

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received SEP 30 1985

date entered OCT 31 1985

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Greenwood House

and/or common Gingerbread Apartments

2. Location

street & number Vermont Route 103

N/A not for publication

city, town Chester

vicinity of N/A

state Vermont code 50

county Windsor

code 027

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

4. Owner of Property

name Anthony R., Jr., and Darlene S. Mingrone

street & number 40 West Street

city, town Shelton

N/A vicinity of

state Connecticut 06484

5. Location of Legal Description

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

street & number Town Hall

city, town Chester Depot

state Vermont 05144

6. Representation in Existing Surveys

title none has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town

state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Standing next to the Middle Branch of the Williams River southeast of Chester village, the Greenwood House consists of a Greek Revival style, two-and-one-half story, wood-framed and clapboarded original block with a slate-shingled gable roof in temple-front orientation. An added elaborate Queen Anne style two-story porch with corner tower dominates the house's public facades, and an adjacent two-story bay window emulates the form of the tower. Both the house and an attached former carriage barn (also displaying certain Greek Revival details) have been converted to contain apartments. The house's exterior retains nearly intact its historic appearance; although the interior has been altered to a greater extent, much historic fabric remains in place. The property also contains a garage apparently converted from a barn in the 1920's.

The Greenwood House is situated in a cluster of buildings historically known as Factoryville and located about one-half mile southeast of Chester village. Two major Vermont highways, Routes 103 and 11, intersect here at the northwest end of the former's bridge over the Middle Branch of the Williams River. The Greenwood House stands beside Route 103 a short distance southeast of the bridge, and the river passes closely behind the house's rear (north) elevation.

The expanded pavement of Route 103 has encroached on the house's front grounds, which now lack trees or shrubs to screen it from the heavily trafficked highway. A tall spruce of cylindrical form dominates the east grounds, which also have been reduced by partial conversion to a parking lot for tenants of the building. A garage stands at the northeast corner of the present lot next to the river bank; the remainder of the historically associated land to the east has been subdivided and developed in recent decades. A hedgerow of trees - including a symbolic oak - marks the edge of the house's narrow west grounds.

The house and attached carriage barn have been adapted (circa 1970) to contain apartments. The exterior shows little evidence of that conversion apart from new entrances added to the north wing and the carriage barn. The highly decorated two-story porch has suffered some alteration in recent years, particularly the partial removal of its first-story balustrade and the replacement of its original fancifully cutout paneled skirt.

The wood-framed and clapboarded, gable-roofed Greenwood House displays an original Greek Revival style superimposed with prominent Queen Anne features; the latter give the house its visually dominant character. Oriented perpendicular to the street, the two-and-one-half story main block stands on a rock-faced granite slab foundation. Paneled corner pilasters ascend to the heavy entablature that follows the horizontal eaves. The slate-shingled roof carries an interior

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

1

Item number

7

Page

2

chimney at each (north and south) end of the ridge. The rear (north) chimney retains a flared cap while the front (south) chimney appears to have been rebuilt with a nearly straight shaft.

The main (south) gable facade provides the most striking contrast between the original Greek Revival and the later Queen Anne stylistic features. The paneled corner pilasters support the heavy horizontal entablature of the pedimented gable, whose raking eaves have only a frieze band below the projecting cornice. A Queen Anne triangular screen embellishes the gable peak, consisting of bargeboards and curved connecting member from which hang valances of pendant acorns. An off-center one-over-one sash of the size common to the house lights the high clapboarded tympanum.

Only the two-bay left half of the second story remains unsheltered by the elaborate Queen Anne porch that culminates in a circular tower at the southeast corner. The porch (being one story to the left of the entrance) extends the full width of the first story, whose openings comprise a Queen Anne bay window on the left and the classically detailed main entrance on the right. The bay window incorporates recessed panels both above and below the glazing while its broad central window is distinguished by a stained glass transom. The granite-silled entrance retains an enframement of paneled pilasters carrying a frieze band and cornice. Recessed within a (raised) paneled reveal and flanked by half-length sidelights fitted with rippled glass, the paneled oak door with egg-and-dart moldings bears a large letter "G" inside a wreath on its lower panel.

