

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Hyde's Hotel
AND/OR COMMON Hyde Manor

2 LOCATION

STREET & NUMBER 5 of Sudbury on
CITY, TOWN Vt. Rte. 30
STATE Vermont VICINITY OF Sudbury
CODE 50 COUNTY Rutland CONGRESSIONAL DISTRICT 021

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 checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input checked="" type="checkbox"/> PUBLIC ACQUISITION	<input checked="" type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input 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 Edward Dhlos (See Continuation Sheet 4-1)
STREET & NUMBER RFD #1
CITY, TOWN Brandon VICINITY OF STATE Vermont 05733

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Office of the Town Clerk
STREET & NUMBER
CITY, TOWN Sudbury STATE Vermont

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Vermont Historic Sites and Structures Survey
DATE 1975
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 type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located in the lake region of Vermont on Vermont 30 one mile south of Sudbury Village, Hyde Manor commands a dramatic view of the Champlain Valley and Adirondack Mountains to the west. The location is complemented in grandeur by the complex of buildings which compose Hyde Manor.

As a complex, Hyde Manor illustrates the self-sufficiency of a resort hotel which could provide its own maintenance and recreational facilities as well as lodging for guests and staff. The large main building is the oldest structure; it was built in 1865 to replace an earlier hotel which burned in 1861. An addition to the main building and the other structures were erected towards the end of the 19th century and two buildings in particular, the Casino (#3) and the Round House (#2) exhibit a decorative, almost whimsical, style often found in Victorian resort architecture.

The present complex, though somewhat deteriorated, continues to suggest the former elegance of Hyde Manor. All of the buildings remain intact except the large Annex (1898) which was connected to the main building on the left (north) side by a piazza; the Annex burned in 1946.

The buildings included in the complex are as follows (numbers refer to attached sketch map):

1. Main Building: The main building is a large, imposing four-story gable-roofed Italianate structure with a projecting five-story, hip-roofed tower in the center of the front (west) elevation. Measuring 80' x 150' and T-shape in plan, the building has clapboard siding, windows with shutters and 6/6 lights, and slate-sheathed roof. The building's presence is magnified by a wide veranda extending along the front and left (north) sides of the main block, and by the porte-cochere projecting westwardly from the tower. The detailing, such as the windows, is of an unusually large scale and the Italianate motif is accentuated by the tower, the extraordinarily wide, plain entablature, and large scroll brackets supporting the molded cornice.

Inside, the first floor contains public rooms. The entry is dominated by the wide central stairway; to the right (south) is a large parlor which was used for small chamber concerts at one time. On the left side are smaller gathering rooms and a large dining room capable of seating 200 people.

The rear ell has several gabled roof dormers near the main block; the back half of the ell was added c. 1890. The ell accommodates a large kitchen on the first floor and additional guest rooms on the upper floors.

2. Round House: The Round House, c. 1900, is a small frame building with clapboard siding. It is an entertaining design because of the octagonal plan and steeply pitched polygonal roof which seems to rest on top of the building like a large hat. Six of the sides have one window each with 6/6 lights; one side contains the entrance door with transom; and the eighth side has a brick chimney which is partially supported by a gable extension from the spired roof. Three sides of the roof have louvred roof dormers. The Round House was used as a gentlemen's retreat for card games and smoking.

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3. Casino: The Casino was built c. 1885 and is a small, one-story frame structure with German siding and a T-shape plan. The main block is 3 x 2 bays with tall 9/9 windows and a central doorway with a transom. The applied stick frieze and shaped rafter tails are fine decorative details, as is the cupola surmounting the hipped roof. The cupola has paired round-headed louvred vents and a center cross gable.

Inside, a bar extends the length of the left (north) side and a stage is situated in the ell portion of the building. Now used for storage, the building was originally used for theatrical performances and dancing.

4. Utility Shop: The Utility Shop, located behind (east of) the Casino, is a small utilitarian frame structure. One-and-one-half stories with a gable roof and cupola, the building was constructed c. 1885 and originally was the ice house.

5. Bowling Alley: The Bowling Alley is a large, two-story recreation hall now used for bottling spring water. Built in the 1880's, the building measures approximately 60' x 30' and is utilitarian in design with German board siding and a hip roof sheathed in asbestos shingles.

The second floor has two original bowling lanes in excellent condition and several large, ornate Brunswick billiard tables, c. 1890. The interior is spartan with exposed framing, typical of a summer recreational outbuilding. The first floor has been converted into a bottling plant.

6. Bird House: The Bird House was constructed c. 1875 to serve as lodging quarters for the guests' servants. It is a small one-and-one-half story frame building with clapboard siding, gable roof, corner boards, and plain fascia. The center entrance has a decorative porch with bracketed posts and the "cupola" is actually a large bird house, used at one time for raising squab.

