a hip roof. The principal facade faces the street and is a symmetrical five bays across with a center entrance. A Doric columned entrance portico covers the entrance, and a modillion cornice defines the eave of the roof. Attached to the rear, east, elevation is a long narrow gable roofed ell, one and one-half stories in height. On the north is a one story, flat roofed wing of modern construction in a pseudo-Colonial style.

Located on the east side of North Main Street near the northern edge of the City of St. Albans, the Hathaway-Hoyt House is the oldest house in the town and the only house on the street to survive from the eighteenth century. Perched atop a small knoll, the house is enframed on the south, west and north by majestic Maple trees well over one hundred years old. In the summer months, the house is virtually hidden from view by these trees. With the leaves gone, the house looks out to the west across a flat expanse of farmland which stretches all the way to St. Albans Bay on the east side of Lake Champlain. Behind the house, to the east, the knoll on which the house sits melds into the gentle rise of a hillside. While this hillside has remained predominantly residential in character, the fields in front of the house have lost much of their agricultural character to the intrusion of industrial and roadside commercial development.

The house is located approximately eight-tenths of a mile north of Taylor Park, a large rectangular green which abuts Main Street on its east side and which marks the center of the city. Running north and south from the park, Main Street is but a short segment of the state's principal arterial corridor along the eastern shore of Lake Champlain, U.S. Rte. 7. To the north, Rte. 7 connects St. Albans with Canada, and to the south with Burlington, the Winooski River valley, and the southern townships of Vermont which lie to the west of the Green Mountains. Even as early as the end of the eighteenth century when the Hathaway-Hoyt House was built, this road was the state's principal route to Canada and proved an ideal location for a tavern, the house's original use.

North of the park, North Main Street is a broad thoroughfare shaded on either side by what are now, unfortunately, only the remnants of once stately rows of Maples. Behind these trees, a mixture of nineteenth and early twentieth century homes of almost every architectural description line the street. Because the terrain rises to the east and falls away to the west, those houses on the east side of the street are generally set back further from the street, on higher ground and behind more spacious lawns, than those on the west. This setback and rise in elevation creates an impression of stateliness and grandeur which, while no more modest, those houses along the west side lack.

The Hathaway-Hoyt House remains basically unchanged in both exterior appearance and interior layout since its construction in 1793. The house was probably remodeled on the interior shortly after 1805 when it was purchased by its third owner and converted from a tavern to a private residence. The only other change of real significance is the north wing which was added in 1967.

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An unusual feature of the house is its siting. What the house lacks in architectural detail, it makes up for in siting and scale, and gives the impression of being far more imposing in character than it actually is. It appears obvious that the intention of the builder was that the house take advantage of its site, as well as accommodate it.

The front, hip roofed section of the house sits squarely on the brow of its knoll but, because the sides of the knoll rise up steeply to the base of the foundation, there is little or no level ground either across the front or down the sides. The appearance of the knoll is more that of an artificially created podium than that of a natural formation. Behind the house, to the east, the ell seems, in contrast, to nestle into the gentle rise of the hillside. Even though the ridge line of the ell's gable roof remains straight and level, the floor actually rises up in a series of steps to accommodate the rise of the hill.

* * *

The Hathaway-Hoyt House is a large, rectangular, hip roofed box which is oriented to the cardinal points. The house measures 46 by 32 feet across its front and side elevations, respectively, and is two stories in height. A full basement is located beneath the house's southern two-thirds, while beneath the northern third there is only a low crawl space. Below grade, the foundation is of fieldstone construction. Above grade, the stonework is more finished and consists of rough cut blocks of Isle La Motte stone laid in a random pattern. A covered basement entryway projects from the southeast corner of the south elevation.

The house's structural framing is hand-hewn, braced post-and-beam, heavy timber construction. The siding is clapboard which appears to be a replacement dating from the early twentieth century. The framing includes the full compliment of sills, carrying beams, posts, rafter plates, and floor and ceiling joists. The carrying beams which span the interior, and the intermediate posts which support them, are aligned with the principal interior partitions of the house's Georgian Floor Plan room arrangement. However, unlike most late eighteenth century post-and-beam construction in Vermont, and especially in northern Vermont along the eastern shore of Lake Champlain, the posts do not project into the inside corners of the rooms. All of the framing joinery is marked with Roman numerals which are insized into the face of the wood on either side of each joint.

The construction of the hip roof, in contrast to that of the rest of the house, is a little more unusual. The pitch of the roof is extremely shallow, only one over three. The four sides of the hip rise up to a common ridge which runs parallel to the 46 foot dimension of the house. The roof structure itself is a series of principal rafters which clear-span the distance from the rafter plates to either the ridge pole or the hip rafters.

