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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 any 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 Wyatt, Arthur D. and Emma J., House

other names/site number _____

2. Location

street & number 125 Putney Road

not for publication n/a

city or town Brattleboro vicinity n/a

state Vermont code VT county Windham code 025

zip code 05301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x 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 x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally x statewide x locally. (See continuation sheet for additional comments.)

Suzanne C. Jamile, National Register Specialist 3-25-05
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
State or 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 commenting or other official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this 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 H. Beall 5/10/05

[Signature]

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing
<u> 2 </u>	<input type="checkbox"/> buildings
<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/>	<input type="checkbox"/> objects
<u> 2 </u>	<input type="checkbox"/> Total

Number of contributing resources previously listed in the
National Register 0

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

 n/a

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling
Domestic Secondary structure
Commerce/Trade Business

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling
Domestic Secondary structure

7. Description

Architectural Classification (Enter categories from instructions)

Shingle Style

Materials (Enter categories from instructions)

foundation stone
roof asphalt
walls shingle
other _____

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

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.

Wyatt, Arthur D. and Emma J., House, Brattleboro, Windham County, Vermont

- B removed from its original location.
- C a birthplace or a 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
Community Planning and Development

Period of Significance 1893-1954

Significant Dates 1894

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation n/a

Architect/Builder Crosby, Francis W.
Wyatt, Arthur D.

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: _____

10. Geographical Data

Acreage of Property .23 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>18</u>	<u>699445E</u>	<u>4748047N</u>	3	_____	_____
2	_____	_____	_____	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 Paula Sagerman, Historic Preservation Consultant

organization _____ date November 28, 2004

street & number 7 Winter Haven Drive telephone (802) 464-5179

city or town Wilmington state VT zip code 05363

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.

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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 the SHPO or FPO.)

name Valerie Abrahamsen

street & number 125 Putney Road telephone (802) 380-1565

city or town Brattleboro state VT zip code 05301

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 the 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 Project (1024-0018), Washington, DC 20503.

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**Wyatt, Arthur D. and Emma J., House
Brattleboro, Windham County, Vermont**

Description

The 1893-94 Arthur D. and Emma J. Wyatt House is located in a historic residential neighborhood on Putney Road, a few blocks north of downtown Brattleboro and just north of the Brattleboro town common. The gambrelled Shingle Style house is an intact and locally rare example of the mature period of this style, and the property also retains a c. 1915 detached garage. The house was constructed for local photographer Arthur Wyatt and his wife Emma, and has always been a single-family home. It was co-designed by Wyatt and architect Francis W. Crosby while he was an employee of renowned Boston architect Francis R. Allen. Both the interior and exterior of the house retain their integrity of location, design, setting, materials, workmanship, feeling and association, and there are no threats to its integrity. The current owner of this house is proud of its architecture and history and intends to preserve its integrity.

Setting

Brattleboro is a large Vermont municipality with a population of about 13,000, and is the economic center of Windham County, Vermont. The town is located at the confluence of the Connecticut River and West River, and the Connecticut River and Whetstone Brook. Vermont Routes 5, 9, 30 and 142 all serve the downtown area, and Interstate Route 91 is located about one mile west of downtown. Brattleboro's downtown is a densely settled, mixed use area with a Main Street and several side streets. Surrounding the downtown core are large densely settled nineteenth-century residential neighborhoods; the subject house is located in the northwest corner of one of these neighborhoods. This neighborhood appears to be eligible for the National Register of Historic Places.

The Arthur D. and Emma J. Wyatt House (hereinafter called the Wyatt House) is located at 125 Putney Road, which was first known as 27 North Main Street. Putney Road is now part of Route 5, which runs the length of Vermont parallel to the Connecticut River. Just south of the Wyatt house, across the street, is the Brattleboro town common, a large green space surrounded on three sides by historic homes.

The house is located on the east side of the street, faces south, and has a small setback from the street. It is located on an 85 foot wide, deep, flat, ¼ acre lot. There is a detached garage northeast of the house that is accessed by a narrow two-track gravel driveway. The lot has a

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variety of scattered mature deciduous and evergreen trees and a rear lawn, and there are trimmed bushes along the street façade.