The complex porch is fabricated of the following decorative components: projecting molded cornice, turned posts with cutout brackets both at the cornice and inverted at the hand rail, valance of pendant acorns like those on the main gable screen, balustrade of fan-like cutout oak-leaf quarter-panels, and latticed skirt (a recent replacement). In front of the main entrance, a one-bay gabled pavilion projects to shelter the steps; its shingled pediment is screened with radiating spindlework.

The porch's second story begins above the entrance pavilion, emerging at an acute angle from the wall immediately to the left of an off-center second-story doorway added when the porch was built. The porch carries a high slate-shingled hip roof that rises through the pediment. At the southeast corner of the porch, a two-story circular tower forms its dominant section; the tower culminates in a conical

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet 2 Item number 7 Page 3

cap shingled with fish-scale slate whose width (but not exposure) diminishes toward the peak. A metal finial cast in a multiple fleur-de-lis motif surmounts the peak.

The two-story porch turns the corner and continues one bay along the main block's east eaves elevation. The first-story window sheltered by the porch is fitted with a large fixed light enframed by a divided border of polychromatic rippled glass. Indicated by their surrounds, the former middle-bay windows on this elevation have been infilled with clapboards. Toward the right (north) end, another prominent Queen Anne feature emerges from the wall plane in the form of a two-story bay window. Similar in design to that on the south facade, the two stories of this bay window are separated by a pent band of slate above a projecting cornice. Rising from the level of the interrupted main eaves, a pyramidal cap atop the bay window echoes its counterpart on the porch tower although shingled in diamond slate and surmounted by a metal finial in a trefoil motif.

The opposite (west) eaves elevation of the main block retains its original appearance and regular three-bay fenestration of one-over-one sash. On the partially exposed rear (north) gable elevation, a six-over-six sash lights the gable half-story.

From the main block's north elevation (and recessed one bay from the line of its east elevation) there extends an elongated one-and-one-half story rear wing. The wing is punctuated by irregular fenestration, including six-pane kneewall windows along both its east and west elevations. An off-center entrance on the east elevation contains a new door approached by a small balustraded, unroofed porch (built 1984). Two double-width fixed windows occur to the left of the entrance and coupled one-over-one sash to the right; beyond a shed door, a nine-over-six sash occupies the last bay in the latter direction. On the opposite (west) elevation, a shed wall dormer has been converted (circa 1970) to an upper-story entrance; an obtrusive skeletal wood exterior stair was added to provide access to same.

The interior of the house reflects its subdivision into four apartments of various plans. The front parlor has been converted to an "efficiency unit" isolated from an apartment occupying the remainder of the first story. The second story has been divided into two apartments, one being approached from the entrance hall while the other depends on the exterior stair added to the west elevation.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

3

Item number

7

Page 4

Although their uses have been changed, the entrance hall and first-story rooms retain much of their historic fabric. That fabric varies in character from room to room, relating both to the original Greek Revival and the later Queen Anne periods of the house's exterior design. In some cases, modern materials such as suspended ceiling tiles and gypsum board have been used to conceal or replace plastered walls and ceilings.

The main entrance hall occupies the southeast corner of the first story. Above the molded baseboard, its paneled door and window surrounds suggest the exterior corner pilasters, and carry peaked lintels. The single-flight stair incorporates a square oak newel bearing raised-relief decoration and crowned by an urn, a molded rail, and turned balusters. In the hall's second story, the railing incorporates fluted square newels with finials; the single-bead baseboard and the molded door surrounds also differ from their first-story counterparts.

The former front (south) parlor possesses woodwork like that in the adjoining entrance hall. Additionally, a Queen Anne latticed screen bearing an inset letter "G" is mounted at the head of the bay window opening.

The former dining room in the first story's northeast quadrant displays an identical screen in its bay window opening. Its dominant Queen Anne feature, however, is the elaborate oak overmantel of the fireplace; a beveled mirror is set within an enriched paneled surround with side shelves. The molded brickwork of the fireplace includes pairs of pilasters in a floral motif flanking the firebox and supporting the lesser of double cornices below the mantel. The other woodwork of this room appears plainer than that of the parlor, the doors being marked only by shouldered paneled surrounds.

