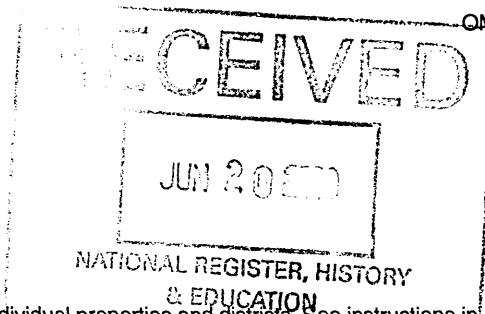


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



831

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 by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name 68 Highland Avenue

other names/site number _____

2. Location

street & number 68 Highland Avenue a not for publication

city or town Newport a vicinity

state Vermont code VT county Orleans code 019 zip code 05855

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] senior SHPO 6/12/00
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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
 - See continuation sheet
- determined eligible for the National Register
 - See continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other, (explain:)

[Signature] Edson H. Beal 7/20/00
Signature of the Keeper Date of Action

68 Highland Avenue
Name of Property

Orleans County, Vermont
County and State

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
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

n/a

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter Categories from instructions)

DOMESTIC:multiple dwelling

Current Functions
(Enter Categories from instructions)

DOMESTIC:multiple dwelling

7. Description

Architectural Classification
(Enter Categories from instructions)

Colonial Revival

Materials
(Enter Categories from instructions)

foundation CONCRETE

walls METAL

roof ASPHALT

other siding: metal

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 the National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

c. 1919-1950

Significant Dates

c. 1919

Significant Person

(Complete If Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Unknown

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:

University of Vermont

68 Highland Avenue _____ Orleans County, Vermont _____
Name of Property _____ County and State _____

10. Geographical Data

Acreage of Property less than one acre

UTM references

(Place additional UTM references on a continuation sheet.)

1 | 18 | 7 | 19 | 2 | 4 | 0 | | 4 | 9 | 7 | 9 | 0 | 1 | 0 |
Zone Easting Northing
2 | | | | | | | | | | | |

3 | | | | | | | | | | | |
Zone Easting Northing
4 | | | | | | | | | | | |

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name / title Sarah E. Wilcke
organization _____ date October 15, 1999
street & number 25 Laurel Hill Drive telephone (802) 860-2925
city or town South Burlington state Vermont zip code 05403

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Lakeview Housing Limited Partnership c/o Housing Vermont
street & number 123 St. Paul Street telephone (802) 863-8424
city or town Burlington state Vermont zip code 05401

Paper Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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68 Highland Avenue
Newport, Orleans County, Vermont

Summary Paragraph

The building at 68 Highland Avenue is a c. 1919, four-story, three-by-three bay, vernacular Colonial Revival style apartment building located in a residential neighborhood in the western section of the city of Newport, Vermont. The rectangular, wood frame, flat-roofed building rests on a poured concrete foundation and is covered with pressed metal siding that imitates rusticated stone. The building retains many of its important architectural features, including a recessed, four-story porch, pressed metal siding, six-over-one double hung windows, wide cottage windows with leaded transoms, and a bracketed roof cornice. Each story of the building has one apartment unit with nearly identical floor plans. Significant interior features include wood floors, simple, dark-stained, wood baseboards and window surrounds, a pressed metal ceiling in the dining room of the third floor, and beadboard kitchen cabinets on the fourth floor. The building retains its integrity of location, design, materials, workmanship, setting, feeling and association.

Site Description

68 Highland Avenue is an apartment building located in the western section of the city of Newport, Vermont. The four-story building sits on a rise of land to the southwest of Lake Memphremagog, a lake that spans the United States and Canada border. The apartment building is located on a 0.26-acre parcel of land bounded by Highland Avenue to the south, Westend Avenue to the east, and private property to the north and west. The building faces south, nestled in the southwest corner of the property. The land surrounding the apartment building slopes dramatically to the north, so that an additional basement story is visible to the rear of the building. Along the western border of the property, a bank, several feet high, leads to a neighboring residential property, with a two-story house located several yards from the apartment building. An asphalt parking lot is located southeast of the building, with a new wooden staircase leading down to the east façade of the first story. A concrete sidewalk runs along the southern border with Highland Avenue and leads to two concrete steps at the front porch entrance. The rear, northern section of the parcel of land, which is at a lower elevation than the front portion, consists of a fairly level parking area that is accessed by a gravel drive from Westend Avenue. The remains of a concrete

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68 Highland Avenue
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foundation for a removed garage are visible in the northwest corner of the parcel of land, to the north of the building.

