

517

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 any 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: Broad Brook House

other names/site number: Broad Brook Inn, Guilford Country Store

2. Location

street & number 475 Coolidge Highway not for publication N/A
city or town Guilford vicinity N/A
state Vermont code VT county Windham code 025 zip code 05301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally.
(See continuation sheet for additional comments.)

Nancy E. Borne 6-22-2011
Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:
 entered in the National Register
 See continuation sheet.
 determined eligible for the National Register
 See continuation sheet.
 determined not eligible for the National Register
 removed from the National Register
 other (explain): _____
Signature of Keeper [Signature] Date of Action 5/04/2011

=====

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

Contributing	Noncontributing
<u> 1 </u>	<input type="checkbox"/> buildings
<u> </u>	<input type="checkbox"/> sites
<u> </u>	<input type="checkbox"/> structures
<u> </u>	<input type="checkbox"/> objects
<u> 1 </u>	<u> 0 </u> Total

Number of contributing resources previously listed in the National Register NA

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

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Commerce/Trade Sub: restaurant

Cat: Domestic Sub: hotel

Cat: Social Sub: meeting hall

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: multiple dwelling

Cat: Commerce/Trade Sub: department store

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

 Federal

Materials (Enter categories from instructions)

foundation stone

 brick

 concrete

roof steel

walls weatherboard

other

other brick

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

See continuation sheets (7-1 through 7-4)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Broad Brook House
name of property
Guilford, Windham County, Vermont
Town, county and State

The Broad Brook House, constructed in 1817, is a large, 2 ½-story, Federal style frame building that was built as a tavern with a center hall Georgian plan and was converted into a general store about 75 years ago. The five-by-four bay main block structure has its front façade on the west which faces U.S. Route 5 or Coolidge Highway, the main north-south artery in eastern Vermont and through Guilford's eastern village. It is set very close to the road and is situated prominently at the head of the village's central "T" intersection with Guilford Center Road and is one of the visual and functional anchors to the village. The near neighbors to the Broad Brook House include historic residences and offices, the National Register-listed Tontine Building, a church, an automotive repair shop, the former grange hall, and a former grist mill. Although the Broad Brook House has suffered some loss of historic integrity on the interior due to the change of use, its simple original exterior details and massing give it integrity of location, design, setting, materials, workmanship, feeling, and association.

The surrounding hamlet has been known variously by the names Guilford, East Guilford, and Algiers and was the location during the 19th century of the "Guilford" post office. The Broad Brook House, which served as an inn, tavern, Masonic meeting hall, and most recently as the Guilford Country Store and rental apartments, is sited across the road from the historic Tontine Building (NR listed 5/2/2008). Both these landmarks are easily seen when approaching the village from the north due to a bend in Coolidge Highway. In addition to the Tontine Building, the largely residential village surrounding the Broad Brook House today contains several historic buildings that date from the same period or later as well as a few non-historic buildings and would constitute an eligible historic district.

The 1817 main block is a five by four bay, 2 ½-story clapboarded structure oriented to the west fronting quite closely on Coolidge Highway. The eaves front, gable roofed building has a 1 ½-story, two by three bay rear gable ell that is likely original or nearly so. There are two interior ridge chimneys on the main roof which along with the ell roof is covered in corrugated metal. The exterior siding is wood clapboard with a narrow exposure suggesting it is largely original. There is no real cornice only a simple, deep eave overhang and a flat frieze at the top of the wall and on the rake. Other trim includes flat corner boards, narrow, flat window surrounds, and a flat skirt board.

The main block has regular fenestration with 19th century replacement, two-over-two light double hung wood windows and historic louvered shutters. The centered front doorway has a stone stoop and simple door surround which is topped by an entablature including a molded cornice and flat frieze. The surround incorporates the five panel door and its flanking sidelights. Since the first floor was converted to store use, the front façade glazing has been infilled with painted wood including the panes of the sidelights and four first floor windows. On the second

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Broad Brook House
name of property
Guilford, Windham County, Vermont
Town, county and State

floor, the five windows have unaltered two-over-two light sash. There are two more recent replacement six-over-six light sash windows on the second floor of the rear (east) façade. A nine-over-nine light sash found in the basement may represent the original windows. However an historic 1875 photograph (nomination photograph #10) shows the current sashes. The gable facades had regular fenestration but some of the openings have been altered. On the north a one story, three-part, shed- and gable-roofed addition extends the store across the first floor of the main block. Parts of the original main block exterior wall have been removed within it. The windows above this shed addition have two-over-two light sash and are regularly spaced on the second floor with a single window in the attic. On the south gable facade, five of the nine original window openings remain with two-over-two light sash. First floor window openings in the first two bays have been fully removed and infilled with clapboards. Two window openings - one on the first floor in the last bay and one on the second floor in the second bay - have been converted to doorways. An open, modern wooden stair leads to the second floor door and a modern, open, shed-roofed porch with wooden steps shelters the first floor door near the rear of the facade.