Attached to, but fully offset from, the northeast corner of the house's wing, a one-and-one-half story, clapboarded, slate-roofed former carriage barn of nineteenth-century origin has been altered to contain two apartments. The exterior of the building retains its original stylistic elements of water table, capitated corner boards, frieze band, and molded cornice with a partial return on the southeast front corner. The three-bay south gable front is arranged symmetrically around the central carriage entrance, whose sliding door (of matched boards) is now fixed in the closed position and inset with a new pedestrian door; decorative diagonal bracing has been removed from the sliding door. Two-over-two sash with cap-molded lintels occupy the flanking bays.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet 4 Item number 7 Page 5

The three-bay east eaves elevation of the former barn now incorporates an entrance in its central bay, approached by a new open porch like that on the house's north wing. Overlooking the river, the rear (north) gable elevation has been lighted by the installation of coupled sash on both stories.

Standing to the east of the carriage barn on a flood-resistant high concrete foundation, a two-vehicle garage replicates on somewhat reduced scale the barn's design and gable-front orientation. The one-and-one-half story, wood-framed and clapboarded garage carries a slate-shingled gable roof; an interior chimney with a corbeled cap rises from the rear (north) end of the ridge. The water table, capiteled corner boards, frieze band, and molded cornice with partial returns match those elements on the carriage barn. The regular fenestration consists of two-over-two sash with cap-molded lintels arranged in two bays per elevation excepting the south.

The south gable front distinguishes clearly the garage from the carriage barn. A six-panel series of hinged and sliding doors opens the entire width of the facade, surmounted by a continuous cap-molded lintel. Each section is glazed with a nine-light window in the upper half above a matched-board lower panel overlaid with chamfered cross-buck braces. A diamond window lights the gable, its fixed pane surrounded by a divided border. The garage appears to be a 1920's conversion of a former barn.

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 checked="" 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 c.1850, c.1900, c.1925 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

The Greenwood House combines the distinctive characteristics of two principal nineteenth-century architectural styles. The original circa 1850 Greek Revival design of the house survives in its temple form and classical details, augmented by a visually dominant overlay of turn-of-the-century Queen Anne features. Among the latter, the elaborate two-story porch with conical-capped corner tower ranks among the outstanding examples of its type in Vermont. The house constitutes an architectural landmark that defines the southeast edge of Chester village; its salient character has been illustrated in various regional publications.

The Greenwood House was constructed probably circa 1850 for an unknown owner. The house exhibited the typical characteristics of Greek Revival style oriented with its pedimented south gable facade toward the road. The District No. 22 school (later removed) stood across the road, being the only public building in the hamlet of Factoryville. On the north bank of the Middle Branch of the Williams River opposite the rear of the house, a saw mill occupied the traditional mill site in the vicinity.

The Haselton family acquired the house during the latter part of the nineteenth century (post-1870). The lot then extended eastward about one-quarter mile along the north side of the Bellows Falls road (now Route 103) to the South Branch of the Williams River, and widened northward to the confluence of the South and Middle Branches. The family apparently conducted a small farm on the premises; at his death in 1898, Norman Haselton was described as a widowed farmer.

The Greenwood name entered the family in 1891 when the twenty-one-year-old daughter of Norman and Susan Haselton, Hattie (or Harriet), married John A. Greenwood, a traveling salesman born (1864) in Townshend, Vermont. The Baptist minister in Chester performed the ceremony, presumably reflecting Haselton family membership in that parish. Both of Hattie's parents were dead before the end of the decade. In 1899, a probate court decreed that she should inherit title to the property.

The inheritance likely included more than the house, for its conservative Greek Revival character was soon transformed by an effusive overlay of Queen Anne features. An elaborate two-story

9. Major Bibliographical References

1. Beers, F. W. Atlas of Windsor County, Vermont. New York, 1869.
2. Vital Records and Land Records of the Town of Chester.
Office of the Town Clerk, Chester Depot, Vermont.

10. Geographical Data

Acreeage of nominated property 0.75

Quadrangle name Chester, Vt.

Quadrangle scale 1:24000

UTM References

A

11	8	6	9	5	8	5	10	4	17	9	2	0	6	10
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

See continuation sheet.