Exterior Description

The apartment building at 68 Highland Avenue is a rectangular, three-by-three bay, vernacular Colonial Revival style, flat-roofed, wood frame building that rests on a poured concrete foundation. The entire building, except for a four-story porch on the east façade, is sheathed with pressed metal siding that resembles rusticated stone. The flat roof has a parapet surrounding the south, west and north facades, and a brick chimney is located on the eastern side of the roof. The heavy cornice of the roof is decorated with wooden brackets.

South Façade

Only the upper three stories of the building are visible on the three bay, south façade. The left bay of this façade consists of one 6/1 double hung, wood sash window on each story. A large cottage window with a leaded transom is located in the center bay of each story. A louvered vent is located beneath the eave in the upper, left-hand corner of the south façade.

The right bay of the south façade is the southern (front) portion of the recessed four-story porch. A modern, plywood door at ground level (the second story) provides access to the upper three stories of the porch. The fourth story of the porch on the south façade has 3/1 wood sash windows enclosing that section of the porch.

East Façade

The east façade of the building is dominated by a recessed, one-by-three bay, four-story porch. Each story of the porch is nearly identical, with a lower apron, clad on the exterior with weatherboard siding, and half-height square wood posts above. The porch is enclosed with screens on the east façade. Wooden staircases inside the porch, along the eastern, inset wall, provide mobility between the second, third and fourth floors. The staircases have 27-inch wide

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treads, an open wood railing on the outside of the staircase, and a metal pipe railing attached to the east façade. The floors of the porch are wood planks, and the ceiling is covered with v-groove and slotted boards. The ceiling of the fourth story of the porch has a recessed trap door that provides access to the roof. About 1990 a one-bay, gable roof, entrance porch for the first floor level was built to extend from the porch apron of the second story. This small porch was supported by square wood posts, the roofing was asphalt shingles, and the gable peak was clapboarded. The porch was removed during the rehabilitation and then rebuilt.

The four-story porch on the east façade obscures the inset, exterior wall. The wall has irregular fenestration, consisting of 6/1 double-hung, wood sash windows on the upper three stories, and a large, single-paned window with a single-paned transom on the first story. On the upper two stories, two 6/1 windows flank the staircase on each floor, and a paneled wood door to the far right opens inward to the interior of the apartment. On the second story, a modern plywood door is located to the left of the staircase, instead of a 6/1 window. No staircase exists on the first story of the porch, but a paneled wood door is located on the left side of the east (inset) façade, with a fifteen-light door to the right. Between these two doors is a simple cottage window, with a large, single pane of glass and a single-pane transom above. The section of exterior wall on the inset porch that faces south (as would be seen in a measured drawing of the south elevation) contains the primary entrance for each unit. The doors on the upper three stories are Colonial Revival style wooden doors with horizontal lower panels and single-pane, plexiglass windows. The door on the first story has horizontal wood panels and a thick, mottled, opaque glass window.

A small storage room is located on the left side of the first story on the east façade. The room is accessed by a paneled wood door on its north wall, which enters from the porch. The right bay of the east façade is flush with the outer, apron wall of the four-story porch. The wall is sheathed with the pressed metal siding described earlier, and each story has a small, c. 1999, fixed, single-light window.

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North Façade

The north façade of the building has identical fenestration on each story. A small, 1/1 wood sash window in the middle of the façade is flanked by a 6/1 double-hung, wood sash window on both sides, for a total of three regularly spaced windows on the each story. A louvered vent is located under the eaves, at the top, right-hand corner of the north façade. The basement story is exposed on this façade, and a single, modern door with a modern surround is located on the left side of the façade. A three-light, wood frame, basement window is located in the concrete foundation on the right side of the basement story.

