

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH 0692 891

FOR NPS USE ONLY
RECEIVED DEC 5 1978
DATE ENTERED JUN 12 1979

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
Mill Village Historic District
AND/OR COMMON

2 LOCATION

roughly bounded by VT 100, I-89, and Stowe St.
STREET & NUMBER
Stowe and North Streets, Seabury Place
CITY, TOWN
Waterbury
STATE
Vermont
VICINITY OF
Washington
COUNTY
Washington
CODE
050
CONGRESSIONAL DISTRICT
Vermont
CODE
023

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 checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME
See continuation sheet 4-1
STREET & NUMBER

CITY, TOWN
VICINITY OF
STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Town Clerk's Office, Village of Waterbury

STREET & NUMBER
43 S. Main Street
CITY, TOWN
Waterbury
STATE
Vermont

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Vermont Historic Sites and Structures Survey
DATE
June, 1976
DEPOSITORY FOR SURVEY RECORDS
State of Vermont, Division for Historic Preservation
CITY, TOWN
Montpelier
STATE
Vermont
_FEDERAL _STATE _COUNTY _LOCAL

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Mill Village Historic District is located to the northeast of Waterbury Village (see Waterbury Village Historic District, entered on the National Register August 24, 1978) and includes all or part of Stowe, North, and Lincoln Streets and Seabury Place. The outstanding natural feature of the district is Thatcher's Brook, which drops approximately fifty feet between the bridge on Stowe Street and the I-89 Exit 10 off ramp (northbound) overpass. The brook was in fact the primary raison d'etre for the district's existence.

The land contours and road construction together serve to isolate the district from the surrounding areas. On the west, there is a steep wooded bluff sloping down from the exit ramp to the brook, successfully detaching the district from the Interstate traffic. There is a height of land between the east side of the brook and North and Stowe Streets, not as high as that to the west. To the north, the woods and the brook (crossing Stowe Street) serve to separate the district from the heavily-travelled Vermont 100, and on the south is another steep slope, created by the Interstate construction, the toe of which is at the southern edge of Stowe Street. To the east of Stowe Street the land slopes up into fields. The combination of the topography and the Interstate create a compact visual entity, and there is a very real sense of entry when crossing the bridge on Stowe Street or passing under the three towering Interstate bridges at the south end of the district.

The buildings within the district date primarily from the late 19th century, when Mill Village was at its peak as an industrial area. The three dams within the district provided water power for a variety of industries, including the milling of grain (#1), the production of implement handles and wooden butter boxes and the carding of wool (#14B) and the tanning of hides (in an area formerly called Tannery Flat, now buried beneath the exit ramp).

Today a quiet residential neighborhood, the most visible remnant of the area's history is the Waterbury Feed Company Mill (#1) and its associated dam and penstock. All are fleetingly visible from the Interstate exit ramp. The residential structures, with a few exceptions, are the small, plain houses one would expect to find adjacent to a 19th century industrial area. Most show at least vague references to the Greek Revival or Italianate styles. Alone, they would be inconspicuous; taken together, with the industrial remains, they form an integral unit which reads as a whole.

Three houses in the district stand out from this matrix. The Baker House (#6) is the most highly developed example of the Greek Revival style in Mill Village. Its outstanding feature is a porch recessed into the gable peak at the second floor level. Other notable houses (for different reasons) include the Seabury-Jewett House (#16), a solid neo-Colonial Revival residence built in 1918, and the Reverend Brown house (#8), a good example of the type of residential and working structure commonly found in rural Vermont: the house is attached to two barns at the end of an extended ell.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input 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 type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" 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 Mill Village Historic District was, in the late 19th century, a bustling industrial area with a diversity of mills operating from the water power available from Thatcher's Brook. The types of industries located here offer a perspective on small-scale 19th century manufacturing and materials processing, and the one mill which operated into the 20th century contributed to the retention of the Village's character.

That one mill (#1), slated for renovation and adaptive re-use, was previously known as the Gristmill or the Seabury Flour and Feed Mill. Isaac Woolsen supposedly built a stone mill at this site in 1807. It passed through a succession of owners until, in 1835, it was purchased by William W. Wells. Wells, an important local figure, replaced the stone building with the present brick structure and modernized the water wheels. He proceeded to do a thriving business in flour and feed. In 1870 the mill was purchased by the Seabury family, who operated it until the 1940's to serve the dairying district in the northern part of Waterbury.