Exterior

The Shingle Style Wyatt House has a modified rectangular footprint oriented perpendicular to the street. It is 23 feet by 42 feet, and has two stories plus an unfinished attic and an unfinished basement. A mortared fieldstone foundation supports a spruce framed structure sided with brown-stained shingles over hemlock sheathing. The asphalt-shingle cross-gambrel roof has a dominant street façade gambrel, and a lower cross-gambrel symmetrically attached to the rear. The gambrel walls of the cross-gambrel are contiguous with the side planes of the front gambrel.

The street façade of the house would be symmetrical if not for the recessed porch in the southwest corner of the front gambrel. The two-bay porch runs east-west and is 23 feet wide by 7 feet deep. At the right end of the porch is the front entry to the house. Above each bay of the porch, in the lower slope of the gambrel roof, is a pair of gambreled dormers. On the opposite side of the roof is a two-bay shed dormer with a flared roof. Centered on the east elevation, in the lower roof slope, is a three-bay shed dormer with a flared roof. Above this, in the upper roof slope, is a cross-gable. Centered on the first story of the street (west) elevation is a bay window. Its roof is a wavy continuance of the shingled wall above.

At the right end of the rear (east) elevation is a flat-roofed projection. It has a rectangular footprint oriented perpendicular to the house. It is two-thirds enclosed and one-third open porch. It has a poured concrete foundation and shingled walls that match the rest of the house. A doorway in the east shed dormer leads to the roof of this projection. On the north wall of the projection, at the porch, is a square framed beadboard door with a large metal handle. (Perhaps used for milk deliveries.)

Piercing the east shed dormer is an interior brick chimney that serves the fireplace in the Library. Near the east end of the main roof ridge is an interior brick chimney that serves the fireplace in the Hall. At the left end of the south gambrel wall is an exterior brick chimney that serves the fireplace in the Dining Room. All of the chimneys are rectangular and have red mortar except near the top where they have been repointed with portland cement mortar. Attached to the second story of the Dining Room chimney is a wood-framed shingled oriel window with a flared base.

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All of the elevations have flared walls and no water table, and the shingles wrap continuously around the building's corners. The second story of each gambrel wall has a slight overhang and flared gambrel, and there is a molded soffit with bed moldings under the overhang, as well as under the overhangs of the shed dormers. Above the attic windows and second story windows are wavy wall surfaces.

The front porch has Tuscan columns that rest on a shingled half-wall with a molded railing. The porch also has a beadboard ceiling and wood strip flooring. There are two entries to the porch, one at the west end to allow access from the street, and one at the right end of the south side of the porch, directly in front of the front door. Extending from the west end of the front porch is a modern flagstone stair landing that leads to flagstone and concrete steps. The front door is flanked by half-length modern stained glass sidelights over two-panel bases. These are flanked by narrow fluted pilasters, and this ensemble is surmounted by a dentiled entablature. The rear porch has a shingled corner post, a molded railing with square balusters and a square tripartite newel post, a beadboard ceiling, and wood strip flooring.

Other architectural trim includes thin window casings, thin window sills, molded gambrel rakes, and cornice returns at the gambreled dormers. The Palladian window (see below) has pilasters that divide each window and support an entablature above each side window, and a keystone above the center round-arched window. The rear projection has a dentiled entablature.

The front entry contains a large paneled wood "Dutch" door. The lower leaf has two horizontal panels, and the upper leaf has a horizontal panel above two short vertical panels. The door has wide scrolled L-hinges, and there are matching scrolled doorknob/lock plate and doorbell plate. The rear entry, which leads to the rear porch at the east elevation of the house, has a large wood door with two lower horizontal panels under a vertical single-pane light.

The house has a variety of windows; most of them are twenty-over-one. The street (west) façade has a symmetrical pair of them in the gambrel, one in each face of the bay window, and one centered in the left bay of the first story. Centered near the peak is a ribbon of three single-pane awning windows.