West Façade

The west façade has three regularly spaced windows on each story. The windows on the upper three stories are 6/1 double-hung, wood sash, and several have four-light, wood frame exterior storm windows. The slope of the land covers the basement story on this façade, and partially obscures the right side of the first story. The pressed metal siding does not cover the right third of the first story on this façade, and there is simply a horizontal, three-light, basement window in this section. The central window of the first story is a simple cottage window, with a large, single pane of glass and a single-pane transom above. This window is covered with a storm window that consists of a large, central pane of glass surrounded by two rectangular lights on the right, left and top of the window. The left bay window of the first story is similar to those on the upper stories. A single light, horizontal casement window is located in an exposed section of the foundation toward the center of the west facade.

Interior Description

The apartment building contains one unit per floor, for a total of four apartment units. All units have wood floors, square edged baseboards, and original flat stock window surrounds. Horizontal panel, wooden, interior doors lead to the rooms and closets.

As one enters each unit from the primary entrance on the north end of the porch, the first room encountered, on the northeast corner of the building, is the kitchen.

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The only historic kitchen cabinets that remain in the building are beadboard cabinets on the fourth floor. West of the kitchen is a small hallway that leads to a bathroom in the middle of the northern end of the building, and a bedroom in the northwest corner of the building. The bedroom has a small closet at the southern end of the room.

Leaving the kitchen through an opening to the south, one enters the dining room on the upper three stories. This room on the first story in this location is the living room. The dining room in the third story unit has a pressed metal ceiling surrounded by a crown molding. The dining rooms can also be accessed through an exterior door on the east wall. On the upper two stories, a wide opening leads to a living room in the southeast corner of the building. The second story unit has no separation between the dining and living rooms.

The upper three units have two bedrooms on the western side of the building, but the first story unit has only one bedroom on the western side. The bedrooms each have one closet. The southern end of the first story is comprised of a laundry room and a maintenance room. A curved entrance to the laundry room is accessed by a paneled wood exterior door on the east wall. The shape of the curved entrance is reflected in the southeast corner of the living room in the first story unit. A doorway on the west side of the laundry room leads to the maintenance room in the southwest corner of the first story. Both the laundry and maintenance rooms have plywood flooring.

The basement story is located roughly beneath the living space of the first story unit. Three equipment rooms in the basement are accessed by a wooden staircase that descends from the hallway of the first story unit. The walls and floors of the equipment rooms are poured concrete.

The attic of the building consists of a crawl space above the western section of the building.

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68 Highland Avenue
Newport, Orleans County, Vermont

Summary Paragraph

The building at 68 Highland Avenue is a four-story, c. 1919, vernacular Colonial Revival style apartment building located in the western section of the city of Newport. The building retains a high degree of integrity and has defining architectural features that include a bracketed cornice, pressed metal siding resembling rusticated stone, 6/1 double-hung, wood sash windows, cottage windows with leaded transoms, and a four-story porch. The building exemplifies in several ways the characteristics of multi-family housing in early twentieth century Vermont, and the floor plan of the building remains largely intact. The apartment building was built at a time of significant industrial and economic growth in Newport, and therefore reflects a defining historic period for the town. The building is eligible for the National Register under Criteria A and C.

Statement of Significance

The land that now comprises Newport, Vermont, was granted to George Duncan and others in 1781, and was first called Duncansborough. The name of the town was changed to Newport in 1816. Newport embraces the southern shore of Lake Memphremagog, which means "Beautiful Waters." Lake Memphremagog is a long, narrow lake that spans the United States' northern border with Canada and has consequently provided convenient access to Canada for trade. Not only did the lake provide a convenient transportation route, but it also became a tourist attraction because of its natural beauty. The Barton, Black and Clyde Rivers all empty into Lake Memphremagog in the vicinity of Newport, providing waterpower for various industries. Early on, Newport began to show promise as a commercial and industrial center in northeastern Vermont.

Newport Village separated from the town of Newport in April, 1864. The hamlet of Batesville, located west of the present village, was annexed to Newport Village in 1895. Further reorganization occurred when the villages of Newport and West Derby voted on May 11, 1917, to become incorporated into the City of Newport. The new city was chartered on March 5, 1918. 68 Highland Avenue is located within the boundaries of the City of Newport.