Around 1903, when the flow of the brook was lessened by construction of a local water system, a dam was built and turbines adapted for a smaller stream were installed. These turbines, dam, and penstock still exist, although in a somewhat deteriorated condition.

The area now under the exit ramp of Interstate 89, across the brook from the Village Mini-Park, was known as Tannery Flat, the site of a long succession of tanneries. They were connected to Stowe Street by the Tannery Bridge, no longer extant.

Behind the houses on North Street and Seabury Place are several other remnants of the Village's industrial past. There is a concrete dam and a stone and concrete foundation immediately to the west of the Perry House (#15). The kiln (#14B) was also associated with the site. An early wool carding and manufacturing plant were located here, and later fork, rake, hoe, and broom handles were made here, as were ash dowels for reed and rattan furniture. Still later the Boyce butter-box factory occupied the site. The existing foundation is that of the factory and boiler house.

Farther upstream, behind the Stearns House (#13) is the remains of a timber dam, and the number of large timbers scattered about indicates the possible previous existence of yet another mill

Mill Village was also the site of J. Murphy's brickyard, which may have provided brick for houses in Waterbury Village.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet 9-1

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY \pm 18

Quadrangles: Middlesex, VT and Waterbury, VT (7.5' series).

UTM REFERENCES

A	1,8	6,7,9	6,2,0	4,9	1,2	4,4,0
	ZONE	EASTING	NORTHING			
C	1,8	6,7,9	4,5,0	4,9	1,1	9,8,0

B	1,8	6,7,9	6,9,0	4,9	1,2	1,5,0
	ZONE	EASTING	NORTHING			
D	1,8	6,7,9	3,5,0	4,9	1,2	3,2,0

VERBAL BOUNDARY DESCRIPTION

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

Charles H. Ashton, Architectural Historian

November 1978

ORGANIZATION

DATE

Vermont Division for Historic Preservation

STREET & NUMBER

TELEPHONE

Pavilion Building

802-828-3226

CITY OR TOWN

STATE

Montpelier

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. Pinner

DATE December 1, 1978

TITLE

State Historic Preservation Officer

FOR NPS USE ONLY

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

Abram T. Bridges for

DATE 6/12/79

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST *Maria Ann ...*

DATE 6/11/79

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
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The overall effect of the Village, due to its relatively cohesive architecture and streetscapes, would be one of a unified whole, even at only the visual level. But the thread of its industrial past, linking the buildings through their common focus centered on the water power of Thatcher's Brook, makes the Village a highly intact example of 19th century industrial Vermont.

The buildings within the Mill Village Historic District are as follows (numbers refer to enclosed sketch map):

1. Waterbury Feed Company, c. 1835. This former grist and feed mill, with its associated dam and penstock, is clearly the centerpiece of the district, and is frequently noticed by travelers on the exit ramp. The now vacant mill is 7-course American bond brick veneer over a braced frame. It is oriented with its 3-bay, center-entry gable end to Stowe Street, and is 2½ stories high. Broad loading doors are centered at the second floor and gable peak. A full-width porch on brackets shelters the first floor of the front facade. Windows are flat-arched, with radiating voussoirs.

On the north (right) side of the mill are two later sheds, which extend east and, together with #2, define the millyard. At the rear (west) of the mill the land slopes sharply down to the brook, where a stone dam, approximately 12 feet high, is located. Downstream the brook continues to fall sharply, so that the penstock leading from the dam has a head of about 20 feet at the tailrace. While the mill is basically sound, some deterioration has occurred at the rear of the 4-bay building, and to the dam.

2. Magee house, 90 Stowe Street, c. 1860. A 1½-story vernacular Cape Cod-type wood frame house, this structure is four bays wide and is covered with asbestos shingles. Although nearly devoid of stylistic detailing, its location serves to close the southern side of the Millyard.
3. Lamson House, 86 Stowe Street, c. 1860. Another plain, wood frame, 1½-story Cape Cod-type house. Sided in clapboards and features a porch on the 3-bay gable front. There is a new garage (#3A) to the rear.
4. Gabree House, 89 Stowe Street, c. 1860. Asphalt siding and several alterations and additions have decreased the building's integrity so that it does not contribute to the district.
5. Goff House, 93 Stowe Street, c. 1860. Greek Revival elements. This well-proportioned gable-front house is 1½ stories high and 3 bays wide, with a hint of the Greek Revival displayed in the partial cornice returns. It is sided in clapboards, and is on axis with the Mill (#1) across Stowe Street.

