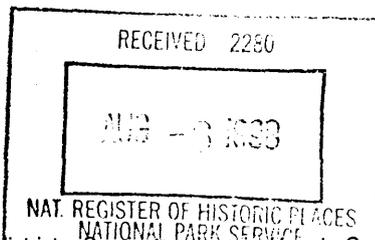


United States Department of the Interior
National Park Service

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 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 Derby House Hotel

other names/site number Derby Hotel, Derby House, The Hotel Block

2. Location

street & number VT Route 105 (Main St.) and West St. not for publication

city or town Derby vicinity

state Vermont code VT county Orleans code 019 zip code 05829

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.)

Elsa Gulbertson, National Register Specialist August 3, 1998
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
State of 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 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): _____

Ethan H. Beall
Signature of the Keeper

Date of Action

9-3-98

Derby House Hotel
Name of Property

Orleans County, VT
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		buildings
		sites
		structures
		objects
1		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/hotel

Current Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Second Empire

Materials
(Enter categories from instructions)

foundation stone
walls weatherboard
roof wood
other wood

Narrative Description

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

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Derby House Hotel
Derby, Orleans County, Vermont

The Derby House Hotel is located on the northwest corner of Main (Vermont Route 105) and West streets in Derby Center in the town of Derby, Vermont. This 1896 hotel, set amidst several early stores, the former town offices, and the mills on the Clyde River, has historically been a key element at the center of the town's commercial activities. Currently an apartment complex, this wood-frame, clapboarded structure consists of 45' wide x 40' long French Second Empire main block with a two-story porch wrapping around the east and south sides and with a vernacular, gable-roofed, 35' x 28' rear ell. Although the porch has been at least twice remodeled, it retains its original form, scale and orientation, and otherwise the building retains its integrity of location, design, setting, feeling, workmanship, materials, and association.

Main Block:

The main block consists of a large 2-1/2 story, 3 x 3 bay structure with a dormered mansard roof facing east onto Main Street in Derby Center. The structure rests on a stone foundation. The face of the mansard roof is covered with wood shingles, while a hipped top is covered in asphalt shingles. The three dormers on the front (east) facade and the two on each of the north and south side elevations, also have asphalt-shingled, hipped roofs. The brick chimney projects from the front roof slope near the peak.

The building's most prominent feature is a two-story porch, which runs across the front (east) and south side elevations and which although likely dating from c.1920 with post and railing alterations c.1970, is of the same location, form, and scale and similar in design to the original 1896 porch (see historic photo). The porch's flat roof is supported by five unadorned posts on each side; there are simple stick rail balustrades on both levels and a plain valance on the first story of the porch. Modern diamond-patterned lattice work skirts the porch. The balustrade and skirting are replacements for the intricate figure eight balusters and teardrop skirting that adorned the porch prior to the 20th century. A c.1900 photograph shows a valance similar to the current one adorning the second story porch only. No balustrade or valance decorates the first story in the photograph, however the supporting columns feature scrolled brackets. It is likely that these changes were made after 1910 when Albert C. Fellows bought the hotel and conducted a major renovation.

The main block doors have peaked lintels with supporting brackets. The primary entrance, located in the second bay at the first level, has a large half-glass door with four square coffered panels below. The hardware on this door includes an ornately fashioned, floral-patterned Suffolk latch. A smaller version of the main door is centered directly above on the second

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2 Derby House Hotel
Derby, Orleans County, Vermont

floor in the first bay on the first level of the north elevation and slightly west of center on the south elevation first floor. A modern open riser, exterior stairway leads from the west corner of the porch on the south elevation to the upper porch level where a fire escape leads to the mansard.

Windows in the main block are 1/1, double-hung, with peaked lintelboards supported by small brackets, except on the first floor front (east) facade and south elevations, which have wider 1/1 windows with multi-colored small Queen Anne panes around the sides and top of the top sash. The mansard has three dormers across the front and two on each side. The north side has windows in the second and third bays of the first story, windows in all three bays at the second, and dormered windows in the first and third bays of the mansard. The central bay of the second floor has a multi-paned casement window, likely added sometime in the 1920s.