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In order to accommodate the weight of potentially excessive snow loads, the second floor ceiling joists were eliminated in favor of a series of "carrying beams" which span the 32 foot width of the house beneath each rafter. These "carrying beams" act as a hypotenuse to the legs of the triangle made by the rafters, and actually tie the rafter plates together across the width of the house. They also provide bases for a row of king posts which support the ridge pole at its ends and at every second rafter.

The roof is covered with ribbed sheets of stamped tin, and is detailed at the eaves with a modillion cornice. The frieze, soffit, fascia and eaves molding are original to the house, but the modillions and the heel molding on which they sit appear to date from the early twentieth century. The roofline is broken on the south face of the hip, near the end of the ridge, by a single, square brick chimney stack which is detailed near its top by a corbelled belt course.

The front, west, facade of the house is divided into five bays of fenestration, with a center entrance bay. The spacing across the front is symmetrical but not uniform between bays, the two outside bays on either side of the entrance being set more closely together than to the entrance. The side elevations are each two bays across. The fenestration across the rear elevation is irregular, and mixed.

With the exception of a decoratively leaded, first floor casement window on the right-hand side of the south elevation and a decoratively leaded, fixed sash window in the second bay in from the southeast corner on the rear elevation, all of the windows in the house are six-over-six, double hung sash. On the second floor of the front facade, the second window in from each outside corner is blind and is filled in with a pair of louvered shutters. All of the casing trim is plain, and the storm windows are wood, and removable.

The porticoed main entry on the west facade, in contrast to the plainness of the windows, is Classically detailed, and constitutes the architectural focal point of the house. The entrance is composed of a six panel, raised panel door flanked on either side by six-over-six, double hung windows which project slightly above the lintel of the door. In contrast to the rest of the double hung windows in the house, the arrangement of the panes in the side windows is two across and three down. The window casings abut the door frame but each is individually trimmed with a simple architrave molding. The door swings inward, to the right, and is hung on its two original strap hinges, each with a decorative space end. The lockset, also original, is a cast iron and brass lock box which is mounted on the inside face of the door. In the colder months of the year, the door is hidden from view behind a louvered storm door.

The portico which surrounds the entrance is detailed in the Roman Doric order. The portico's base is constructed out of blocks of regularly cut Isle La Motte stone and is paved with brick. The portico itself is composed of two, half column pilasters, located on either side of the door, and four unequally spaced columns, across the front, which

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support a full entablature and pedimented gable roof. The corner columns are early twentieth century replacements. The pilasters and columns rest on plain, block-like pedestals, and the entablature is detailed with triglyphs and metopes. A simple balustered railing fills the open spaces between each column, except for the opening in the center directly in front of the door.

On the rear elevation of the house, the original door into the hall has been replaced with a window. A rectangular, flat roofed, wood frame greenhouse with a door on its east side is attached to the left-hand corner bay. On the second floor, the original hall window, in the center bay, has been replaced with a door which opens out onto a partially enclosed, wood frame, shed roofed fire escape. The fire escape is located in the corner formed by the rear elevation of the house and the south elevation of the gable roofed ell. The fire escape stair does not dog-leg, but drops straight down to the ground, from west to east.

The interior of the house, originally, was laid out as a full Georgian Floor Plan complete with one large rectangular room in each corner, a wide center hall which ran the width of the house from front to rear, and two interior chimney stacks, one of which was located on either side of the hall between the corner rooms. The plan was the same on both floors, except that the hall on the second floor was wider than that on the first. The interior layout remains basically unchanged today. With the exception of the addition of several new partitions which subdivide some of the original rooms into smaller spaces, the only significant alterations to the interior have been the removal of the north chimney stack and the relocation of the second floor stair. That the chimney stack has been removed is actually not evident on the interior, the space having been filled with closets.

Originally, the second floor stair was located to the rear of the house. The stair was not actually located in the hall, but next to it, between the north wall of the hall and the south wall of the northeast corner room. The stair was completely enclosed and was reached from the hall through a door. On the second floor, because the hall was almost twice as wide as the hall on the first floor, the stair opened up directly into the hall, and was not enclosed.

The stair was intended to be nothing more than a link between the first and second floors. The halls were, in fact, not halls as they tend to be defined today but halls as they were traditionally defined since Medieval times, large rooms used for dining and entertainment. The first floor hall had an entrance at either end and was used for dining and for a general place of gathering. The second floor hall, because of its greater width, was used as a ballroom. In 1805, the house was sold and remodeled into a private residence. Apparently, the large size of the halls was considered inappropriate for residential use and they were remodeled into smaller spaces.

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During the remodeling, the hall, on both floors, was cut in half and the stair was relocated to the center of the house. Like the old one, the new stair was also enclosed. However, instead of running parallel to the length of the hall, from west to east, as had the old stair, the new stair was built across the width of the hall, from south to north. This is the stair which survives in the house today.

