

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**DATA SHEET**

FOR NPS USE ONLY

RECEIVED APR 30 1976

DATE ENTERED SEP 8 1976

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

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

**1 NAME**

HISTORIC

AND/OR COMMON

Rutland Courthouse Historic District

**2 LOCATION**

Along West, Center and Washington Streets between and including Court and South Main Streets and including Nickwackett Street

STREET & NUMBER

US 7

NOT FOR PUBLICATION

CITY, TOWN

Rutland

VICINITY OF

CONGRESSIONAL DISTRICT

Vermont

STATE

Vermont

CODE

50

COUNTY

Rutland

CODE

021

**3 CLASSIFICATION**

| CATEGORY                                     | OWNERSHIP                                 | STATUS  | PRESENT USE   |
|--|---|---|---|
| <input checked="" type="checkbox"/> DISTRICT | <input type="checkbox"/> PUBLIC           | <input checked="" type="checkbox"/> OCCUPIED        | <input type="checkbox"/> AGRICULTURE                  |
| <input type="checkbox"/> BUILDING(S)         | <input type="checkbox"/> PRIVATE          | <input type="checkbox"/> UNOCCUPIED                 | <input checked="" type="checkbox"/> COMMERCIAL        |
| <input type="checkbox"/> STRUCTURE           | <input checked="" type="checkbox"/> BOTH  | <input type="checkbox"/> WORK IN PROGRESS           | <input checked="" type="checkbox"/> EDUCATIONAL       |
| <input type="checkbox"/> SITE                | <b>PUBLIC ACQUISITION</b>                 | <b>ACCESSIBLE</b>                                   | <input type="checkbox"/> ENTERTAINMENT                |
| <input type="checkbox"/> OBJECT              | <input type="checkbox"/> IN PROCESS       | <input checked="" type="checkbox"/> YES: RESTRICTED | <input checked="" 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 checked="" 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

Multiple ownership

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Office of the City Clerk of Rutland

STREET & NUMBER

1 Strongs Avenue

CITY, TOWN

Rutland

STATE  
Vermont

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Vermont Historic Sites and Structures Survey

DATE

1975

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS

Vermont Division for Historic Preservation - Pavilion Building

CITY, TOWN

Montpelier

STATE  
Vermont

# 7 DESCRIPTION

| CONDITION                                     |                                       | CHECK ONE                                     | CHECK ONE   |
|---|---------------------------------------|---|---|
| <input checked="" type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input checked="" 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

The Rutland Courthouse Historic District is a primarily residential section of the City of Rutland which also encompasses several architecturally significant civic and religious structures. The district is contiguous to and uphill to the east from the commercial section of the city. It is comprised of the original two main thoroughfares of the village--South Main and West Streets--and new streets built or expanded in the 1850s--Court, Center and Washington Streets. Approximately 85 buildings are included in the district, most of which reflect the rapid mid-19th century development of Rutland and its continuing prosperity in the 1870s. Though representing a range of architectural styles from late Federal through Colonial Revival, the 19th century residences and the public buildings are predominantly Italianate in style with the religious structures being significant examples of Gothic Revival. Most are in good or excellent condition.

There is a continuous visual cohesiveness evident in all the streetscapes which as a whole form a square immediately east of downtown Rutland. The west boundary of this square is Court Street, the south boundary is Washington, and South Main and West Streets form the east and north boundaries respectively. Center Street bisects the square in an east-west direction. The buildings are generally of uniform scale, with residences along Washington and South Main Streets exhibiting consistently larger massing.

There is a definite sense of spaciousness, of conscious planning for variety in the setting of the buildings upon the land. All streets within the district are tree-lined and the structures are well-positioned. Residences on Court and Center Streets have variances in their setbacks such that several panoramic views of the facades of landmark structures are provided near the intersection of these two streets.

Although some of the residences in the district do house commercial and office activities, the architectural integrity of the area as a whole exists with no infringements except a few commercial intrusions at the northeast corner of the district.

The main visual focus of the district is the intersection of Court and Center Streets at the summit of the hill, marking a transition from the downtown commercial blocks to the primarily residential area which forms the district. Around this intersection are located the Rutland Congregational Church (#78), Ammi Young's Post Office, now the Rutland Free Library (#79), the Bank of Rutland, now the Rutland Recreation Department (#65), the Rutland Baptist Church (#72) and the Rutland County Courthouse (#73).

Court Street, the western boundary of the district, forms a visual whole with the Abraham House (#46) on Washington Street, serving as a terminal point to the south and the streetscape on West Street providing visual continuity to the north. Descending south, Court Street exhibits a juxtaposition of modest and grand mid-19th century residences at its intersection with Washington Street, the southern boundary of the district.

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The visual character of Washington Street is totally cohesive, the houses being predominantly of Italianate style and set close to the street. Proceeding east, Washington Street meets Nickwackett Street, which runs north just one block. The post-Civil War houses on Nickwackett Street are placed more spaciouly than are those on Washington Street, thus providing subtle visual variety.

Continuing east, Washington Street intersects with South Main Street. Immediately west of this intersection is a narrow section of Main Street Park. Contiguous to the park, the Josiah Huntoon House (#39) is a transition point from the imposing residences placed near the street to the more spacious character of South Main Street.

This spaciousness is enhanced by the parks which extend north along the west side of South Main Street through the district. Visual integrity is interrupted in two places along the wide street itself by obtrusive overhead highway signing. South Main Street as it proceeds north exhibits visual continuity yet both a variety of domestic styles ranging from Federal to Queen Anne and a mixture of residential and business uses. An architecturally significant example of the French Second Empire style is the Gov. John B. Page House (#34).