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68 Highland Avenue is eligible for the National Register of Historic Places under Criterion A for its reflection of historical trends in Newport, Vermont, during the early twentieth century. With the industrial growth that Newport experienced during the late nineteenth and early twentieth centuries, an influx of workers to the area created a critical need for housing. This demand was reflected in the construction or development of multi-family housing units in Newport around this time. 68 Highland Avenue was constructed around 1919, when various industries, most notably those associated with lumber, continued to flourish in Newport. Many apartment buildings, tenements and other multi-family living arrangements were documented at this time.

After the arrival of the Connecticut and Passumpsic Rivers Railroad (later the Canadian Pacific Railroad) in Newport in October 1863, distant markets became more accessible and Newport began to further develop existing industries to take advantage of this accessibility. In January 1886, Newport was established as the shire town for Orleans County, and a County Courthouse was constructed on Main Street. Both the arrival of the railroad, and the establishment of Newport as the shire town for the county greatly affected the town, and the subsequent boom in construction is apparent in the prevalence of late nineteenth century and early twentieth century architecture.

Newport continued to grow steadily during the late nineteenth and early twentieth centuries. Between 1860 and 1920,¹ Newport's population increased by several hundred people each decade. The smallest increase during this period was 376 people between 1870 and 1880. The bigger growth spurts occurred after the advent of the railroad in Newport, and around the turn of the century. The largest population increase occurred between 1910 and 1920, when the population of Newport City and Newport Town, combined, increased the totals from 4,793 to 6,163.

Orleans County and the state of Vermont experienced slightly different growth patterns from that of Newport. Although the population of Orleans County

¹ Because Newport Village and the village of West Derby joined as a political subdivision in 1918, the population statistics for 1920 are inflated, as an unknown number of Derby Village residents are included in the census for Newport City.

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68 Highland Avenue
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experienced some growth after the coming of the railroad, it remained fairly stagnant between 1870 and 1930. The population of Vermont experienced modest growth between 1850 and 1910, but actually declined slightly between 1910 and 1920. Growth that Vermont's population incurred after the coming of the railroad was balanced by the exodus of many people after the Civil War. Competition from agricultural producers and from industries in the western United States became strong enough to encourage many Vermont farmers to abandon their farms and leave the state. However, changes in Newport's population throughout this period reflected the growth of industries in the city.

Clearly, much of the population growth in Newport was associated with the increasing number of industries that appeared largely as a result of the advent of the railroad, combined with the growth of the lumber industry. The Prouty and Miller mill, started in 1863 as a sawmill, was located on Lake Memphremagog in Newport, and eventually became one of the more important lumber mills in the northeast during the twentieth century. Another lumber mill, the International Company, was created in 1883 by officers of the Connecticut and Passumpsic Rivers Railroad in order to increase traffic on the railroad. During the late nineteenth and early twentieth centuries, other companies associated with lumber production were born. Some of these companies include the Orleans Bobbin Works, the Frost Veneer Seating Company and the Clyde River Paper Mill. Industrial growth continued into the early twentieth century. An article that appeared in the Orleans County Monitor on October 1, 1919, highlighted some of the progress in Newport at that time: a machine shop had been erected on East Main Street for the Orleans Boat and Machine Company, the J.E. Renihan brick block on Main Street was near completion, and the Prouty and Miller mill had recently been rebuilt after a June 20th fire. An article that appeared in The Vermonter in 1920 highlighted the important industries in the city at that time: "Newport's industries include woodworking, lumber, veneer, granite, garment making, several bobbin mills, machine shops and other similar lines."²

As labor came to be in higher demand, many people, primarily French-Canadians, immigrated to Newport. Other immigrant groups, including Irish and

² Charles R. Cummings. "Seining for Facts about Newport." The Vermonter. Vol. 25, no. 6 (1920): 76.

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68 Highland Avenue
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English Canadians, moved to Newport as well at this time. The fairly sudden increase in population created an urgent need for housing. Many of the people moving to Newport had little or no money, and needed inexpensive residences. Newport was not unique in this regard; many immigrants in America lived in tenements as their first, and often only, residence.

Other areas in Vermont experienced sharp increases in population after the arrival of the railroad and into the early twentieth century. St. Johnsbury in particular, experienced an influx of French Canadian and Irish railroad workers during the construction of the Connecticut and Passumpsic Rivers Railroad, and later during the construction of the Portland and Ogdensburg Railroad. The resulting housing shortage was addressed in several ways. Some families in St. Johnsbury took in boarders, some older homes were converted to multi-family housing, and some developers constructed new multi-family dwellings.