The original interior partitions are vertical planks covered with horsehair plaster over split lath. On the first floor, the front hall and the southwest corner room retain much of their original, slightly more elaborate detailing. In the hall, the window and door casings are layered architraves with edge moldings. A twentieth century chair rail has been added at the height of the window sills, and a scotia profiled cornice has been added to the ceiling.

In the southwest corner room, the window and door casings are layered architraves with shoulders and edge moldings. Original raised panel wainscoting runs around the room to the height of the window sills. On the east wall there is a fireplace mantle which is composed of a shouldered architrave around the fireplace opening and an entablature shelf which steps out at the ends and in the center. A boxed ceiling cornice, detailed with a cyma recta molding next to the ceiling and a cyma reversa beneath the box on the wall, runs around the room just above the tops of the windows.

The northwest corner room has new raised panel wainscoting and a partition which runs down the center from east to west. The northeast corner room has new sheetrock walls and wood trim. The rear section of the original center hall and the southeast corner room have knotty pine paneling.

On the second floor, a chair rail has been added at the height of the window sills in the two front corner rooms, and the front section of the original center hall has been remodeled into a combination bath and laundry room. In the southeast corner room, a bathroom has been built into the inside corner.

The ell is one and one-half stories in height, and measures 20 feet in width by 48 feet in length. The foundation is fieldstone, and the framing is braced, post-and-beam, heavy timber construction with clapboard siding. The gable roof is covered with asphalt shingles and detailed with a simple boxed cornice. A single brick chimney stack is located on the ridge approximately one third of the way back from the east elevation of the house.

On the interior, the ell is divided into three sections. The floor of the first section, that closest to the house, is level with the floor of the house, but the floor in the other two sections, those toward the end of the ell furthest from the house, are several feet higher.

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The fenestration on the ell's south elevation is mixed and consists of a door and two six-over-six, double hung windows in the first section, a six-over-six, double hung window and a door in the second section, and two overhead garage doors in the third section furthest from the house. Above the two windows in the first section, level with the second floor, are two eyebrow windows. A third eyebrow window is located at the same level above the garage doors. On this same elevation, the roof is broken in the center by a shed roofed dormer with two double hung windows.

On the east gable end, there is a door on the second floor which is reached by a wood frame stair which rises from the north to the south. The door is flanked on either side by a pair of side windows which extend the full height of the door from floor to ceiling.

On the north elevation, there are two windows and a door in the middle section, and there is a shed roofed dormer with three double hung windows in the middle of the roof. The two windows on the first floor are notable in that they contain their original, twelve-over-twelve double hung sash.

The north wing is one story in height, measures 20 by 25 feet, and was added to the house in 1967. The wing sits on a concrete block foundation with a smooth stucco facing, is of wood frame construction with clapboard siding, and has a flat, built-up roof. The west, front, elevation is detailed with four plain columns which support an extension of the flat roof out over a flight of stairs rising up from the ground to a door on the right-hand side. The columns sit on brick bases but have no capitals. The flat roof is detailed at the edge with a roof balustrade composed of sections of railing between square posts. A steel hatchway covers a basement entrance on the north elevation.

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

Specific dates 1793 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Hathaway-Hoyt House is significant as the first, and oldest surviving, frame house in St. Albans, Vermont. It is also significant as an excellent example of late eighteenth century Federal style architecture in the northwestern part of Vermont.

Originally known as "Hathaway's Tavern", the house was built in 1793 by Silas Hathaway, and was operated as a tavern until 1805, first by Hathaway and then by Asa Fuller, the house's second owner. Having purchased the house from Hathaway in 1800, Fuller sold it to Julius Hoyt, a physician and druggist, in 1805. The house was converted from a tavern to a private residence by Hoyt, whose descendants continued to own it until 1931.

All of the sawn lumber for the house came from Whitehall, New York, a town located at the southern-most point of Lake Champlain, about one hundred miles south, southwest of St. Albans. The lumber was brought up the lake by boat to St. Albans Bay, and hauled inland to St. Albans by wagon. Apparently, and in spite of the distance involved, Whitehall was the nearest and most conveniently accessible source for large quantities of sawn lumber. Burlington, Vermont, only twenty-five miles directly south of St. Albans, had not yet established herself as the lumber capital of the Lake Champlain region and, consequently, could not supply the sawn lumber needed for the house. The timber for the hand-hewn framing was cut locally, and the glass and hardware were imported from England.

Silas Hathaway was a moderately wealthy Englishman who came north to St. Albans in 1788 from Bennington, Vermont. In 1789, he started a farm on what is now North Main Street, just to the south of where he eventually built his tavern. Between 1789 and 1800, when he sold the tavern and moved to Swanton, Vermont, he acquired vast tracts of land, some of which he actually owned and some of which he claimed to own, in St. Albans, St. Albans Bay, Swanton, and what is now downtown Montreal, Canada, along the St. Lawrence River.