South Main Street intersects West Street at the northeast corner of the district, the location of the Lindholm Diner (#27). The contemporary cladding of the diner, which covers its streamlined metal sheathing, also causes it to blend in visually with the nearby gas stations and shopping center structures which are wholly outside the district boundaries. Within the district at this corner, the expansive vista provided by Main Street Park and by the broad width of Main Street serves to mitigate the effect of the abrupt visual intrusion at this intersection.

Proceeding toward the downtown area, West Street contains on its eastern fringe two modern pharmacies (#1), (#4) and the Rutland Armory (#2). Otherwise the street is residential in character descending along a tree-lined route. One block downhill from the intersection of West Street with Court Street, this residential character ends abruptly at Elm Street, marking the northwest boundary of the district.

Bisecting the center of the district in an east-west direction is Center Street. Its primarily residential character serves as a visual link between the open spaces at its intersection with the park at South Main Street and the landmark structures on the hillcrest at its intersection with Court Street. Adjacent to the park on the south side of Center Street is the modern Rutland Fire House (#24), while at the west corner of this block is the 1850s Italianate-style firehouse (#58). These buildings are the only exception to the otherwise residential character of this block of Center Street.

The architecturally significant buildings within the area are:

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25. Foot House - Federal style, circa 1820. Located near the original center of Rutland village, this 2-story, gable-roofed house has a three-bay arcaded facade. The relieving arches are elliptical and spring from brick pilasters. The front gable lunette has a center mullion and the door is surrounded by a leaded transom and sidelights. This is one of the few remaining early 19th century buildings that formerly lined Main Street and is now used as office space.
27. Lindholm's Diner - Streamlined style, 1937. The exterior of Lindholm's Diner, an exceptionally well-preserved example of early highway architecture, has been sheathed in December of 1975, with a board and batten rough-finish siding and provided with a new brick front at the entranceway and a pseudo-mansard asphalt shingle roof. Its appearance under this shell is as follows: The Lindholm diner has a rounded sheet metal roof and exterior walls sheathed with wide bands of alternating yellow and green vitreous enamel panels. The ends of the structure, which are rounded and slope outward from top to bottom, have narrow windows and chrome strips outlined in neon at mid-level. Ribbon windows appear near the eaves line of the facade and have fluted stainless steel panels between each opening. At the center of the facade is a door, clad in faceted stainless steel, with an oval window. To the rear of the building is an addition with a flat roof, coved cornice, and enamel exterior wall paneling. The design of the diner was influenced by advances in railroad car design during the 1930's. The building's interior, with an elaborate stainless steel back bar, is in nearly original condition.
32. George Chaffee House (Chaffee Art Center) - Chateausque/Queen Anne style, circa 1892. The facade of this 2½-story, frame, hipped roof large house has a rock-faced, grey marble block ground level and shingles in the second and third story. The composition of the facade is symmetrical, but a picturesque effect is achieved through the use of several strikingly different elements. At the center of the front elevation is a large stone arch. The entrance to the building is placed in a recess behind this arch and has molded oak woodwork. On the south side of the facade is a rounded tower of three levels with a conical cap and copper finial. In the upper level of the tower are small, multi-paned windows between short, thick wood columns. This tower is balanced on the opposite side by a two-story polygonal bay window with hexagonal cap. At the ground level are Gothic windows on each face of this lower tower. The fenestration of the building is irregular in placement and size. The front porch is uncovered and embellished with marble piers. The stone first level of the facade is replaced

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on the side elevations by grey clapboards. On the south side the pyramidal hip roof is broken by a large gable. The porte-cochere, located at the north elevation, is supported by wood Doric columns on piers of rock-faced marble.

34. Gov. John B. Page House (Sycamore Inn) - French Second Empire style, circa 1865. Erected by John Boardman Page during his tenure as governor, this 3-story, frame, clapboarded Victorian residence with a mansard roof is unusually large and ornate. In contrast to its complex massing in the form of a series of setbacks, the architectural detailing is simple, classical and restrained. The house is six bays wide, and the facade is composed of four stepped projections with corresponding breaks in the mansard roof-line. The breaks in the facade are decorated with pilasters and continuous string courses appear at the floor levels. A tower, which is flanked by a one-story conservatory wing, is located at the south end of the facade. It has an ogee-shaped cap with an oval window and rises approximately 25 feet above the roof line. At the north end is the entrance, located adjacent to a Minton-tiled vestibule, and porch with paneled, boxed posts. Above the windows are triangular and segmental pediments, or elaborately molded rectilinear lintels. The long side elevations of the building are interrupted by bay windows and shallow projections.
39. Josiah Huntoon House (Clifford Funeral Home) - Italianate style, circa 1855. An ornate and early example of the picturesque Italian villa style, this 3-story, brick, hipped roof house was among the first elaborate Victorian residences erected after the Rutland and Burlington Railroad (1849) brought prosperity to the town. This bracketed house was erected with a typical "villa" plan consisting of L-shaped main block with an entrance tower at the intersection of the two wings. The east wing is three stories, while the west wing of the building has two stories. The tower, with round-headed windows in each face and a hip roof, is divided into three levels. The entrance has patterned, leaded glass in the side-lights and transom, and a small front porch with fluted Corinthian columns. The windows have marble sills and lintels are arranged asymmetrically. A one-story wood frame west wing was added in the last ten years. The interior of the building, presently used as a funeral home, has been well preserved.