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6. Baker House, 103 Stowe Street, c. 1850. Greek Revival. The 3-bay portico temple front and recessed second floor porch are the stylistic highlights of this house, the finest design example in the district. The first story of the front facade features an entablature carries on square posts with small capitals. A wide door enframingent with sidelights and twin pilasters supports the plain entry entablature. There have been some alterations to the body of the house, but they do not detract from the integrity of the front facade. A small garage (#6A) is located some distance to the south.
7. Divine House, Stowe Street, c. 1860. Located in the small polygonal area between Stowe and North Streets, this 1½-story, wood frame, clapboarded vernacular house has a standing seam tin roof, screened porch on the gable end, a projecting 1-story bay on one side and a narrow 1½-story ell on the other side.
8. Reverend Brown House, 111 Stowe Street, c. 1855. This small 1½-story vernacular house is composed of two intersecting gable-roofed masses. There is a 1-story front porch with turned posts, and a 1-story rear addition. The roof slates on the house are laid on the diagonal. Attached to the house are two barns, extending out to one side, giving the house a distinctly rural appearance. There is a small garage (#8A) to the rear of the house.
9. Deemer House, 115 Stowe Street, c. 1880. Italianate elements. This 2-story, wood frame house with clapboard siding has the flat roof and paired-bracketed cornice typical of vernacular manifestations of the Italianate style. It is 2 bays wide and 3 bays deep, and a 1-story shed-roofed porch with turned posts extends across the width of the front facade.
10. O'Brien House, 1 Lincoln Street, c. 1855. Situated on a small knoll overlooking the intersection of Stowe and Lincoln Streets, this 1½-story wood frame house with gabled roof has been altered by the addition of a large shed dormer. The ell of the house attaches to a horse barn. The gable end facing on Lincoln Street has a porch supported by wooden columns.
11. O'Brien Rental House, 3 Lincoln Street, c. 1840. This 1½-story, frame, Cape Cod-type house is 5 bays wide with a plain central entrance. The only ornamentation on the entry consists of narrow flanking pilasters. A porch has been added to the gable end, and asphalt shingles cover (or replace) the original siding.
12. Martin House, 116 Stowe Street, c. 1865. A 1½-story, frame house with clapboard siding, the 4-bay structure is similar in massing and proportion to the majority of houses in the district. Its distinguishing feature is a well-detailed, full-width flat roofed porch, supported on turned posts with ornate sawn brackets. A small ell extends to the rear.

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13. Stearns House, 14 North Street, c. 1860. Apparently constructed to display Greek Revival elements (shown in the gable-front orientation, heavy door enframingent with 3/4 sidelights, and eyebrow windows on the side facades), the original appearance has been altered by a 1-story, flat-roofed porch on wooden Doric columns. The house is wood, with clapboard siding, 3 by 4 bays. The porch, while altering the appearance, does not detract from the pleasing proportions of the house. A garage and two sheds (#'s 13A-C), all newer, are also located on the property. Timber ruins of a dam (and possibly a building) are located in the brook immediately to the west.

14. Mason House, Seabury Place, c. 1865. This 1½-story, wood-frame, vernacular house has a gable front with a porch detailed with a small triangular pediment at the entry. The siding on the exterior is horizontal flush boards. Additions to the house include roof dormers and a large chimney.

To the rear of the house is a small shed (#14A) and a wood-frame, shed roofed kiln house (#14B), the latter a remnant of the butter-box factory, the remains of whose foundation are immediately to the south (#15B). Adjacent to the kiln are the remains of a concrete dam and sluice, approximately 12 feet high.

15. Perry House, 5 Seabury Place, c. 1860. A 3-bay, 1½-story, wood frame, clapboarded house, this structure features a wide door enframingent and 3/4 sidelights on the gable-front principal facade. Later additions and alterations include a side ell with an eave extension over the porch, a dormer, and a chimney. A small garage (#15A) and the stone and concrete foundation mentioned above (#15B) are located to the west.