At the south elevation, there are individual twenty-over-one windows in the dormers, in the right bay of the south gambrel, and on the wall to left of the door. At the southeast corner of the first

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story is a recessed wraparound ribbon of windows. At the south elevation of this corner is a square single-pane window flanked by twelve-over-twelve windows. At the east elevation of this corner is a fifteen-over-fifteen window. The three-faced oriel window has a twenty-two pane vertical window in each face (each sash is two panes wide by eleven panes high). At the peak of the south gambrel is a multi-pane oval window.

The north elevation has a pair of fifteen-over-fifteen windows in the dormer, over a pair of fifteen-pane awning windows at the first story. Off-center on this elevation, in the right bay of the gambrel wall, is a Palladian window. Its location between the first and second stories reveals its location at the interior midway stair landing. The center window has a round-arch multi-pane upper sash over a single-pane sash, and the side windows have vertical fourteen-pane sash (two panes wide by seven panes high). Flanking the Palladian window at the first story level are oval multi-pane windows. Under the Palladian window, lighting the basement stairhall is a ten-pane awning window. At the left end of the first story and in the left bay of the gambrel are twenty-over-one windows. In the peak of the gambrel is a multi-pane oval window.

Centered on the first story of the rear (east) elevation is a fifteen-over-one window. Above this in the second story dormer are paired twelve-pane vertical casement windows flanking a wood door. The door has two horizontal panels under a multi-pane vertical light. Above this in the cross-gable are paired single-pane awning windows.

Interior

The first story of the Wyatt House has a Hall, which serves as an entry hall and stairhall, a Parlor, a Library, a Dining Room, a Kitchen, a Pantry, and two half-bathrooms. The Hall runs north-south from the front entry to the north wall. At the north end of the Hall are a tiny Lavatory and the open staircase leading to the second story. The Parlor and Library are on the street side (west) of the Hall, and the Dining Room and Kitchen are east of the Hall. An enclosed secondary staircase leads from the kitchen to the midway landing of the main staircase. Between the Kitchen and Dining Room are a walk-through Pantry and a modern half-bathroom accessed from the Kitchen (note that the Pantry on the floor plans was not constructed; instead a walk-through pantry was constructed where the doors are shown and what is now the modern half-bathroom was a closet between the Pantry and the fireplace. There are three fireplaces; one is centered on the north wall of the Library, one is centered on the east wall of the Hall, and one is in the southwest corner of the Dining Room.

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The switchback open staircase has a midway landing at the north wall of the house, and the top landing leads to an L-shaped central Hall that accesses all the second story rooms and the enclosed attic staircase. (Note that the attic stairs were actually constructed 90 degrees counterclockwise to those shown on the plans, with the doorway facing east.) Like the first story, the second story contains a room in each corner, in this case, four Chambers (bedrooms). There is a Bathroom between the northeast and southeast Chambers. Each Chamber has a closet, and there is a linen closet off the Hall.

Most of the flooring of the first and second stories is natural-finish 3" wood strip flooring. The Kitchen and pantry have linoleum flooring, and the second story Bathroom has modern tile flooring. All of the walls and ceilings of the first and second stories are plastered. The Parlor and Library have modern wallpaper and the Hall has original wallpaper with a stenciled frieze depicting an abstract vine. The Dining Room has a plaster "dado" with a molded rail, below wallpaper. The panels under the sidelights in the Hall are infilled with vertical boards that match the flooring. The Kitchen has false tile wainscoting with a molded chair rail. The addition to the Kitchen has modern wallpaper. The wall between the Kitchen and its addition has an ogee arched opening. The modern half-bathroom off the kitchen has beadboard wainscoting under masonite walls. The pantry has a beadboard interior wall. The second story Hall has original wallpaper with a single-color pattern of children, animals and vegetation. The second story bedrooms have patterned wallpaper that may be original. The second story Bathroom has c. 1960s tile wainscoting below wallpaper.

Throughout the house there are tall molded baseboards, and the doors and windows have heavily molded casings. The Palladian window has fluted pilasters between each window. The Hall and Dining Room have natural-finish cased false ceiling beams with beaded corners and bed moldings. The Parlor and Library have heavy crown moldings. The Kitchen and second story rooms have thin crown moldings; at the second story the molding is slightly below the ceiling and also serves as a picture molding. At the bottom of the main staircase, serving as a cheek wall where the stairs project into the Hall, is a decorative natural-finish wood screen. It has a half-wall with molded panels under a railing with turned balusters, and a full-height square column with a base, fluted shaft, and a square capital. The staircase railing has turned balusters and Colonial Revival corner posts topped with urns.