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45. E. F. Cook House - Italianate style, circa 1865. Erected by E. F. Cook, owner of the Bardwell House Hotel near the Rutland and Burlington Railroad depot, this 2-story, brick, hipped roof, Italian palazzo-style house has deep overhanging eaves with large paired brackets set into a wide brick fascia. The facade is symmetrical. The central bay, one of three, contains the entrance and is fronted by a porch with arched openings, sunburst motifs in the spandrels, and clustered posts with palmette-decorated caps. The entrance surround consists of a transom and side-lights, which contain stained glass. At the apex of the roof is a square cupola with round-headed lights on each face. Both side elevations have two, narrow attic windows at the eaves. On the Pleasant Street side is a narrow, two-story bay window, with a large ovolo molding set between the flat front and side faces. The west elevation contains a six-bay porch and attached porte-cochere, both similar in design to the entrance porch. The main block rests on a high marble ashlar block foundation.
46. Abraham House - French Second Empire style, circa 1875. The facade of this large 3-story, clapboarded house is three bays wide and has a projecting entrance pavilion, with a high mansard roof, at the east end. At the entrance are large paired doors with Neo-Grec trim and acid-etched patterned glass lights. A veranda extends from the facade projection to the bay window on the west elevation. The wood trim of this building is intricately scrolled and incised, with many inventive, nonacademic forms used. The windows vary in size and shape, but the fenestration is generally regular.
53. W. C. Clement House (Associates in Internal Medicine, Inc.) - French Second Empire style, circa 1865. The facade of this 2-story, brick, mansard roof building is three-bays wide and has a transomed center entrance. In the double doors are glass panels containing an acid-etched and cut glass deer (left) and hunting dog (right). The original front porch has been removed. A tower--with quoins and belcast mansard roof--appears at the rear of the main block. Its lower section is now obscured by a two-story, gable roofed ell--an early 20th century alteration. The fenestration of the main block is symmetrically arranged, the window heads capped by ornate wood labels. At the side elevations are centered bay windows. On the front and side elevations are center gables with a mansard profile and round-headed windows. The setting of the Clement House--a spacious lawn set off from the street by a hammered granite fence--is characteristic of suburban landscape ideals introduced in the Victorian period.

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58. Nickwackett House (Fire Station No. 2) - Italianate style, 1860. This two-story brick firehouse with a gable roof is a good and unusual example of this type of municipal structure. The gable facade has triple arched windows over the garage door. The side elevations are four recessed bays deep. There are paired brackets under the eaves.
65. Bank of Rutland (E. W. Lawrence Recreation Center) - French Second Empire style, 1861. Erected as the new headquarters of the Bank of Rutland, this structure served as the State Treasurer's office during the Civil War. It was acquired by the J. B. Reynolds family in the late 1860's and converted to residential use. Remodeling in the Second Empire style probably occurred at this time. The main block of this 2-story brick, mansard roof structure is five bays wide and three bays in depth. The ground level bays are treated with wood-faced arcading over brick pilasters. This motif is repeated in wood, with paneled posts and Gibbs-style voussoirs, on the center entrance porch. The cornice is embellished with paired brackets and the dormers are recessed into the mansard roof and capped with segmental hoods. Fenestration is regular and a stone cornice separates the first and second stories. To the rear are a brick ell with bracketed porch and a large recreation building with hip roof, an early 20th century addition.
72. Rutland Baptist Church - Gothic Revival style, 1871-1873. The central bay of this brick, gable-roofed church contains an entrance set in a shallow gabled porch with a large rose window above. At the west end of the facade is a four-level tower with marble-capped pier buttresses and a hexagonal spire. The facades of each of the four levels of the tower contain round-arched openings in varied groupings. Marble string-courses mark each level on this tower and the much smaller tower without window opening, on the opposite side of the facade. The side elevations contain six bays of round-arched windows and to the rear is a recent one-story addition.
73. Rutland County Courthouse - Italianate style, 1869. Erected after the first county courthouse on Main Street was burned in 1868, this 2-story structure has a hipped roof and is constructed of brick. The facade of the County Courthouse is three bays wide and has a center, pedimented pavilion. The entrance, which has a Doric columned porch, is approached by a long flight of steps. Above the pediment is a clock tower, with a pilastered cupola of a style conservative for the building's date. The

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side elevations are five bays in length, with paired windows in the three middle bays at the ground level. On the first floor, the openings have segmental heads; in the upper level they are round-arched and have a continuous sill. To the rear is a modern, two-story addition.

78. Rutland Congregational Church - Gothic Revival and Italianate styles, 1860. The facade of this brick church is three bays wide and has a central projecting entrance tower. The entrance is set in a round arch with a hood mold. Above are a large, double round-headed window and circular window with inset quatrefoil motif. The spire, with gables and three unusual elliptical windows that decrease in size, rises from a wood base with slanted sides. There is a corbeled cornice at the tower and facade eaves and pier buttresses with marble trim appear on the tower and facade corners. At the corners they are capped with "pepper pot" motifs. The side elevations have six bays set in brick arches, with two levels of windows. To the rear is a brick chapel, with steep gable and hexagonal cupola, dating from 1874. The interior of the church was remodeled in 1892, and again in 1938.
79. Rutland Free Library - Italianate style, 1856-1858. Originally the Federal Court and Post Office, this brick structure was designed in the Italian Renaissance manner by Ammi B. Young, Supervising Architect for the U. S. Government. It is a sophisticated example, for its date, of this style. The front elevation of this 3-story brick, hipped roof building faces Court Street and is five-bays in width. The three center bays are grouped in a shallow pavilion with quoins. In this section of the facade the second-story windows are elongated and capped with pediments on consoles. The side elevations are three bays wide and duplicate in design the openings at the end bays of the main block - round arched windows surrounded by quoins. The quoins and the vermiculated surrounds of the lower story windows are cast iron, a building material favored by Young. The fenestration is symmetrical and the windows gradually decrease in size from the round-arched openings of the ground level to small, square windows in the upper story. The building rests on a high marble ashlar foundation and has a wide continuous belt course between the first and second stories. A U-shaped east wing was added in 1966. The interior was remodeled when the building was converted to a library, but the cast iron staircase, several marble fireplaces and most of the door and window trim remain from Young's plan.