Rear Ell:

The rear 1-1/2 story, 3 x 3 bay, gable-roofed ell has a central wall dormer on the south side with the original imbricated shingles in the peak. The original clapboards have been replaced by wide Masonite siding except in the rear gable peak. The wall dormer has the original paired window surround (with newer 1-over-1 sash) with the same type of peaked lintelboard as found in the main block. Other fenestration has been changed, is irregular, and is of various configurations of sash and glass. The southern facade's first story features a large, modern, fixed-sash picture window in plain surround in the first bay; a modern wooden door covered by a metal storm door in the second bay; and a small, modern, single sash window in the third bay. The back elevation has primarily new, single-pane, double-hung windows in plain surrounds. The first story is pierced by a single window in the second bay and a narrow, paired window in the third. A metal fire escape leads to the upper level directly above the single window. This level features a single window in the first bay; a wooden, reverse Christian cross door in the second; and a paired window with 2/2 sash in the third. A single, 1/1 modern window is centered below the gable. The northern elevation of this addition has a paired, 1/1 modern metal window in the first bay at the first level and a dormer with a single, double-hung window directly above.

Interior:

Inside the Derby House most notably retains the center hall, four-over-four rooms plan characteristic of much vernacular architecture in 19th century Vermont. The original simple stairway, with handrail, turned newel posts and balusters, and molded tread-ends remains. A number of rooms retain original, vernacular four and five panel doors.

Derby House Hotel
Name of Property

Orleans County, VT
County and State

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.
- 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.)

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 # _____

Areas of Significance

(Enter categories from instructions)

Social History

Period of Significance

1896 - 1932

Significant Dates

1896

1932

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Derby House Hotel
Name of Property

Orleans County, VT
County and State

10. Geographical Data

Acreage of Property Less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 8	7 2 6 0 6 0	4 9 8 0 9 4 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 Lynn T. Rosenthal, consultant/principal

organization LTR Associates date 12/30/94; revised 7/98

street & number RR #1, Box 865 telephone (802) 326-4825

city or town Montgomery Center state VT zip code 05471

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 Gilman Housing Trust, Inc.

street & number PO Box 305 telephone (802) 334-1541

city or town Newport state VT zip code 05855

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 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 Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1 Derby House Hotel
Derby, Orleans County, Vermont

The Derby House Hotel, located at the northwest corner of Vermont Route 105 (Main Street) and West Street in Derby Center, Vermont, was built in 1896 by L. A. Rickard. Since its construction, the hotel has been at the center of both the commercial and social activities of Derby Center. The structure is being nominated under criterion A, as it is representative of the historic context "Spas and Hotels, 1781 - 1940," as identified in the Vermont State Historic Preservation Plan. The building retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

The exterior architecture of the Derby House Hotel shares many of the elements typical of late 19th century commercial and hotel buildings found in Vermont. Its two-story plus mansard configuration appears in such northern Vermont buildings as the Quincy House in Enosburg Falls, the Dr. B. J. Kendall Company Building in Enosburg (listed in the National Register on August 2, 1993), Gardyne Hall in Montgomery Center (Vermont Historic Sites and Structures Survey #0610-2), and the 1901 Island Villa in Grand Isle (VHSS 0702-6). The two-story porch wrapping the east facade and south elevation is especially typical of Vermont hotel structures, and the Derby House is one of the only remaining historic hotels in the northeastern corner of Vermont to retain this design element. The no-longer standing Memphremagog House in nearby Newport, Vermont, had a three-story porch to allow its guests to socialize, take in the view, and enjoy the air weather permitting, as did the no-longer standing Lake Willoughby House in Westmore to the south. The Hotel Osborne in nearby Island Pond, Brighton, (now much altered) also originally had such a two-story full-front porch for extended leisure. Although the original porch evident in historic photographs has been remodeled, its historic configuration remains intact. (Note: A recent rehabilitation recreated the porch in its original appearance).