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Most of the woodwork has a natural finish. Exceptions include the Parlor, Library, Pantry, Kitchen, and modern half-bathroom, which have painted woodwork. The second story Hall has natural-finish woodwork except for the painted crown molding. Three of the bedrooms have natural-finish woodwork, and one has painted woodwork.

There are three fireplaces in the house. The Hall has a full-height, projecting, straight-sided brick fireplace with a segmental-arched chimney arch, a molded wood mantel supported by three cyma recta blocks, and a two layer chimneypiece with a straight-side rear layer and stepped front layer. The front layer has an egg-and-dart crown. The center of the front layer has a flared brick panel over an egg-and-dart sill. The fireplace is painted, except for the red tile hearth and red brick cheeks and fireback.

Centered on the north Library wall is a projecting Colonial Revival fireplace that is a derivative of the Federal style. A pair of pilasters supports a molded mantel, and the pilasters each have two panels with vine carvings in the bottom panel and ovals in the top panel. Between the mantel and chimney opening are a tall architrave with a dentiled frieze and three panels containing swags. Surrounding the chimney opening are white ceramic tiles patterned with embossed garlands and gold fleur-de-lis. The hearth is of white tiles, and has a border of blue tiles embossed with swags and an inner border of thin yellow tiles. Above the mantel, the chimney structure is cased in plaster. In the recesses flanking the fireplace there are built-in-bookshelves.

The Dining Room has a tall fireplace with a natural-finish wood chimneypiece and a flat-arched red brick chimney opening with red mortar. The molded wood mantel sits above a tall wood board and is supported by wood cyma recta blocks. Above the mantel is a large board with geometric-pattern panels. The chimneypiece is crowned with a molded cornice that rises into a shallow segmental arch in the center. The fireplace has a red tile hearth.

There are built-in cabinets on each side of the walk-through Pantry (note that the Pantry on the plans has been altered and is now a hallway flanked by cabinets, on the east exterior wall). One side has an upper cabinet with a pair of glazed single-pane sliding doors over a set of drawers adjacent to a beadboard cabinet door. On the end walls of the other side are upper shallow cabinets with beadboard doors over cabinets with beadboard doors. All of these features are painted.

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The Kitchen addition contains all the appliances and cabinets. The upper cabinets are tall and have paneled wood doors, and under the counter are drawers and additional paneled cabinets. The Lavatory has an enameled sink and two-section toilet. The second story Bathroom has an enameled tub, pedestal sink, and modern toilet. The modern half-bathroom has a sink and a stall shower.

The house has other details that also should be noted. In the southwest corner of the Hall, next to the front entry, is a built-in natural-finish wood bench with paneled casework. Next to the Dining Room fireplace is another built-in natural-finish wood bench with paneled casework and a scrolled bench end. The Dining Room has a recessed built-in china hutch with a pair of upper single-pane doors and lower drawers over a pair of wood doors. At the bottom of the jambs of the large archway between the Parlor and Library are built-in paneled column bases with missing columns (Ionic columns that are stored in the basement). The house is heated with cast-iron heaters; the one in the Library is set into a corner and the unit actually turns 90 degrees in the corner. In the Parlor are historic ceiling-mounted metal lighting fixtures. The attic and basement are unfinished.

Construction Chronology

The house was constructed in 1893, and the interior finishes were completed in early 1894. The exterior of the house is virtually intact, and in very good condition. Alterations include the replacement of the original wood shingle roof with an asphalt shingle roof, the addition of aluminum storm windows, the replacement of the original nine foot wide by five foot deep open porch with the extant rear projection, the replacement of the original front entry sidelights, which had lead muntins forming circular and oval geometric patterns, and the addition of the second story rear doorway, which replaced a window. The rear projection appears to date to the early twentieth century; perhaps it was built about 1930, after Mrs. Wyatt died. Other changes include the creation of the west entry to the front porch, to provide direct access to the street. This probably occurred when the flagstone steps were added, which appear to date to the third quarter of the twentieth-century. The original entry, in front of the door, originally had wood steps with shingled cheek walls. These changes are to be expected in an old house, and do not detract from its historic appearance.