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85. Rutland Historical Society Museum - Federal style, 1825. Originally erected by the Bank of Rutland for its office at Federal Square (Main Street Park), this 2-story, brick, gable roofed structure has subsequently been used as a carriage house and barn, a residence, a church and is currently used as a museum by the Rutland Historical Society. Although it has thus undergone many remodelings, it still retains several features: stepped parapets at the front and rear, recessed arcading in the side bays, a large fanlight in the upper part of the Center Street elevation. Alterations include a one-story brick rear addition and a Victorian era porch with incised brackets, and lancet-shaped stained glass windows on the facade. The roof level has been raised and a three-part stained glass window was inserted on the west side of the building.

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The historically significant building in this district is:

35. Williams House - circa 1800. Erected by Samuel Williams, author of an early history of the state and a founder of the Rutland Congregational Church, this vernacular style house is located near the center of the early development in Rutland village. The 2½-story clapboarded, wood frame building has a gable roof with a later rear shed that forms a saltbox roofline. The pilastered center entrance, now remodeled, and ground floor windows date from an alteration during the Greek Revival period.

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Inventory of Structures Located Within the  
Rutland Courthouse Historic District,  
Rutland, Vermont.

1. House, 7 West Street: 2½-story, brick, gable-roofed, 3-bay. Circa 1850, Greek Revival style. Modern ground floor pharmacy.
2. Rutland Memorial Armory, 15 West Street: 2-story, brick, circa 1920, pier buttresses, flat-roofed. To the rear is large gambrel-roofed brick story building.
3. House, 19 West Street: 2-story, clapboarded, frame, hip-roofed, circa 1905, Colonial Revival style. U-plan with large center dormer. Large elliptical light in center entrance door also appears in sidelights.
4. Carpenter's Pharmacy, 23 West Street: 1-story, cement block commercial building, facade of plate glass and brick veneer, circa 1960.
5. House, 27 West Street: 2½-story, clapboarded, frame, gable-roofed with center dormer, circa 1830. Veranda added in 20th century.
6. House, 31 West Street: 2½-story, clapboarded, frame, gable-roofed, circa 1830. Facade openings are asymmetrical.
7. House, 33 West Street: 2½-story, shingle-sided, frame, gable-roofed, circa 1875, Italianate style. Bracketed front gable, eaves and round-headed attic window.
8. House, 39 West Street: 2-story, clapboarded, frame, hip-roofed, circa 1895, Colonial Revival style. Two entrances each side of West Street elevation with 4-bay front porch with Ionic columns, garland frieze and curved step rails.
9. House, 43 West Street: 2½-story, clapboarded, frame, gable-roofed, circa 1865, with bracketed cornice, pilastered corners, Greek Revival style entrance.
10. House, 47 West Street: 2½-story, clapboarded, frame, gable-roofed, circa 1855. Side hall plan, Greek Revival style entrance. Colonial Revival style porch added later.

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11. House, 49 West Street: 2½-story, clapboarded, frame, gable-roofed, circa 1855, Italianate style.
12. House, 51 West Street: 2-story, brick, shallow hip-roofed, circa 1855, Italianate style.
13. House, 50 West Street: 2½-story, clapboarded, frame, circa 1865, vernacularized Italianate style. Cross-gabled plan.
14. House, 46 West Street: 2½ story, clapboarded, frame, gable-roofed, circa 1875. Undecorated, overhanging eaves. Entrance porch, sidelights and transom in door surround.
15. House, 38 West Street: 1½-story, clapboarded, frame, gable-roofed, circa 1855, Gothic Revival style with center gable. Low studded facade suggests early 19th century date.
16. House, 32 West Street: 2½-story, shingle-sided, frame, gable-roofed, circa 1910. Five-bay with center entrance. Porch has columns on brick piers. Porte-cochere.
17. House, 26 West Street: 1½-story, clapboarded, frame, gable-roofed, circa 1810, vernacular Federal style. Door surround includes small fanlight and narrow sidelights. Roofline is altered.
18. House, 24 West Street: 2½-story, clapboarded, frame, gable-roofed, circa 1865, vernacular. 2-story front porch.
19. Apartments, 22 West Street: 2-story, clapboarded, frame, hip-roofed, circa 1875, nine bays wide. High false-front cornice with center segmental pediment.
20. Apartments, 3 Court Square: 2-story, stuccoed, flat-roofed, circa 1925, seven bays wide. To the rear is 2½-story, English bond-brick, gable-roofed structure.
21. Tuttle Law Print, Inc., 7 Court Square: 1-story, stucco and brick, flat-roofed, circa 1915, Colonial Revival style commercial with long rear ell. Facade has central pavilion.