7. Spring House: The Spring House is a small, one-story frame structure with weather-board siding and a hip roof sheathed with asbestos shingles. It is a purely functional building shielding the spring from debris.

8 & 9. Two buildings located behind the main building on the left (north) side are plain in character befitting service outbuildings. The laundry building (#8) was built c. 1885 and the annex (#9) was erected several years later, probably c. 1900. Each is two-and-one-half stories with German board siding and a gable roof. The annex was originally used as quarters for female staff; after the larger annex burned in 1946, this building was converted for use by guests.

10 & 11. Two cottages situated near the north side of the property were built c. 1895 and were used by guest families. Both are similar in design, though #11 has been extensively altered while #10 has retained its original design.

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Number 10 is a two-story, frame cottage with German board siding. The design is enhanced by jerkinhead gable ends, a jerkinhead roof dormer, a balustraded porch with scroll bracketed posts, and windows with decorative, stick-like surrounds. The main entrance has a transom window; a side porch on the north side shelters another entrance. There is a central brick chimney in the front projecting ell.

Number 11 is similar, with German board siding but alterations have included enclosure of the porch, a modern double-dormer on the front projecting ell, and elimination of most of the decorative trim. A one-story ell was added to the southwest corner of the house. A small, one-bay garage (#11A) with German board siding and an asphalt shingled, gabled roof is situated to the north of this house.

Numbers 12A through 12E is a group of buildings all of the same design. Each has a corrugated metal roof and sides; the roofs are hipped with central vents shielded by hipped caps. These buildings were probably constructed c. 1900, perhaps earlier.

A house, #13, was constructed c. 1900 and has been radically altered to such an extent as to make this a non-contributing building to the complex.

The golf pro shop, #14, is a small, 5 x 1 bay, one-story gabled structure with German board siding and a porch extending the length of the north side. It was probably built around 1909-10 when the new golf course was laid out.

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 type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" 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 checked="" type="checkbox"/> OTHER (SPECIFY) Resort	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1865

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Hyde Manor, dating from 1865, is an example of an increasingly rare type of building complex: the 19th century resort hotel, a large and essentially self-sufficient resort which catered to affluent summer guests. Throughout the 19th and early 20th centuries, Hyde Manor was one of the more celebrated resorts in New England and attracted guests from the Eastern Seaboard and the South.

The site originally achieved renown in 1801 when Pitt W. Hyde (1776-1823) bought a tavern located here. Hyde, a native of Pomfret, Connecticut, owned and operated a major stage-coach route from Albany to Montreal and Hyde's Tavern, located on the route, soon became a popular roadhouse stop for those in transit. Several factors contributed to the tavern's gradual expansion into a hotel: 1) the location was convenient and accessible and noted for its panoramic scenery, 2) a spring provided mineral waters for guests, an important enticement considering the early 19th century vogue of "taking the waters," 3) the Hyde family were popular and successful managers.

Pitt Hyde's son, James Kilbourne Hyde (b. 1801), was responsible for the dramatic growth of Hyde's Hotel. When a fire destroyed the original tavern/hotel in 1861, a new and larger structure was built in 1865. This, the present main building, is an impressive and stylish structure with its five-story tower and Italianate features, and remains the visual focal point of the complex.

After James Hyde's death in 1870, family management of the complex was continued by James' son, Arunan W. Hyde (b. 1842). The hotel continued to prosper and, whereas most resorts in Vermont began to wane towards the end of the 19th century, Arunan Hyde sought to continue attracting guests by expanding lodging and adding recreational facilities. An addition to the main building, a large annex, service buildings, and several recreational buildings were erected towards the end of the 19th century to serve a clientele more interested in extended leisurely vacations than brief transient stops. And the change of name from Hyde's Hotel to Hyde Manor reflected this change. Around 1885-90, a bowling alley and billiard hall (#5), cabaret dancehall (Casino, #3), and card game building (Round House, #2) were constructed. Water sports such as swimming, boating, and canoeing centered around Hyde Manor's boathouse built on Lake Hortonia, about 1¼ miles away. Also, it is believed that Hyde Manor has the distinction of having had the 2nd oldest golfcourse in the U.S.; it was originally located behind the complex in the southeast portion of the property. In 1909, a new nine-hole golfcourse was laid out on the land directly in front of Hyde Manor by the noted links designers, Horace Rawlings and George Sargent.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet 9-1

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY approx. 100 acres

QUADRANGLE NAME Sudbury

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A	1,8	644930	4849550	B	1,8	644930	4849100
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	1,8	644660	4849090	D	1,8	644065	4849160
E	1,8	644080	4849580	F			
G				H			

VERBAL BOUNDARY DESCRIPTION

See Continuation Sheet 10-1

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Margaret DeLaittre, Architectural Historian