Interior changes are minimal. The fixtures in the first story Lavatory and second story Bathroom date to the c. 1920s, except for the late twentieth-century second story toilet. The Kitchen and

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Pantry flooring, Kitchen wainscoting, and Kitchen appliances date to the mid twentieth century. The concealed kitchen wainscoting probably matches the beadboard wainscoting in the modern half-bathroom. The Kitchen and Pantry cabinets appear to date to the early twentieth-century; perhaps they date to about 1930, after Mrs. Wyatt died. The second story Bathroom tiling dates to the late twentieth-century. The Hall fireplace has been painted.

The 1893 specifications, elevations and floor plans for the house reveal its original details. "Cabot Creosote Shingle Stain No. 141" was used on cypress shingles. The Library, Hall, Dining Room and Parlor have birch floors and cherry casings. The floors were finished with three coats of shellac rubbed down between each coat and two coats of Butcher's polish finish; and all the painted surfaces had lead and oil paint. The second story has spruce flooring. The extant flooring in the kitchen and pantry and second story bathroom covers the original pine flooring. The Kitchen wainscoting covers the original beadboard wainscoting. The paint on the Hall fireplace conceals the original "best red face brick" with red mortar, similar to the fireplace in the Dining Room. The concrete slab in the basement is original, and the whitewash on its exposed stone walls is original. Although not indicated in the specifications, it is possible that all of the wallpaper is original. The wallpaper in the Hall is definitely original.

Judging by the specifications, the first story Lavatory originally had a marble sink and a strip of wood with hooks for hanging coats, as the room doubled as a washroom/closet. Also judging by the specs, the second story bathroom originally had a marble sink with a paneled vanity base, an enameled cast iron tub with paneled sides, and a high-tank water closet. The attic originally had a cistern. The house was originally lighted with gas (Brattleboro had a gas-light company), with gas pipes running to all the rooms. The Kitchen originally had a cast-iron sink, and the original kitchen range was in the southwest corner of the Kitchen, where the ghost of the stovepipe remains in the chimney corner.

A. Automobile Garage, c. 1915

This detached front-gable one-bay garage is located northeast of the house and is accessed by a narrow two-track gravel driveway. It has a concrete foundation and flared shingled walls that match the house. The roof has an asphalt-shingle south slope and the original wood shingle north slope. The roof and gables have a slight overhang and the gables are flared and have molded rakes. The centered front bay opening has flat-stock casings and a modern paneled overhead garage door with a row of lights. The side elevations have flat-stock window casings

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and a pair of regularly-spaced twenty-over-one windows. The rear gable wall has similar casings and a centered window.

The garage was probably constructed about 1915. It appears on the 1919 Sanborn Fire Insurance Map, which was the first Sanborn map to show this area of town. It does not appear on the 1895 map of Brattleboro. It is unlikely that it was constructed before 1910, as few people in Vermont had automobiles at that time.

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Statement of Significance

The Arthur D. and Emma J. Wyatt House is significant as an intact and locally rare example of the mature period of the Shingle Style. It was constructed in 1893-94 for local photographer Arthur D. Wyatt and his wife Emma, and designed with the assistance of Brattleboro-born Boston architect Francis W. Crosby. The house and its setting retain their historic integrity, and the property includes an early automobile garage. The house meets National Register Criterion A for its contribution to Brattleboro's and Vermont's history of neighborhood development, and meets National Register Criterion C for its architectural merit as an intact Shingle Style house. The house relates to the statewide theme of Historic Architecture and Patterns of Town Development. The period of significance of the Wyatt House is 1893-1954, which spans the years between when its construction began and the fifty-year limit for National Register eligibility.