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22. House, 9 Court Square: 2½-story, clapboarded, frame, gable-roofed, circa 1895, vernacular. 1-story front porch.
23. House, 11 Court Square: 2-story, clapboard on first floor, shingle siding on second floor, frame, hip-roofed with center dormer, circa 1905, vernacular Colonial Revival style. Exposed rafter ends in dormer, roof and front porch. Porch has Ionic columns resting on rusticated grey marble piers.
24. Rutland Fire House, 104 Center Street: 2-story, brick, hip-roofed, largely massed with 5 garages, circa 1964.
25. Foot House, 27 South Main Street: see Description.
26. House, 29 South Main Street: 2½-story, wood shingle-sided, frame, hip-roofed, circa 1900, English cottage style. 3 subsidiary gables on hip roof and gabled front porch decorated with half-timber work.
27. Lindholm's Diner: see Description.
28. Lindholm Block, 2 South Main Street: 3-story, clapboarded, frame, hip-roofed, 5-bay facade, circa 1800. Two oriel windows at each end above store level. Extensively altered.
29. Punderson Real Estate, 8 South Main Street: 1½-story, clapboarded, frame, gable-roofed, circa 1875. Alterations include plate glass windows and recessed center entrance.
30. House, 10 South Main Street: 2-story, clapboarded, frame, hip-roofed, circa 1895, Colonial Revival style. Front porch has marble base and balustrade at roofline.
31. House, 14 South Main Street: 2-story, clapboarded, frame, hip-roofed, circa 1890, vernacular Queen Anne style. Facade tower with conical cap. Scroll-sawn ornament on roof projections. Veranda decorated with stick-style openwork and turned posts.
32. Chaffee House, 16 South Main Street: see Description.

(Continued on Continuation Sheet 7-12)

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33. House, 18 South Main Street: 2½-story, clapboarded, frame, gable-roofed, circa 1830, vernacular. Triple window above entrance in second level. Lunettes in the gable ends. Altered.
34. Gov. John B. Page House (Sycamore Inn), 24 South Main Street: see Description.
35. Williams House, 28 South Main Street: see Description.
36. Tuttle Book Shop, 30 South Main Street: 2-story, clapboarded, frame, gambrel-roofed, circa 1900. Originally was a dwelling.
37. House, 1 E. Washington Street: 2-story, brick mansard-roofed, circa 1875, Second French Empire style with brick ell.
38. House, 2 E. Washington Street: 2½-story, clapboarded, frame, gable-roofed, circa 1820; neo-Georgian pedimented doorway.
39. Huntoon House, 2 Washington Street: see Description.
40. House, 8 Washington Street: 2½-story, clapboarded, frame, gable-roofed, circa 1875, Italianate style. Ornamentation consists of scroll brackets in the eaves and front gable and a round-headed attic window.
41. House, 16 Washington Street: 2-story, brick, gable-roofed, circa 1855, Greek Revival style. Brick rear ell. 3-part entablature formed of brick at eaves, gables and returns.
42. House, 18 Washington Street: 2½-story, clapboarded, frame, gable-roofed, circa 1870. Overhanging eaves and vergeboards carved in relief.
43. House, 20 Washington Street: 2½-story, gable-roofed, circa 1915. Bungalow style, with rubblestone ground story and shingles above. Bay window set into facade corner. Front porch has thick boxed posts and shingled base and gable.
44. House, 22 Washington Street: 2½-story, clapboarded, frame, gable-roofed, circa 1840, late Federal style. Center entrance with transom.

(Continued on Continuation Sheet 7-13)

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45. Cook House, 26 Washington Street: see Description.
46. Abraham House, 30 Washington Street: see Description.
47. House, 36 Washington Street: 2-story, clapboarded, frame, hip-roofed with cupola, 1864, remodeled in Colonial Revival style. Pedimented center pavilion, Corinthian portico with balustraded roof, fanlights over the door. Two-story side bay with polygonal cap. Carriage house.
48. House, 39 Washington Street: 2-story, brick, hip-roofed, circa 1865, Italianate style, with 1-story gable-roofed wing. Molded arched door surround. Carriage house.
49. House, 35 Washington Street: 2½-story, clapboarded, frame, gable-roofed, circa 1865, Italianate style. Incised brackets at eaves, long ground floor windows, oculus in gable.
50. American Legion Post 31, 33 Washington Street: 2½-story, clapboarded, frame, gable-roofed, circa 1875, vernacular Queen Anne/Eastlake style.
51. House, 31 Washington Street: 1½-story, clapboarded, frame, gable-roofed, circa 1855, late Greek Revival cottage style. Pediment motif over door and window openings. Late 19th century front porch with spindle work and turned posts.
52. House, 25 Washington Street: 2-story, clapboarded, frame, hip-roofed, circa 1905, Colonial Revival style. Ogee molding over central bay and leaded fanlight over door.
53. Clement House, 23 Washington Street: see Description.
54. House, 17 Washington Street: 2-story, clapboarded, frame, mansard-roofed, circa 1875, Second French Empire style. Paired brackets at eaves and wood quoins at corners. Presently used for offices.
55. House, 15 Washington Street: 2-story, clapboarded, frame, mansard-roofed, circa 1875, Second French Empire style. Center ogee gables on each elevation. Bracketed eaves with flush boarding at the cornice and in the gables.