A bit of a showman, and a show-off as the somewhat out of place grandeur of his house, against the wilderness of northern Vermont, would seem to testify, Hathaway quickly became known as "Baron Hathaway", or, in a slightly less kind light, "The Mogul". His move to Swanton in 1800 meant that he had to give up farming and the running of his tavern, but the move allowed him to concentrate his energies on the running of several mills which he owned there. His fortunes, however, seem to have taken a turn for the worse following the move. Legend has it that his wife unwittingly was responsible for his financial downfall. As the story goes, she accidentally threw his Canadian deeds into the fire. The deeds were kept in a leather pouch which he hung on the wall over the fireplace. Whether fact or fiction, Hathaway died nearly penniless in 1831.

(Continued on Continuation Sheet 8-1)

9. Major Bibliographical References

Adams, Henry K. A Centennial History of St. Albans, Vermont. Wallace Printing Company; St. Albans, Vermont. 1889.

(Continued on Continuation Sheet 9-1)

10. Geographical Data

Acreeage of nominated property Three-Quarter Acre

Quadrangle name St. Albans

Quadrangle scale 1:24000

UTM References

A

1	8	6	5	1	7	0	0	4	9	6	4	8	1	5
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

The Hathaway-Hoyt House is located on a rectangular shaped, three-quarter acre parcel of land which is bordered along the west side by North Main Street, U.S. Rte. 7.

(Continued on Continuation Sheet 10-1)

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

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Courtney Fisher, Preservation Planner and Architectural Historian

organization N/A date 10 February 1983

street & number P.O. Box 575 telephone (802) 496-2452

city or town Moretown state Vermont

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 Gilbert

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

for Melissa Byers
Keeper of the National Register

date 7/14/83

Attest:

date

Chief of Registration

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In the same year Silas Hathaway built his tavern, just two years after Vermont was admitted into the Union as the fourteenth state, Franklin County was organized and St. Albans was made the county seat. Whether or not Hathaway had prior knowledge of these events is not known. But, because his house was the newest and, conveniently, the largest in town, and because, like all taverns of that period, it provided both food and lodging, most of the early business of St. Albans, and Franklin County, was transacted within its walls.

In 1797 the first session of the new Franklin County District Court was held in the tavern and continued to meet there until 1801 when a new county courthouse was finally completed. The house also served briefly as a post office and as the first home of the local chapter of the Masons.

Julius Hoyt, the third owner of the house, was a first generation, native Vermonter. Born in 1778 and raised in Sunderland, he taught school in Westford before studying medicine in Arlington with a local physician. Before moving to St. Albans in 1802, he was a druggist in Vergennes.

Hoyt established himself as a physician and druggist in St. Albans but eventually gave up the practice of medicine and converted his apothecary shop into a general country store. In 1805 he married Jemmina Taylor, the daughter of one of the town's earliest settlers, Colonel Halloway Taylor, and purchased "Hathaway's Tavern" from Asa Fuller.

Their son, Romeo Hoyt, was born in the house in 1810. After graduating from Middlebury College, Romeo studied law at Yale College in New Haven, Connecticut, and returned to St. Albans where he set himself up in a successful law practice. Following the death of his father in 1854, the house passed to Romeo, then to Romeo's daughter, Julia Hoyt Lucas, and finally to Julia's adopted daughter, Barbara Swiggett. Having been in the Hoyt family for one hundred and twenty-six years, Barbara Swiggett sold the house out of the family in 1931 to Dr. and Mrs. W.B. Arnold.

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Dutcher, L.L. The History of St. Albans, Vermont; from the stereotypes of Abby Maria Hemenway's "Vermont Historian Gazetteer". Stephen E. Royce; St. Albans, Vermont. 1872.

Dworshak, Harriet. Sketches of Early Life in St. Albans, Vermont. Published by the Daughters of the American Revolution; St. Albans, Vermont. 1924.

Royce, Edmund H. Highlights in the History of St. Albans; unpublished manuscript. Edmund H. Royce; St. Albans, Vermont. 1949.

St. Albans Through the Years, 1763-1963. Published by the St Albans Historical Society; St. Albans, Vermont. 1977.

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The property is recorded in Volume 36 on Page 42 of the St. Albans Land Records. The deed was recorded on July 17, 1978.

BOUNDARY JUSTIFICATION:

While the Hathaway-Hoyt House undoubtedly occupied, originally, a much larger lot on the street, subsequent residential development on either side has resulted in the reduction of the original lot to its present three-quarters of an acre size. The boundaries of the Hathaway-Hoyt House property which are herein being nominated to the National Register of Historic Places are the same as the boundaries of the house's legally recorded three-quarters of an acre lot. The area of land included therein, and nominated herein, is sufficient to convey and preserve the house's historic architectural integrity.