The Arthur D. and Emma J. Wyatt House (hereinafter called the Wyatt House) is located in a densely-settled neighborhood near downtown Brattleboro, Vermont, the largest town in and the economic center of Windham County. Brattleboro was chartered in 1753, and early commercial, industrial and residential development commenced in the 1760s near the mouth of the Whetstone Brook where it meets the Connecticut River. This was due to the water power created by the falls of the brook and the proximity to the Connecticut River, a major transportation waterway. By the early nineteenth century, Brattleboro had several mills, a store, a public house, a boat landing, a library association, a meetinghouse, and a bank, as well as residential neighborhoods. In the 1830s a church and school appeared on Main Street. In the 1840s, the Wesselhoeft Water Cure and the arrival of the railroad era further contributed to Brattleboro's economic growth.

From the 1850s to the 1950s, Brattleboro was an important manufacturing center with industries such as organ manufacturing, paper-making, printing, publishing and bookbinding. Development gradually spread outwards, and by the end of the nineteenth century, there was a commercial, civic and industrial core surrounded by large densely-settled residential neighborhoods. Brattleboro has remained an architecturally significant town dominated by hundreds of historic structures with a variety of architectural styles and uses. Despite this, the subject property will be only the fifth home in Brattleboro to be individually listed on the National Register of Historic Places.

Despite its proximity to the downtown core, the residential neighborhood that contains the subject property was slowly developed between the 1860s and 1890s. The 1852 Presdee &

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Edwards map shows that there were a handful of structures on North Main Street across from the town common. North Street (which is two houses south of the Wyatt House), Bradley Place (which is one property north of the Wyatt House), and Tyler Street (which links North Street and Bradley Place), had all been laid out but did not have any houses on them. The block formed by these streets and North Main Street (including the subject property) was owned by attorney Asa Keyes, who also lived in the house at the northeast corner of North Main and North Streets. This was the northernmost house on North Main Street until the construction of the Wyatt House. North and east of the Keyes property was the expansive Bradley estate, which stretched east to the Connecticut River. The Bradley estate was not subdivided until the 1950s. The lot just north of the Wyatt House also remained open until the 1950s, when an apartment house was constructed there.

In 1892, Arthur D. Wyatt paid \$1,800 for the subject property, an empty lot, from Henry and Cornelia Devens. Devens also owned the property to the south, which included the former Keyes House at the corner of Main and North Streets. This lot was subdivided also, and a Queen Anne house was constructed between the Wyatt House and the Keyes House by 1895. In 1892, the Wyatts were living in an apartment in the Crosby block (at the corner of Main and Elliot Streets). By the early Fall, the Wyatts had hired Francis W. Crosby to help with the design of the house. Judging by the correspondence between the two men, Wyatt designed the floor plans, and Crosby prepared detailed specifications and designed the exterior elevations and interior finishes and details, such as the fireplaces and the staircase. Except for them both being from Brattleboro, the relationship between Crosby and Wyatt is unknown. However, Crosby did not charge Wyatt for his services, at least before the specifications were written.

The specifications for the house were completed in April 1893, and it was printed in the local newspaper on the 28th: "A.D. Wyatt will build, this season...a two-storied cottage in the Dutch style of architecture, making one of the most attractive residences in the village." Construction on the house probably began by the early summer, as another newspaper article notes at the time, "work is progressing." The house was part of one of Brattleboro's building booms, as a December 1893 local newspaper article notes "The building record has surpassed that of any year since the Chapin and Williston Street sections [the neighborhood on the other side of the town common] were cut up into building lots...about 40 large substantial new residences have been built...A.D. Wyatt has built a handsome and finely furnished house of unique design, which will be ready for occupancy at an early day." The Wyatt House was in a prime location at the time: within easy walking distance of downtown, but at the edge of undeveloped land. Shortly after the house was constructed, a local trolley service was established, with a stop about one

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block from the house.