(Continued on Continuation Sheet 7-14)

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56. House, 11 Washington Street: 2-story, clapboarded, frame, hip-roofed, circa 1905, Colonial Revival style. Pedimented central pavilion and cornice with over-scaled mutules at eaves. Recessed entrance has segmental pediment and flanking Ionic pilasters.
57. Offices, 9 Washington Street: 1-story brick, circa 1965, ranch-style medical building.
58. Nickwackett House, 98 Center Street: see Description.
59. House, 1 Nickwackett Street: 1½-story, clapboarded, frame, gable-roofed, circa 1875, cottage style. Substantially altered and presently used as offices.
60. House, 3 Nickwackett Street: 1½-story, clapboarded, frame, gable-roofed, circa 1865, cottage style.
61. House, 2 Nickwackett Street: 1½-story, clapboarded, frame, gable-roofed, circa 1865, cottage style. Bracketed veranda with turned posts and tile roof.
62. House, 92 Center Street: 2-story, clapboarded, frame, jerkinheaded roof, circa 1870. Ogee gables on side elevations. Bracketed eaves and veranda.
63. House, 90 Center Street: 2½-story, clapboarded, frame, gable-roofed, circa 1865, Italianate style. Bracketed cornice and porte-cochere.
64. House, 88 Center Street: 2½-story, clapboarded, frame, gable-roofed, circa 1865, Italianate style.
65. Rutland Recreation Center, 86 Center Street: see Description.
66. Fraternal Lodge, 26 Court Street: 2½-story, clapboarded, frame, gable-roofed, circa 1855, Greek Revival cottage. Apparently moved to present site.
67. House, 27 Court Street: 2½-story, clapboarded, frame, gable-roofed, circa 1860, cottage style.

(Continued on Continuation Sheet 7-15)



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68. House, 23 Court Street: 2-story, brick, hip-roofed, circa 1865, Italianate style. 3-bay symmetrical palazzo format. Presently used as offices.
69. Rutland Lodge-Moose, 78 Center Street: 2-story, brick, circa 1865, Italianate style. Square palazzo format. Cast-iron fence on marble foundation surrounds large lot. Hip roof, cupola, cornice and eyebrow windows have been removed.
70. Rutland Correctional Center, 73 Center Street: 2½-story, brick, gable-roofed, circa 1865, Italianate style. 1-story brick east wing. Bracketed cornice and door hood.
71. House, 79 Center Street: 2½-story, clapboarded, frame, gable-roofed, circa 1865, Italianate style. 1-story west wing. Presently used as offices.
72. Rutland Baptist Church, 81 Center Street: see Description.
73. Rutland County Courthouse, 83 Center Street: see Description.
74. House, 9 Court Street: 3-story, clapboarded, frame, hip-roofed, circa 1905, late Queen Anne style. 1½-story north wing. Projecting 3-level bay window with polygonal cap. Presently used as offices.
75. House, 5 Court Street: 2-story, clapboarded, frame, mansard roof, circa 1870.
76. House, 1-3 Court Street: 2½-story, clapboarded, frame, gable-roofed, circa 1890, two-family, Queen Anne style. Steep gables over end bay windows and paired center entrances.
77. House, 6 Court Street: 2½-story, frame, shingled second story with clapboards below, gable-roofed, circa 1895, Queen Anne style. Veranda decorated with elaborate Queen Anne/Eastlake detail. Rolled-edge window reveal in facade gable.
78. Rutland Congregational Church, 8 Court Street: see Description.

(Continued on Continuation Sheet 7-16)

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79. Rutland Free Library, 10 Court Street: see Description.
80. House, 91 Center Street: 2½-story, clapboarded, frame, gable-roofed, circa 1875, Italianate style.
81. House, 93 Center Street: 2½-story, clapboarded, frame, truncated gable-roofed, circa 1875, vernacular Italianate style. West elevation has a polygonal tower with conical roof, porch and bay windows. Unusual cornice has "frieze" with alternating "X" and circle motifs.
82. House, 95 Center Street: 2½-story, shingled, frame, gable-roofed, circa 1920, Neo-Georgian style. Door surround with fanlight and side-lights. Eyebrow dormer in center of roof.
83. House, 97 Center Street: 2-story, hip-roofed, circa 1920, Bungalow style. Ground story is yellow brick with shingles above.
84. House, 99 Center Street: 2½-story, clapboarded, frame, gable-roofed, circa 1875, vernacular style. Small west wing and rear extension.
85. Rutland Historical Society, 101 Center Street: see Description.
86. House, 103 Center Street: 2-story, clapboarded, frame, hip-roofed, 1913, Colonial Revival style. Shallow bay window with gable above at east end of facade. Veranda.
87. House, 105 Center Street: 2½-story, clapboarded, frame, gable-roofed, circa 1840, vernacular.

# 8 SIGNIFICANCE

## PERIOD AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

|   |  |  |   |  |
|---|--|--|---|--|
| <input type="checkbox"/> PREHISTORIC          | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC  | <input checked="" 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

BUILDER/ARCHITECT

### STATEMENT OF SIGNIFICANCE

The Rutland Courthouse Historic District represents a cohesive concentration of residences, churches and governmental buildings exhibiting styles which date from the early 19th century through the early 20th century. Reflecting the rapid growth of the town as a railroad junction, the majority of the buildings were constructed between 1850 and 1875. The residential streetscapes illustrate the development of Rutland up the hill eastward from the railway depot in response to the creation of a lively commercial section adjacent to the rail lines. Simultaneously this commercial growth shifted the town's development west from its original center at the intersection of West and South Main Streets.

Growth of the village down the hillside from the older settlement was first given impetus by the location at Center and Court Streets of the Italianate Revival style Post Office (1856-58) designed by Ammi B. Young during the period he served as U. S. Supervising Architect in Washington. As the nucleus of the mid-century building boom, this intersection has a concentration of civic and religious buildings which are closely integrated with the residences. Included in this grouping are the Italianate Revival style Rutland County Courthouse (1869) and two Gothic Revival style churches.