16. Seabury-Jewett House, 1 North Street, 1918. With some Colonial Revival and Queen Anne references, this 2½-story, hipped-roof house is of wood frame construction with brick veneer on the first floor and wood shingles above. The principal facade includes a brick porch with battered piers supporting the roof, a 2-story bay, and a roof dormer. A new garage (#16A) is located at the edge of the steep slope leading down to the mill (#1). 1^

17. Phillips House, 94 Stowe Street, c. 1865. A small, 1½-story wood frame clapboarded house, the building is similar in massing and detail to the other residences in the district. It is 3 bays across the gable end front facade, 3 bays deep, and has a 1-bay addition at the rear. A front porch is supported by wooden half-columns.

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18. Stowe Street bridge over Thatcher's Brook, 1928. Constructed of concrete, the bridge serves a vital function as a visual gate into the district from the north. This particular structure, however, does not contribute to the character of the district as it is not contemporaneous with the buildings to which it provides access.

Numbers 4 and 18 on the enclosed sketch map do not contribute to the character of the historic district, ~~and are not to be included in the National Register.~~

delete per phone conversation 2-23-79

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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Map No.

- | | | |
|--------|---|-------|
| 1, 17 | Steve G. Phillips, Waitsfield, VT | 05673 |
| 2 | Robert C. Magee, 90 Stowe St., Waterbury, VT | 05676 |
| 3 | Harold Lamson, 86 Stowe St., Waterbury, VT | 05676 |
| 4 | Mrs. Luella B. Gabree, 89 Stowe St., Waterbury, VT | 05676 |
| 5 | Mrs. Harold Goff, 93 Stowe St., Waterbury, VT | 05676 |
| 6 | Newton & Elaine Baker, 103 Stowe St., Waterbury, VT | 05676 |
| 7 | Mrs. Grace Divine, Stowe St., Waterbury, VT | 05676 |
| 8 | Rev. Elton W. Brown, 111 Stowe St., Waterbury, VT | 05676 |
| 9 | Charles Deemer, 115 Stowe St., Waterbury, VT | 05676 |
| 10, 11 | Robert O'Brien, 1 Lincoln St., Waterbury, VT | 05676 |
| 12 | Mary Martin, 116 Stowe St., Waterbury, VT | 05676 |
| 13 | Mrs. Sumner Stearns, 14 North St., Waterbury, VT | 05676 |
| 14 | William V. Mason, Seabury Place, Waterbury, VT | 05676 |
| 15 | Robert B. Perry, 5 Seabury Lane, Waterbury, VT | 05676 |
| 16 | Edgar A. Jewett, 1 North St., Waterbury, VT | 05676 |

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The prosperity of Mill Village, based on 19th century needs and technologies, was a victim of 20th century industrial processes. Its scale of operations was small, dependent on water power, and could not adapt to such-innovations as coal and steam power and mass production. Mill Village was bypassed by technology, much as the Interstate physically bypasses it, looming on its concrete piers. It is somewhat ironic, yet fortuitous, that the Interstate alignment defines an edge of the district, rather than slicing through it. The ordinarily useless space under the Interstate between Stowe Street and Thatcher's Brook bridge has recently been converted to a small park by the Village.

The residential structures in the district, as mentioned above, could not be considered high-style architecture. They do, however, work together as a unit with the mill to present a cohesive image of a small light industrial area of the last century.

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Additional information compiled by Emma Jane Saxe, 1978.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
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Mill Village Historic District, Waterbury, VT