ORGANIZATION

Vermont Division for Historic Preservation

DATE

November 9, 1979

STREET & NUMBER

Pavilion Building

TELEPHONE

(802) 828-3226

CITY OR TOWN

Montpelier

STATE

Vermont 05602

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

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

William B. Cinner

TITLE Deputy State Historic Preservation Officer

DATE 1-3-80

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

for Bruce W. Dwyer
KEEPER OF THE NATIONAL REGISTER

DATE 4/11/80

ATTEST: *Vatich Andrus*
CHIEF OF REGISTRATION

DATE 4/10/80

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Although the resort was patronized by families from as far away as the South, its guests were mostly drawn from New York, chiefly Albany and New York City. Even though the hotel remained open for the winter, its busiest period was during the summer months. Most visitors stayed for the entire season and returned through the third and even fourth generations. Throughout the years, noted guests included Horace Greeley, Henry Ford, Calvin Coolidge, and Harry Truman.

With the advent of World War I, Hyde Manor's business began to taper as interest in the resort hotel vacation began to shift in favor of a mobile, varied vacation with transportation increasingly more dependent on the automobile rather than the train. The Depression and gas rationing during WWII further crippled Hyde Manor. Ownership finally transferred out of the Hyde family to Edward Dhlos in 1962 who managed to keep Hyde Manor (known as Top O' the Seasons under his ownership) operating until 1973. Dhlos presently bottles spring water on this site. Although no longer catering to guests, water from the springs which originally led to the site's development is being bottled and sold.

Vermont has long been (and continues to be) a destination for tourists from all over the country. The state's scenery, mountain air, and pure water have attracted visitors since the early 19th century (see Clarendon House, Clarendon, VT, entered in the National Register May 17, 1976). This tradition continued and expanded later in the century, greatly spurred by the development of reliable transportation from the large Eastern cities and some magnificent resort complexes resulted, such as the Equinox in Manchester (entered in the National Register November 2, 1972). Not every resort could be an Equinox, although most operators hoped it would be so; while Hyde Manor never achieved the stature of an Equinox or Bretton Woods (New Hampshire), it did lead the way as one of New England's earliest (if not the earliest) resorts. As such, it exemplifies an earlier way of life and the recreation activities of that era. Furthermore, the continuous use of the site since 1801 or earlier documents the changes from tavern to hotel to major vacation complex.

While the entire property of Hyde Manor consists of about 410 acres, the National Register nomination boundaries were limited to approximately 100 acres almost evenly divided by Vermont 30. The 50⁺ acres on the eastern side of Vermont 30 envelope all of the hotel buildings and extend behind these structures towards a ridge; the 50⁺ acres which include the Golf Course and its related building, #15 (to the west of the road) include the immediate vista for which Hyde Manor has always been known. The entire nominated parcel conveys a sense of the resort's environment as it existed at the time Hyde Manor achieved significance as a hotel. All the land included with the nomination has traditionally been associated with the Manor.

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Hatch, Kathlyn, comp. Vermont Historic Sites and Structures Survey for Sudbury,
Rutland County. 1975.

Hemenway, Abby Maria, ed. The Vermont Historical Gazetteer, Vol. III (Claremont, NH:
1877).

"Hyde Manor in the Lake and Mountain Region of Vermont" promotional brochure published
by Hyde Manor, c. 1910.

Smith, H. P. and Rann, W. S., eds. History of Rutland County, Vermont (1886).

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ITEM NUMBER 10

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The boundaries of Hyde Manor are as follows: beginning at Point A, the intersection of the northern boundary of the Golf Course with the western edge of Vermont 30 approximately 1467' north of the bridge, the line extends generally west 522' to Point B. From Point B, the boundary line proceeds generally north 328' to Point C. From Point C, the line continues generally west again for 1166' to Point D. The line then proceeds generally south for 1404' roughly following beside the Lemon Fair Brook to Point E, the southwestern boundary corner of Hyde Manor. From Point E, the boundary line heads generally east for 1693' to Point F, located at the intersection with the western edge of Vt. 30. (This boundary from Points A to F coincides with the legal property boundary description of the Hyde Manor Golf Course). The boundary line then continues from Point F along an extension in an easterly direction of line E-F to Point G, located at the intersection of this extension with the eastern edge of Vt. 30. It then proceeds generally south, along this eastern edge for a distance of approximately 25', to Point H, the intersection with the legal boundary of the Hyde Manor property. It then continues generally east following the legal boundary line 304' to Point I and then continues generally east continuing along the legal boundary which is also marked by a sheep fence for 1283', to Point J. At Point J, the line heads due north for approximately 1500' to Point K, the intersection with the northern legal boundary of the Hyde Manor property. The line then proceeds generally west from Point K following the northern property boundary approximately 1375' to Point L, the intersection of this legal boundary with the eastern edge of Vt. 30. It then proceeds generally south along this eastern edge for approximately 325' to Point M, at the intersection of this edge with the extension in an easterly direction of line A-B. It then proceeds generally west along this extension, crossing Vt. 30, to Point A, the point of beginning.