Beginning in the early 1850s, several factors determined the growth of the residential sections. At least five railroad lines were routed through Rutland and commercial growth quickly followed contiguous to the rail yards. Fortunes were made from the railroads as well as from related industries such as machine shops and foundries. Representative of structures that accompanied this prosperity are the Josiah Huntoon House (1855) and the E. F. Cook House (1865), both in the Italianate style.

Another influential factor was the sale of land which began as early as 1851 when a speculative group called the Rutland Land Company was formed. These sales contributed to a real estate boom lasting from 1850 to about 1865. Again, personal fortunes increased accounting for subsequent building east of the commercial area. The Bank of Rutland (1861) took advantage of locating at the intersection of Center and Court Streets. In the late 1860s the structure was converted to a residence.

(Continued on Continuation Sheet 8-1)

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Davison, Frank E., Historical Rutland. Published by Philip H. Brehmer; Rutland, Vermont: 1911.  
 Smith, H.P. and Rann, W.S., History of Rutland County, Vermont. D. Mason & Company, Syracuse; New York: 1886.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 44 acres  
 UTM REFERENCES

|   |      |         |       |          |     |       |      |         |       |          |     |     |       |
|---|------|---------|-------|----------|-----|-------|------|---------|-------|----------|-----|-----|-------|
| A | 1,8  | 6,6,3   | 6,6,0 | 4,8      | 3,0 | 2,0,0 | B    | 1,8     | 6,6,3 | 6,7,0    | 4,8 | 2,9 | 8,0,0 |
|   | ZONE | EASTING |       | NORTHING |     |       | ZONE | EASTING |       | NORTHING |     |     |       |
| C | 1,8  | 6,6,3   | 2,3,0 | 4,8      | 2,9 | 8,0,0 | D    | 1,8     | 6,6,3 | 2,2,0    | 4,8 | 3,0 | 1,9,0 |

### VERBAL BOUNDARY DESCRIPTION

Rutland Courthouse Historic District, Rutland County, Vermont

(See Continuation Sheet - 10-1)

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

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| STATE | CODE | COUNTY | CODE |

# 11 FORM PREPARED BY

NAME / TITLE

Emma Jane Neelby, Researcher

ORGANIZATION

Vermont Division for Historic Preservation

DATE

April 23, 1976

STREET & NUMBER

Pavilion Building

TELEPHONE

802-828-3226

CITY OR TOWN

Montpelier

STATE

Vermont

# 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.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*William B. Pinney*

William B. Pinney

TITLE

Director/State Historic Preservation Officer

DATE

April 23, 1976

FOR NPS USE ONLY

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

*Robert B. Ketting*

DATE

9/8/76

ACTING DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: *Robert B. Ketting*

DATE

9/3/76

KEEPER OF THE NATIONAL REGISTER

Acting

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Both Center and Court Streets were opened in 1856, Nickwackett Street in 1860 and Washington Street extended in 1870, all in response to continuing economic prosperity. Located along Washington Street are outstanding examples of the French Second Empire style including the W. C. Clement House (1865) and the Abraham House (1875).

Development of residential areas along Washington and Center Streets partially account for the retention of Main Street Park, located at the original late 18th century village center. Wholly within the district, the park was previously known as Federal Square and later Court Square. Directly east of the park across South Main Street stood the old county courthouse which burned in 1868. Subsequently in this area a number of Queen Anne style houses were constructed including the George Chaffee House (1892).

Another enterprise which contributed to Rutland's wealth was the nearby marble industry. Although marble quarries were operating west of Rutland in the 1840s, rail facilities constructed in the 1850s gave added incentive to development of marble processing mills only five to ten miles outside of the village. Rutland's reputation as the world's marble center was significant as another determining factor in the growth of, in this case, industrial prosperity.

Rutland's boom development in the mid-19th century was the result of prosperity gained primarily in the railroad and marble industries and in the land development business. The city depended on rail transportation for continuing growth in the late 19th century. The concentration of fine residences in the district represents the fortunes gained from such prosperity. The blend of residences with civic and religious buildings produced a mixture of uses which is still viable.

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The Rutland Courthouse Historic District begins at a Point A, the northeast corner of the 2 North Main Street Property (#27), continuing from this point in a southerly direction along the east property lines of the 2 North Main Street (#27), 2, 8, 10, 14, 16, 18, 24, 28, and 30 South Main Street (#27-37), and 2 East Washington Street (#38) properties to a point B at the southeast corner of the 2 East Washington Street property (#38); thence proceeding in a westerly direction along the south property lines of the 2, 8, 16, 18, 20, 22, 26, 30, and 36 Washington Street properties (#38-47) to a point C at the southwest corner of the 36 Washington Street property (#47); thence proceeding in a northerly direction along the west property line of the 36 Washington Street property (#47) to a point D at the intersection of an extension in a northerly direction of the west property line of the 36 Washington Street property (#47) and the center line of Washington Street; thence proceeding in a westerly direction along the center line of Washington Street to a point E at the intersection of an extension in a southerly direction of the west property line of the 39 Washington Street property (#48); thence proceeding in a northerly then easterly direction along the west, then north property lines of the 39 Washington Street property (#48) and continuing in an easterly direction along the north property lines of the 35 and 33 Washington Street properties (#49-50) to a point F at the northeast corner of the 33 Washington Street property (#50); thence proceeding in a northerly direction along the west property lines of the 27 and 23 Court Street properties (#67-68) to a point G at the northwest corner of the 23 Court Street property (#68); thence proceeding in a westerly, then northerly direction along the south, then west property lines of the 78 Center Street property (#69) to a point H at the intersection of an extension in a northerly direction of the west property line of the property and the center line of Center Street; thence proceeding in a westerly direction along the center line of Center Street to a point I at the intersection of an extension in a southerly direction of the west property line of the 73 Center Street property (#70); thence proceeding in a northerly, then easterly direction along the west then north property lines of the 73 Center Street property (#70) and continuing in an easterly direction along the north property lines of the 79 Center Street and Rutland Baptist Church properties (#71-72) to a point J at the southwest corner of the 9 Court Street property (#74); thence proceeding in a northerly direction along the west property lines of the 9 and 5 Court Street properties (#74-75) to a point K at the northwest corner of the 5 Court Street property (#75); thence proceeding in a westerly direction along the south property line of 46 and 50 West Street properties (#14, 13) to a point L at the southwest corner of the 50 West Street property (#13); thence proceeding in a northerly direction along the west property line of the 50 West Street property to a point M at the intersection of an extension in a northerly direction of the west property line of the 50 West Street property (#13) and the center line of West Street; thence proceeding in a westerly direction along the center line of West Street to a point N at the intersection with the center line of Elm