The building at 68 Highland Avenue was one of many multi-family housing units in Newport during the early twentieth century. In an unpublished manuscript written in 1966, Nathan Foster described details about the history of Newport. He referred to several tenement buildings along Main Street during the early twentieth century and at least one tenement on Coventry Street. Sanborn Fire Insurance maps indicate locations of other multi-family housing, and the United States Census from 1910 and 1920 indicates that a fair number of families in Newport took in boarders. Despite the existence of multi-family housing and other rental units in Newport, the Orleans County Monitor indicates that there was still a shortage of this type of residential housing around 1920. Beginning in February, 1920, there were several advertisements in the Monitor in which a potential tenant sought a rental property. The following request appeared in the March 3, 1920 edition of the Monitor: "WANTED- by March 15th. Furnished room or room and board in private family."³ The newspaper also refers to the remodeling of several local homes and buildings to include space for tenements.

The U.S. Population Census records provide an overview of the occupations of residents of the areas surrounding Highland Avenue. The area was apparently a working class neighborhood around the 1920s. Several men and women in the

³ Orleans County Monitor, March 3, 1920, p.5.

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area were employed at the bobbin and veneer mills. Most likely, these mills were the Orleans Bobbin Works, located north of the Pleasant Street Extension and not far from 68 Highland Avenue, and the Frost Veneer Seating Company. The railroads were also significant employers of residents of the neighborhood, and several men worked as railroad breakmen, freight handlers, inspectors and on steam cars. Other places of employment included an overall factory, a candy factory, a coal yard, the post office, the telephone company and the government. The ethnic composition of the area consisted primarily of Vermonters, people from other states in New England, French Canadians, English Canadians, and some Irish.

The apartment building at 68 Highland Avenue was built during this time of industrial growth in Newport. The exact date of construction for the apartment building is unknown, but it was most likely constructed around 1919. The vernacular architectural style and the materials used on the building are consistent with other multi-family dwellings of this period. The building first appeared on a Sanborn Fire Insurance map in 1925, and was labeled with an "F," for flats. A two-story stable and garage also appeared on the 1925 Sanborn map, to the north of the apartment building. The garage continued to appear on maps until 1964, but has since been demolished. The concrete foundation of the garage is still visible to the north of the apartment building.

The owner of the apartment building at 68 Highland Avenue during most of its period of historic significance was Charles H. Poole, of Albert Mines, Quebec. Poole had purchased the property from Louis and Sarah Colodny in 1920, and he owned the property from that time until 1943. Charles and Beatrice Schurman, of Newport, purchased the property in 1943 and owned it until 1946, when they sold it to Argentine and Euclide Lanoue. All subsequent deeds continued to refer to the building as an apartment building, so it is most likely that the building has been used continuously for that purpose since its construction. The integrity of the building supports this theory, because very little of the interior features have been changed. The circulation patterns of the building remain intact, and the simple interior trim that is characteristic of an apartment house also remains largely intact.

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68 Highland Avenue
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The building at 68 Highland Avenue is also eligible for the National Register of Historic Places under Criterion C for its architectural features that are typical of vernacular Colonial Revival structures. The pressed metal siding, six-over-one windows, cottage windows and bracketed cornice are features that commonly appeared in many early twentieth century vernacular structures. The circulation patterns of the building also represent a utilitarian arrangement of space that reflect its division into multi-family units.

The apartment building was constructed of materials that were typically used during the early twentieth century. Poured concrete foundations became increasingly popular and widely used during the first decades of the twentieth century. The 6/1 windows were often used with Colonial Revival style architecture, because they evoked the multi-paned windows of the Colonial period, while allowing more visibility through the lower sash. The cottage windows with leaded glass transoms on the south facade were also used with the Colonial Revival style. The cottage windows are one of the most detailed architectural features found throughout the building. The 3/1 windows on the four-story porch are more typical of the Craftsman style, which was also popular during the early twentieth century. Other important architectural features include the Italianate style bracketed cornice and the pressed metal siding.