Arthur Damon Wyatt (1859-1921) was born in Randolph, Vermont. His family moved to Brattleboro in 1871, and his father Ammi worked at the Estey Organ Factory (one of the largest if not the largest organ manufacturer in the world). After high school, Wyatt worked for C.L. Howe, a local photographer. In 1882, he bought one half of Emery & Heywood, the photography studio of D.A. Emery and Henry Heywood, from Henry Heywood, forming Emery & Wyatt. The studio was located at 61 Main Street in the Cutler block, which is on the east side of Main Street opposite Elliot Street, in the heart of downtown Brattleboro. In 1882 or 1883, Emery sold his interest to Will Phillips, Emma Wyatt's sister's husband. In 1884, Phillips sold his interest to Wyatt, who became the sole proprietor. In the 1887 local directory, an advertisement for Wyatt notes that he photographs views of Brattleboro and vicinity. Many of his photographs appeared posthumously in *With Interest*, a booklet of historical articles and photographs published 1922-1932 by the local branch of Vermont National Bank. At some point, Wyatt moved his business one building to the north to the Union Block.

According to Wyatt's obituary, his studio was "one of the largest in Vermont and one of the most successful in New England." He taught the photography trade to his employee Benjamin Crown, whose name is still well-known today, as a large collection of his photographs are preserved at the local historical society and library. Wyatt was also on the board of selectman, on the board of directors of the local "board of trade," a president of the Vermont Wheel Club, a president of the Exchequer, a local financial organization, and a member of the Brattleboro military band. In 1915, Wyatt sold his photography studio to C.E. Shorey.

Arthur and Emma were married in 1884. Emma (1860-1928) was born in Wardsboro, Vermont. Her mother died when she was six years old and she was raised by her aunt and uncle in Brattleboro. Emma graduated from high school in 1878 and became a piano teacher. One of her students was Charlotte Kiddern Kent, who became a professional international pianist. The Wyatts did not have any children. Arthur Wyatt died in 1921, and Emma lived in the house until her death in 1928. Both are buried in Morningside Cemetery in Brattleboro.

In 1929, the property was sold to Glenham Jones, the executor of the estate of Emma Wyatt. This was done at the request of Mrs. Wyatt in her will. From 1920 to 1934, Jones (1888-1951) worked for Manley Brothers, a local automobile and truck dealer, and was the president and treasurer when he left the company. About 1936, he formed his own company, the Jones Oil Company, which distributed Tidewater petroleum products. This company was operated out of

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the house. After his death his wife Ruth continued to live in the house. In 1965, she sold the property to Albert and Lucille Cote, who sold it the same year to John and Eleanor Meyer, who owned the property until 2003.

The house is a rare example of an intact *mature* Shingle Style house in Vermont. When it was constructed it was probably considered "Dutch Colonial." Since 1955, when architectural historian Vincent Scully, Jr., coined the term "Shingle Style," it has been considered this latter style. The house is of the mature Shingle Style because its massing and detailing is different than that of the early Shingle Style types. Early Shingle Style structures of the 1870s and 1880s (and into the twentieth-century in Vermont) maintained Queen Anne, Eastlake and medieval features such as a variety of wall surface types, pointed arch windows, projecting bracketed rooflines, Stick-Style porches, and Gothic Revival towers.

The mature phase of the Shingle Style, which occurred during the late 1880s and 1890s (and later in Vermont), included many exterior features that occur on the Wyatt House. These include Queen Anne asymmetrical massing with powerful abstract forms such as large gables, continuous wood shingle walls and roofs, wavy wall surfaces above shallow projections, walls stained dark earthy colors, flared walls, stone foundations, contrasting projecting and recessed spaces (such as the bay window and front porch), Colonial Revival details such as cornice returns, multi-pane double-hung windows, Palladian windows, little or no overhang of the roofs, Tuscan columns, and thin window and door casings so as not to interrupt the flowing wall surfaces. Common interior features of the Shingle Style that occur in the Wyatt House include the "living hall," which serves as an entry hall and stairhall and has a fireplace, rich woodwork, false decorative ceiling beams, and a Colonial Revival open staircase. The "living hall" is generally not found in later styles, as it was criticized for being too big for a circulation space and too small for a living space.

The early date and high style design of this mature Shingle Style house is probably due to the fact that it was designed by a Boston architect, as this is where the Shingle Style originated. The only significant missing Shingle Style feature of the house is the wood shingle roof, which was replaced with asphalt shingles. This replacement is a common occurrence, and there are very few historic houses with wood shingle roofs.