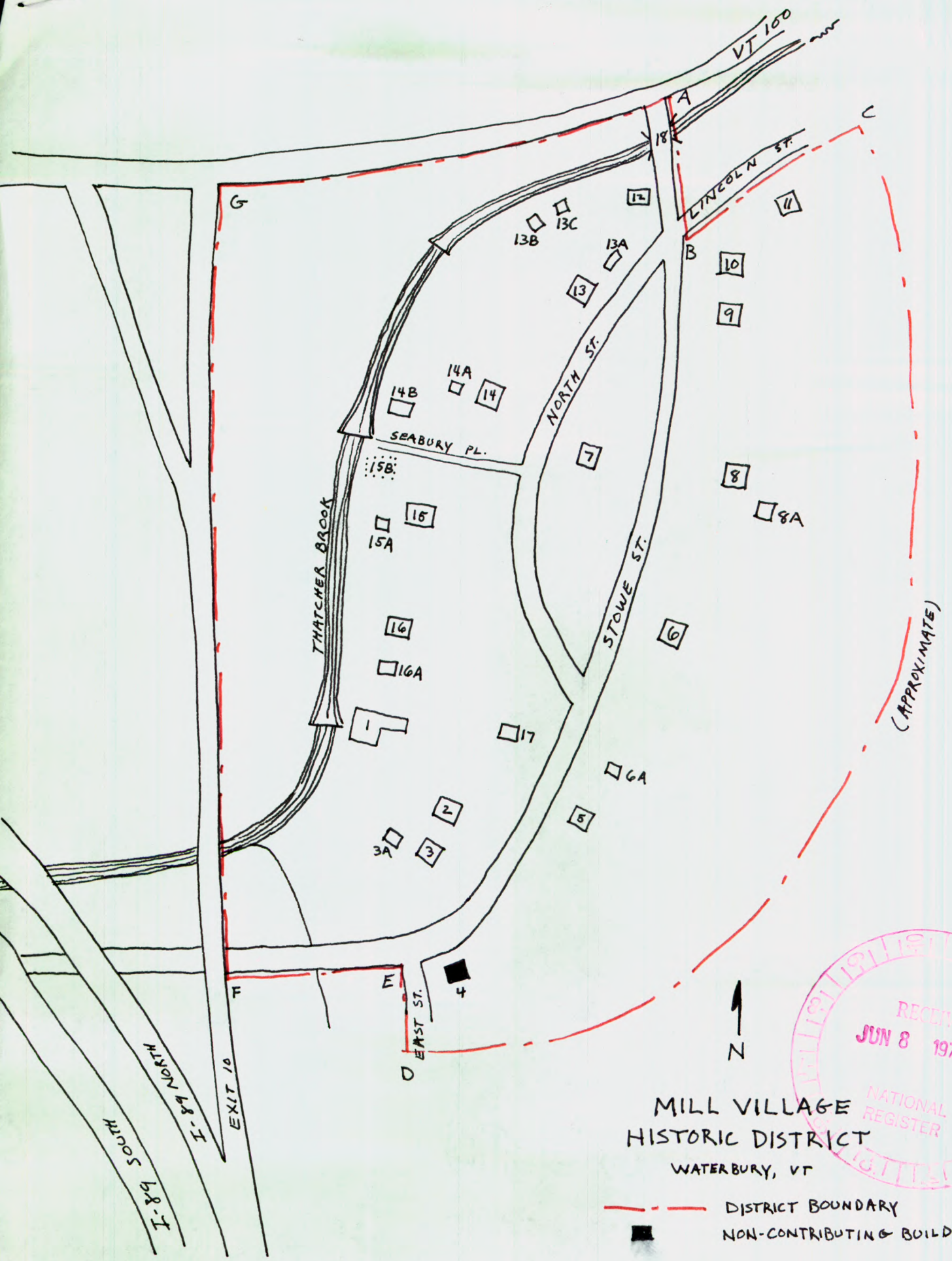
Revised 6-1-79

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The boundary of the Mill Village Historic District is described as follows: beginning at Point A, the intersection of the eastern edge of the right-of-way of Stowe Street and the southern edge of the right-of-way of Vermont 100; thence proceeding generally south along said eastern edge of right-of-way, crossing Thatcher's Brook and Lincoln Street, to Point B, the intersection of said eastern edge of right-of-way with the southern edge of the right-of-way of Lincoln Street; thence proceeding generally northeast, along the southern edge of the right-of-way of Lincoln Street, to Point C, the intersection of said right-of-way with the extension in a northerly direction of the eastern boundary of the property of #11 (O'Brien Rental House); thence proceeding generally south and southwest, along the rear (eastern and southern) boundaries of the properties on the east and south side of Stowe Street (#'s 10, 9, 8, 6, 5, and 4) to Point D, the intersection of the extension in a westerly direction of the southern property boundary of the Gabree House (#4) with the western edge of the right-of-way of East Street; thence proceeding generally north along said edge of right-of-way to Point E, its intersection with the southern edge of the right-of-way of Stowe Street; thence proceeding generally west along said edge of right-of-way to Point F, at the intersection with the eastern edge, and directly below the Stowe Street Bridge, of the right-of-way of the I-89 (northbound) Exit 10 offramp; thence proceeding generally north along said eastern edge of right-of-way to Point G, the intersection with the southern edge of the right-of-way of Vermont 100; thence proceeding generally east along said edge of right-of-way, crossing Stowe Street, to Point A, the point of beginning.



(APPROXIMATE)



MILL VILLAGE
HISTORIC DISTRICT

WATERBURY, VT

- - - DISTRICT BOUNDARY
- NON-CONTRIBUTING BUILDING