Although Vermont has been courting visitors since the late 18th century when the spa at Clarendon Springs opened, tourism as an industry did not come into its own until the mid 19th century, when better roads and the railroad made more parts of the state accessible. Until then many rural towns were too distant and difficult to reach to attract visitors. In 1796 there were only seven roads in Vermont; by 1867 there were more than 30 private turnpikes.¹ Even so travel was still hazardous and slow, and the comforts awaiting one at the end of the day were minimal. "Coaches usually traveled at the rate of four or five miles an hour with a change of horses every ten miles . . . When it came to overnight lodging, there was no such thing as a private room. All beds were big enough to accommodate at least two persons and frequently there were as many as three beds in a room. . . If a guest wanted a bath or a fire in the room,

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Section number 8 Page 2

Derby House Hotel
Derby, Orleans County, Vermont

there was an extra charge. . .".² This made destinations like Derby Center, on the Canadian border, about seven miles from the nearest large town of Newport (the seat of Orleans County), and more than 60 miles from Lake Champlain (many people chose to travel by boat as this was faster and easier), almost unreachable to the majority of visitors.

In addition to the hazards of travel, there was little in the town of Derby to visit. Although the town was chartered in 1779, like many Vermont towns, it was not inhabited until nearly 20 years later. When people did finally settle in Derby, the first buildings constructed were the mills along the Clyde River--a saw mill and a grist mill being the earliest. Following the construction of a wooden bridge to span the river in the early 1800s, the mill area blossomed on both shores. By 1840 eight sawmills, two gristmills, and a shingle mill were in operation. The earliest inn was built in 1816 by Col. Chester Carpenter, one of Derby's leading citizens, and was located just south of the Derby House Hotel site on Main Street. Until then, visitors to Derby Center had to stay in isolated taverns that were actually farmhouses where the operators lived.

The largest boon to Vermont's, and thereby Derby Center's, travel industry came in the 1850s when the railroad made much of the state accessible to out-of-state and middle-class visitors. Derby Center, approximately seven miles from Newport's railroad station, then became an easy coach ride away. "Inns in the villages not reached by the railroads could usually survive if there was still a reason for people to visit the place. . .".³

The railway also brought more permanent residents to Newport. Between 1840 and 1870, Newport's population increased from 591 to 2,050, providing a local group of people who might want to visit Derby for business or pleasure. The town itself provided more reasons to visit, opening many new mills and businesses. By 1859 a tannery, a blacksmith shop, a millwright's shop, a harness shop, a starch factory and a tin shop had opened in Derby. Carpenter's Inn had become a temperance hotel and was now owned by his son, Chester Jr. In 1884 Carpenter's Inn burned to the ground. The Central House, opened in the village about the same time as Carpenter's Inn by Captain Timothy Hinman, was also destroyed by fire in 1884.

However, by this time the affordability and ease of the railroad, combined with the increasing number of manufacturers and businesses in town, had created a need for a hotel in the heart of Derby Center. Additionally, in the 1890s, the Vermont Department of Agriculture and the local railroad companies combined efforts to attract both tourists and new residents to the state.

United States Department of the Interior
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Continuation SheetSection number 8 Page 3 Derby House Hotel
Derby, Orleans County, Vermont

This publicity drive added to Derby Center's need for a hotel. In 1896 Luvia A. Rickard built the Derby House Hotel on the prominent corner of Main and West streets.⁴ It was built in the Second Empire style, then in declining use in Vermont, but was adorned with high-style touches including elaborately detailed porches and hardware. Queen Anne sash windows with multi-colored panes on the top sash decorated the first floor on the sides facing the two streets. The rear section afforded extra living space, and a livery stable/barn provided for the guests' horses and carriages.