The design of the house was a joint effort between Mr. Wyatt and Brattleboro-born architect Francis W. Crosby (1871-1950). Crosby graduated from Brattleboro High School in 1888 and moved to Boston to work for architect Francis R. Allen. During his employ there, Crosby

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graduated from the Massachusetts Institute of Technology (MIT). MIT was the first United States university to offer architecture classes, beginning in 1868. In 1892, at the age of 21, while working for Allen, Crosby began working on the design of the Wyatt House.

Francis Allen (1843-1931), AIA, was a well-known and admired architect. He studied architecture at MIT from 1876-1878. Afterwards, like many of his contemporaries, he traveled to Paris to study architecture at the Ecole des Beaux Arts. Attending MIT and the Ecole des Beaux Arts was considered the most prestigious architectural education at the time. He returned to Boston in 1879, and established the architectural firm of Allen and Kenway with Arthur Kenway. The partnership of Allen and Kenway ended in 1890, and Allen established his own firm, taking Crosby with him. Allen's firms designed many significant structures, including buildings at Vassar, Williams College, Columbia University, and many churches. While working for Allen, Crosby designed a dormitory at Vassar College, the Chemical and Biological and Physical Laboratory at Williams College, and the Alvin D. Hall Music Hall in Jamaica Plain, Massachusetts. Allen's influence on Crosby must have included the Shingle Style, as it is documented that Allen was an early designer of New England seaside-type cottages with Colonial Revival influences.

An 1895 Brattleboro newspaper published an article about Francis Crosby. The article states that Crosby has a local office on Elliot Street, lives on Clark Street, that he has designed and constructed a large number of local residences, public buildings and commercial structures, and that his local business has been ongoing for five years. Besides the Wyatt House, the article notes that he has designed the Farmers & Mechanics Exchange Building on Elliot Street (#46 in the Brattleboro Downtown Historic District) and his father-in-law's building on Canal Street. The article implies that at this point, Crosby is no longer working for Allen. However, there is no listing for Crosby in the 1896 Brattleboro city directory. Also mysterious is that despite the fact that Crosby was a member of the American Institute of Architects (AIA), he is not listed in the comprehensive *Biographical Dictionary of American Architects*.

In 1892, the same year he began working on the Wyatt House, Crosby married high school classmate Jennie Doolittle (1870-1927). They had a son, F. Edward Crosby, and a daughter, Dorothy Crosby. It is unclear how long Crosby remained in Brattleboro, but the 1900 U.S. census lists Crosby as living in Hartford, Connecticut (and unemployed). Francis and Jennie may have separated in the 1900s due to her repeated and well-publicized indiscretions. At some point, Crosby moved to New Orleans, where he practiced as an architect. In the 1920s, he moved to Cleveland, and until his death in 1950 he worked in the architectural firm Hubbell &

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Benes. At his death at the age of 79, he was the chief designer in the firm. His professional career lasted for sixty-two years.

The house itself is not only intact, but all of its owners have retained the original floor plans, elevations, interior detail sketches, specifications, and correspondence between Wyatt and Crosby. The current owner intends to preserve the architectural integrity of the house as well as these documents.

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Boundary Description

The boundary of the Wyatt House is delineated on the sketch map accompanying the nomination form. The rectangular boundary follows the perimeter property lines of Brattleboro Tax Parcel 27-51-23 (Map 27 Block 51 Lot 23).

Boundary Justification

The boundary is the original and current legal property boundary of the Wyatt House. This boundary is sufficient to convey the historic significance of the Wyatt House.

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The following information is the same for all photographs:

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Brattleboro, Windham County, Vermont
Photos by Paula Sagerman
November 2004
Electronic images on CD filed at Vermont Division for Historic Preservation

Photograph #1

Facing north on Putney Road; Wyatt House is third building from the right

Photograph #2

Facing northeast toward front of Wyatt House

Photograph #3

Facing southwest toward rear of Wyatt House

Photograph #4

Facing north toward center of south elevation of Wyatt House

Photograph #5

Facing northeast in Hall of Wyatt House

Photograph #6

Facing northeast toward Garage of Wyatt House