(Continued on Continuation Sheet 10-2)

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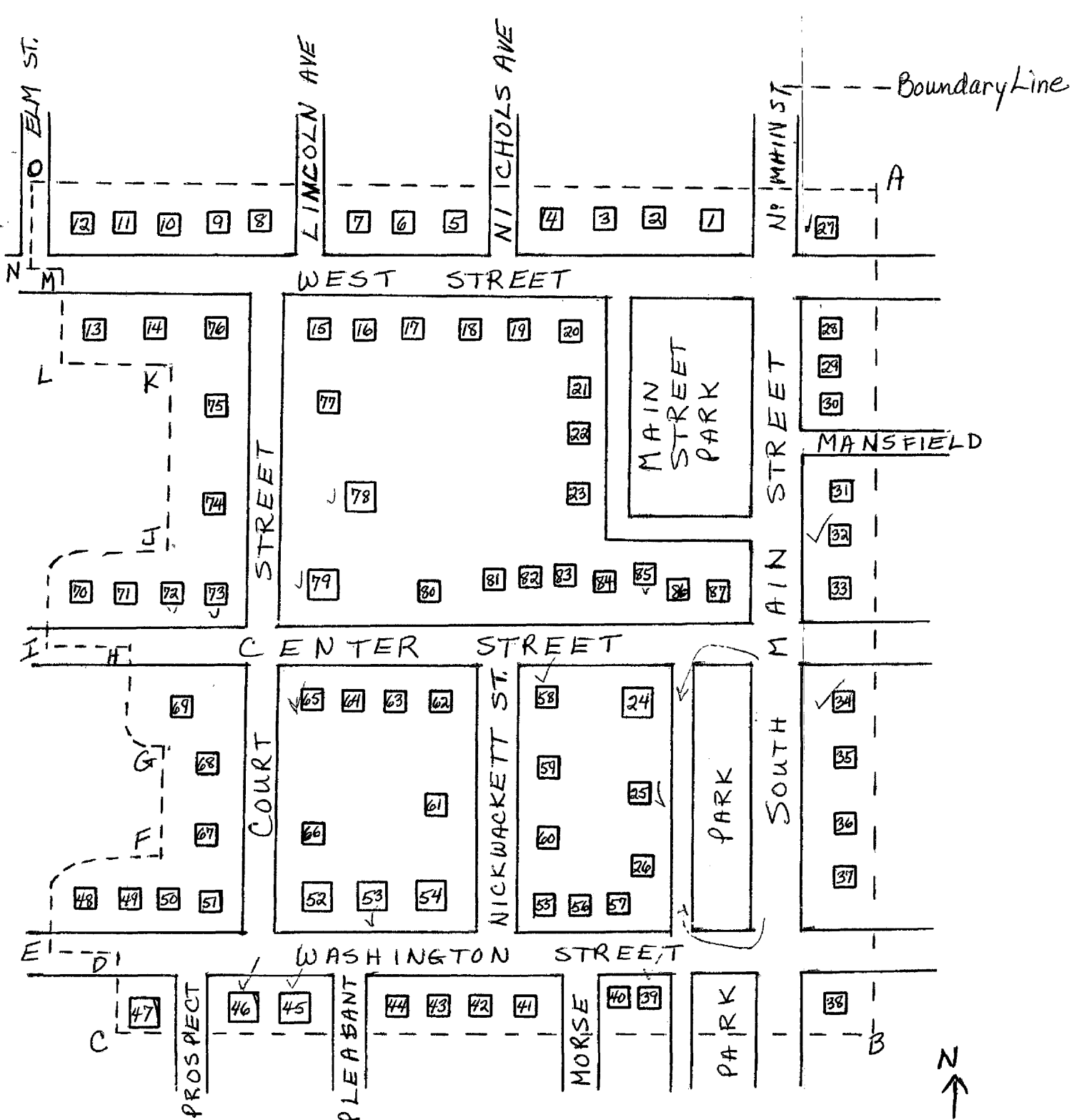
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Street; thence proceeding in a northerly direction along the center line of Elm Street to a point 0 at the intersection of an extension in a westerly direction of the north property line of the 51 West Street property (#12); thence proceeding in an easterly direction along the north property lines of the 51, 49, 47, 43, 39, 33, 31, 27, 23, 19, 15, and 7 West Street (#12-1) and 2 North Main Street (#27) properties to the point of beginning.



RUTLAND COURTHOUSE  
HISTORIC DISTRICT  
RUTLAND, VERMONT  
SKETCH MAP NOT TO SCALE  
--- BOUNDARY