The interior of the hotel was simple. A plain, bead board wainscoted central hallway led to the office in the building's southeast corner and a stairway to the upper floors. Each guest room had a commode, but other facilities were shared. The hotel housed as many as 21 guests a week, not including those who stopped only for a bath.⁵ The northeast corner, once a parlor, served various functions including housing a barbershop in the 1930s. The southeast corner, facing the intersection of Main and West streets, was home to a Shell gas station in the 1930s and 1940s. The pumps were located on the easement at the corner.⁶

In 1909 Albert C. Fellows bought the Derby House Hotel from Harry Rickard, executor of his father's estate. Fellows began improving the hotel, running up a bill of more than \$200 for roof repairs, bedding, and furniture at John C. Hay's General Hardware located across Main Street. However, with the invention of the automobile in 1908, the demand for accommodations along well-traveled routes increased, while the need for village hotels decreased. Roadside campgrounds and tourist cabins flourished, but small hotels off the beaten track did not.⁷ In July 1910 the Rickards foreclosed on Fellows. Fellows and his wife, Luna, repurchased the hotel (without a mortgage from the Rickards) in 1911 and operated it until 1915 when they sold it to William G. and Edith Coburn.

Unfortunately for the Coburns, tourism continued to decline in this part of Vermont. The Depression left much of America with little time and money to spare for vacations. The Civilian Conservation Corps constructed mountain huts and camps throughout Vermont and expanded the state park system. This led to an increased number of destinations competing for visitors. In 1932 the Orleans Trust Company foreclosed on the hotel, and although it continued to house various businesses, the building never again served as a hotel. In 1943 Earl E. and Gladys M. Hackett purchased the hotel and later converted it to apartments. The 1916 Sanborn Map⁸, updated in pencil in 1958, shows the building as a hotel with the livery stable functioning as a public garage. Thompson Brothers operated a trucking operation from this garage until the early 1960s when the stable/barn was taken down.⁹

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Derby House Hotel
Derby, Orleans County, Vermont

Although the Derby House Hotel is no longer a hotel, it has survived as an apartment house. Until October 1994, the building contained eight apartments. It is currently undergoing renovation for use as multi-unit, moderate-income housing.

Endnotes

¹John C. Wriston, Jr., *Vermont Inns and Taverns, Pre-Revolution to 1925 - An Illustrated and Annotated Checklist*, (Rutland, Vt.: Academy Books, 1991), p.5.

²Allen Forbes and Ralph M. Eastman, *Taverns and Stagecoaches of New England, Vol. II.*, (Boston: State Street Trust, 1953-4). As quoted in the source noted above on page 8.

³Wriston, p.33.

⁴Chester Carpenter. Newport, Vermont. Interview with the author, October and November 1994.

⁵Guest register for the Derby House under the proprietorship of A.C. Fellows, August 10-24, 19?? Derby Historical Society, Derby Center, Vermont.

⁶Chester Carpenter.

⁷Vermont Division for Historic Preservation, "Vermont Historic Preservation Plan: Tourism Theme," (Montpelier, Vt.: 1989).

⁸*Sanborn Map for Mutual Fire Insurance Companies of Vermont. Derby, Vermont, Orleans County*, January 1916.

⁹Chester Carpenter.

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Derby House Hotel
Derby, Orleans County, Vermont

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- Graffagnino, J. Kevin. *Vermont in the Victorian Age*. Bennington, Vt.: Vermont Heritage Press, 1985.
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- Wallings, H. F. *Map of Orleans County*. New York: Loomis and Way, 1859.
- Wriston, John C. Jr. *Vermont Inns and Taverns, Pre-Revolution to 1925 - An Illustrated and Annotated Checklist*. Rutland, Vt.: Academy Books, 1991.

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National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Derby House Hotel
Derby, Orleans County, Vermont

Verbal Boundary Description

Starting at a point 12 feet west of the northwest corner of the intersection of Main and West streets, proceed north along the right of way of the west side of Main Street North $34^{\circ} 10'$ East 63.4 feet. Then turn and proceed in a westerly direction North $56^{\circ} 26'$ West 140.5 feet; then turn south and proceed South $35^{\circ} 12'$ West. Turn in an easterly direction and proceed along West Street South $52^{\circ} 12'$ East 141.8 feet to the point of beginning.

Boundary Justification

The boundary includes the entire lot that was historically occupied by the Derby House Hotel and as is currently described in the deed dated August 31, 1994, of Douglas B. and Vivian Spates to Gilman Housing Trust in Book 139, pages 460-462 of the Derby Land Records. It is sufficient to convey the historic significance of the property.