The pressed metal siding on the apartment building was made to resemble rusticated stone. The imitation of masonry became popular during the early twentieth century, beginning with concrete that was poured into molds or scored.

Other manifestations of this trend included the pressed metal siding and man-made materials such as the one that uses the trade name Permastone.

At least one, and probably more, other buildings in Newport used the same type of pressed metal siding as that which was used in the apartment building at 68 Highland Avenue. The Aubin Apartment House, which was built around 1880 and located on the corner of Third and Main Streets in Newport, was also sheathed with pressed metal siding made to look like rusticated stone. An early twentieth century postcard view of the building shows that the siding was of the

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same design, a repetitive pattern of small, rusticated stones. Although the postcard was colored by hand, the color of the siding appears to be a pale gray, which is the same historic color of the apartment building at 68 Highland Avenue. Sanborn Insurance Maps from 1909 and 1913 indicate that the Aubin Apartment House was covered with "iron clad" at that time. The two buildings were similar in that they were large, rectangular apartment buildings with a multi-level porch. The Aubin Apartment House was described in the Sanborn maps as tenements before 1910, but as flats after 1910. The structure was demolished between 1925 and 1958.

The vernacular architectural style of 68 Highland Avenue demonstrates the ubiquitous use of the Colonial Revival style during the early twentieth century. The vernacular form of Colonial Revival architecture was particularly well suited to large, functional buildings, such as an apartment building. The architectural details, including the pressed metal siding, the variety of windows, and the bracketed cornice provide modest aesthetic details to the simple building, while the four-story porch and repetitive floor plans reflect clearly their functions. 68 Highland Avenue is a good example of an apartment building that was constructed during a time of economic prosperity for Newport, and distinctly reflects the characteristics of its architectural type.

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68 Highland Avenue
Newport, Orleans County, Vermont

Bibliography

Arnold, Thomas W. Two Hundred Years and Counting: Vermont Community Census Totals, 1791 – 1980. Center for Rural Studies, University of Vermont, 1980.

City of Newport Land Records, found in the City Clerk's Office, Newport, Vermont:

Book 102, Page 358
Book 91, Page 21
Book 85, Page 500
Book 85, Page 502
Book 82, Page 89A
Book 30, Page 291
Book 15, Page 115
Book 13, Page 201
Book 2, Page 149

Cummings, Charles R. "Seining for Facts about Newport." The Vermonter 25, no. 6 (1920): 72-73.

Foster, Nathan P. Unfolding of the City of Newport. Unpublished manuscript, 1966.

Nelson, Emily M. Frontier Crossroads: The People of Newport, Vermont. Canaan, NH: Phoenix Publishing, 1978.

Newport Celebrates: 175 Years Since Settlement, 50 Years Since City Charter, 1793 – 1968. Found in the Goodrich Library, Newport, Vermont.

Noble, Deborah. "The Historic and Architectural Resources of St. Johnsbury, Vermont." Multiple Property Documentation Form, listed on the National Register April 6, 1994.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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68 Highland Avenue
Newport, Orleans County, Vermont

Orleans County Monitor, Barton, Vt., found at the Vermont State Library in Montpelier, Vermont:

October 1, 1919
February 11, 1920
February 25, 1920
March 3, 1920
March 31, 1920
April 14, 1920
May 12, 1920

Population Census of Vermont, 1910 and 1920, found at the Bailey-Howe Library at the University of Vermont.

Sanborn Company Insurance Maps of Newport, VT found in the Special Collections Department of the Bailey-Howe Library at the University of Vermont:
1885, 1889, 1895, 1900, 1905, 1909, 1913, 1919, 1925, 1943, 1958, 1964.

United States Department of the Interior
National Park Service

National Register of Historic Places
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Section number 10 Page 1

68 Highland Avenue
Newport, Orleans County, Vermont

Verbal Boundary Description

The property being nominated is the City of Newport's tax lot 82 on map 134. The map is on file at the City of Newport's Zoning and Listing Department. The property has also been surveyed. Refer to Rumery Land Survey, completed on May 26, 1998 for Gilman Housing Trust, Inc., Slide 64, Map Number 9804, found in the City Clerk's Office in Newport, Vermont.

Verbal Boundary Justification

The land included within this boundary is the land that was historically associated with the building, and conveys the significance of the property.