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Hugh H. Henry

organization Historic Preservation Consultant date April, 1985

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

city or town Chester state Vermont 05143

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy State Historic Preservation Officer signature Eric Albertson

title Director, Vermont Division for Historic Preservation date September 20, 1985

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

for Melvyn Byer
Keeper of the National Register

date 10-31-85

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet 5

Item number 8

Page 2

porch with corner tower became the new stylistic focus of the house. The design was undoubtedly influenced by the appearance in Chester village at the turn of the century of two extraordinary Queen Anne style houses with prominent corner towers (see the Chester Village Historic District, listed on the National Register on August 8, 1985). Giving the Greenwoods' personal stamp to the new character of the house, the letter "G" was incorporated into the design in several places. The oak front door continues to bear a large "G" on the lower panel, the only remaining exterior example.

The Queen Anne transformation was limited to the main block of the house. For that matter, its west eaves elevation escaped such alteration and continues to exhibit the original Greek Revival character. The carriage barn attached to the north wing also was spared Queen Anne features other than a figured trim applied to the large sliding door (but recently removed).

The garage standing near the carriage barn bears virtually identical Greek Revival stylistic elements apart from its 1920s multi-panel doors. Its origin uncertain, the garage might have been adapted to that purpose from an agricultural building dating from the Haselton ownership. The high concrete foundation under the garage reflects the proximity of the Middle Branch. The river flooded severely in 1927, undoubtedly enveloping the Greenwood buildings. After another flood in 1938, the Greenwoods conveyed to the Town of Chester an easement to regrade and apply rip-rap to the river bank.

The house apparently remained unaltered for a half-century after the stylistic transformation. Little is known of the family's activities during that period. A daughter, Mary, was born in 1897 but did not marry until 1943; her marriage to William Dennett (1893-1967) was also performed by the minister of the First Baptist Church. Only four years after that event, John Greenwood died. Hattie lived until 1955, whereupon title to the property passed to Mary individually. She lived only another decade, and a bequest in her will concluded Greenwood family ownership of the house.

The First Baptist Church received title to the property in 1965. The church held the house three years, beginning a series of short-term ownerships. The house and carriage barn were soon subjected to interior subdivision into several apartments, and their exteriors began to show accompanying alterations and the effects of inadequate maintenance. During the late 1970s, some significant elements - including the entire patterned skirt and part of the first-story

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet 6

Item number 8

Page 3

balustrade - were removed from the porch.

The present owners acquired the property in 1983. While intending to maintain the interior subdivision, the Mingrones have undertaken a thorough rehabilitation of the buildings. The missing components of the porch are being reproduced in kind. Historic fabric generally is being repaired wherever possible, and some recent exterior alterations are being modified to increase their compatibility.

The house serves an important function in the historic environment of Chester village. It defines the southeast edge of the extended village, being the first house along Route 103 displaying the Queen Anne character that exerted pervasive influence on Chester's turn-of-the-century architectural development. Indeed, the Greenwood House is the visual focus at the south approach where the highway curves to cross the Middle Branch of the Williams River. That position together with the Queen Anne features gain the house a great deal of attention from passersby.

The Greenwood House constitutes an extraordinary architectural hybrid that blends two of the most important styles in nineteenth-century Vermont. Its original Greek Revival character remains unaltered on one elevation; on the public facades, the restrained classical elements serve as backdrop to the exuberant Queen Anne features deriving from the Greenwood ownership. The two-story porch with its conical-capped corner tower ranks among the finest examples in Vermont. Photographs of the house have appeared in several publications treating Vermont or New England architecture or travel.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet 7

Item number 10

Page 2

The nominated property consists of the Greenwood House and outbuildings together with the 0.75-acre lot adjoining the north side of Vermont Route 103. The tetrahedral lot extends 156 feet along its west side, 151 feet along the Middle Branch of the Williams River on its north side, 166 feet along its east side, and a proportional distance (unspecified) along the highway. The deed to the property is recorded in Book 62, Pages 297-98 of the Chester Land Records. The nominated lot constitutes the remaining portion of the land historically owned in common with the house, and is sufficient to protect the integrity of the historic resource.