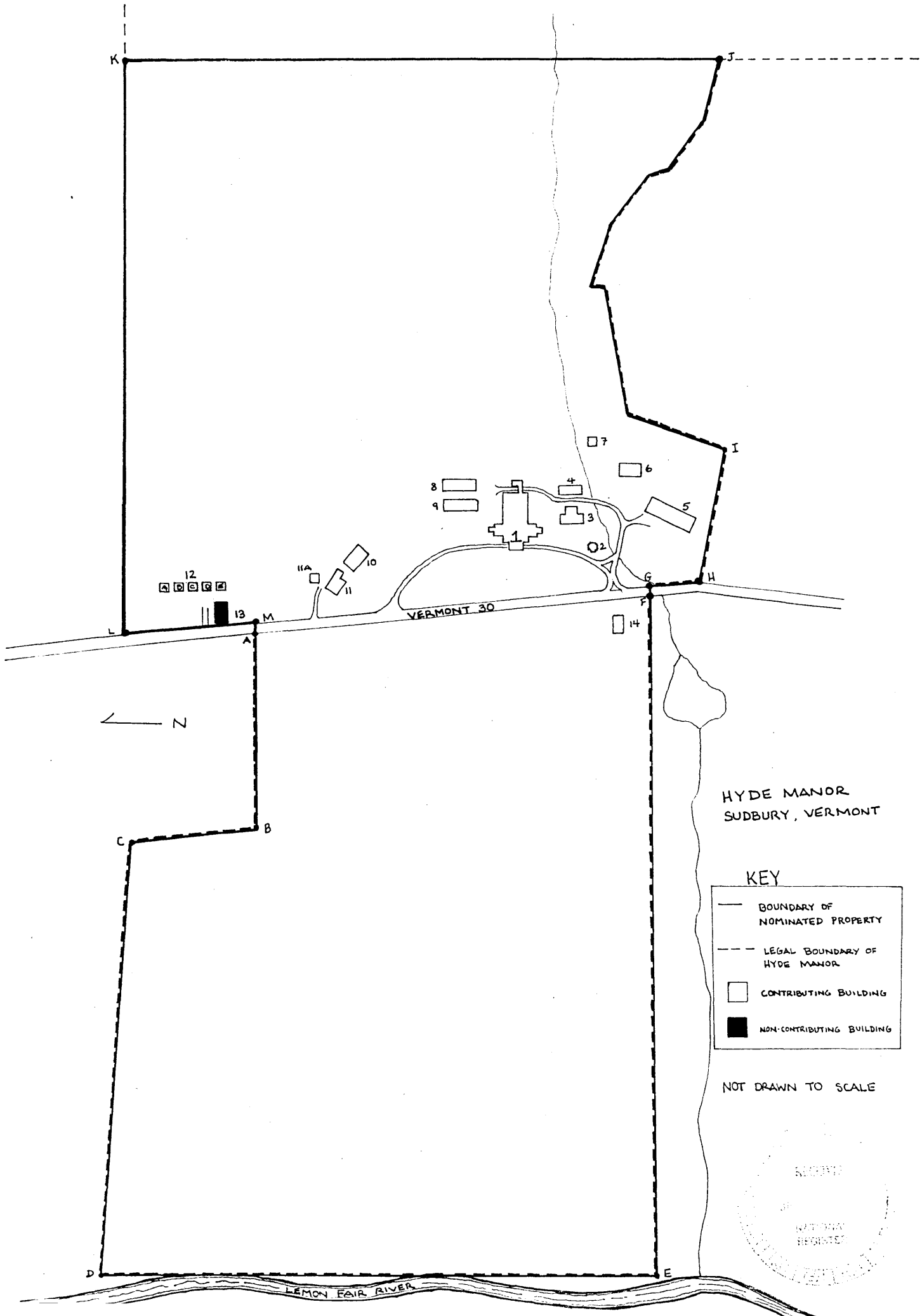
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Map #10 and #11 are owned by Susan Hyde Grimes, Box 277, North Fredericksburg,
Virginia, 22401. ✓



HYDE MANOR
SUDBURY, VERMONT

KEY

	BOUNDARY OF NOMINATED PROPERTY
	LEGAL BOUNDARY OF HYDE MANOR
	CONTRIBUTING BUILDING
	NON-CONTRIBUTING BUILDING

NOT DRAWN TO SCALE



LEMON FAIR RIVER

VERMONT 30