There are several additions to the main block including, as noted above, a 1 ½ story rear gable ell with a deep one story shed roofed addition across the full length of its north façade. The three by two bay gable ell is off center and connects to the main block at the northern two bays of the rear main block façade. On both its north and south facades the ell has three small windows across the second floor and on the south first floor façade has a clapboarded small enclosure in the corner of the porch and a door and two two-over-two light sash windows on the porch. The north first floor façade of the ell is covered by the one story shed-roofed addition which has three double hung windows on its north façade. Both of these additions are visible in a c. 1875 historic photograph (nomination photograph #10). In that 1875 view there is a full wrap around porch across the north and west facades of the main block. Two subsequent views also show the porch in c.1880-1900 (Fig.1) and c. 1920 (Fig. 2) and how close to the road its corner is. The present one story shed-roofed addition across the rear two bays of the north façade of the main block corresponds to this earlier porch and may incorporate some of its structural elements. The gable portion of this addition contains a c. 1970s modern air lock vestibule around the store entrance incorporating the first two bays of the main block. The c.1920 photograph (Fig. 2) shows that an original door was in the same vicinity as this store entrance is currently - the first bay from the front on the north façade - but the original main block doorway and first floor exterior wall have been removed. There is no remnant of the porch on the front façade - nor is there space for one since the current pavement and shoulder of the highway comes very close to the building. On the rear ell, there is also a shallow shed roofed, one story, porch along the south façade and a more modern deck attached to the southern side of the rear main block façade. Due to the present site topography, these two rear porches are nearly an entire floor level above grade. Under the rear

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Broad Brook House
name of property
Guilford, Windham County, Vermont
Town, county and State

deck, there is a stair flanked by stone retaining walls leading down to a basement door and another stair leading to a door that is now closed up under the ell porch.

Most of the main block and ell have a stone foundation. The lower sections in the basement are dry-laid but the upper sections have been mortared later. In many places a brick foundation wall has been added above the stone, likely above grade. However, at the front façade the grade level has increased to the point where no foundation is visible at all. At the rear of the main block, brick tops the stone and is exposed near the areaway. At the rear façade of the ell and its addition, an exposed concrete foundation wall has been added above the stone and some of the rear basement walls in this area have been rebuilt entirely in concrete block.

The hand-hewn post and beam framing members of the 1817 main block and ell are visible in some areas including the first floor ceiling and parts of the second floor apartments in the rear ell. The interior of the main block and ell have been considerably altered over the building's long history and presently have a combination of old and modern finishes and partitions. One historic feature that is still intact is the vaulted ceiling of the former second floor ballroom – now within an apartment. Local oral tradition suggests that the floor of the ballroom was “sprung” – a common theme in taverns and halls. Without invasive investigation this has not been verified.

The original floor plan has been altered through many uses and tenants. Currently there is a single large retail commercial space on the first floor that includes almost the entire main block and extends in to the ell where there are also built-in coolers, internal storage and food preparation rooms, and some other small rooms. On the second floor there are two apartments including, as noted above, one in the main block that has an arched ceiling and flush board wainscoting that is likely original and related to the use as a tavern ball room and meeting hall. The original center hall floor plan has been altered but the evidence of it remains in the ceiling of the first floor as well as in the basement framing and the still extant walls of the center hall at the rear of the main block. The original main stairs have been removed. The vertical circulation is now limited to only one interior stair in the rear of the main block leading from the south façade entrance. The front second floor apartment is only accessed from the south façade exterior stair. Throughout the second floor interior and in the rear ell of the first floor there are doors that may be original four panel doors with early hardware. There are also some intact plaster walls, some walls and ceilings that were re-plastered including the curved ceiling in the second floor front former ballroom of the main block, as well as some sheetrock partitions. There are a mixture of other historic and non-historic finishes on the first floor including beaded flush board ceiling, acoustical ceiling tiles, and a very small section of original wainscoting around an intact remaining fireplace. The first floor fireplace surround appears to be original with a delicate Federal style mantel but is surrounded by modern raw wood finishes and uncovered brick. There

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4

Broad Brook House
name of property
Guilford, Windham County, Vermont
Town, county and State

is another fireplace in the second floor rear apartment with a much simpler surround. Throughout the second floor are original and later 19th century wide board wood floors and some older wood flooring in poor condition in a few spots of the first floor though most of the first floor is covered by vinyl sheet flooring or plywood.

This original tavern/hotel, though altered internally, still easily conveys its origins and simple elegance in the front door surround, early 19th century massing and fenestration, and prominent location.

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.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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.)

See continuation sheets (8-1 through 8-6)

9. Major Bibliographical References

(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)

Architecture
Community planning & development
Commerce

Period of Significance

1817 - 1936

Significant Dates

1817
1936

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: Guilford Historical Society

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

Broad Brook House
name of property
Guilford, Windham County, Vermont
Town, county and State

The Broad Brook House, built as a tavern in 1817, is a fine example of the simple Federal style used extensively throughout southern Vermont in the early 19th century. It retains its Federal style door surround, simple exterior trim, and a fireplace surround as well as a second floor ballroom with a vaulted ceiling. It was built by one of a group of businessmen who developed the east village of Guilford in a span of about a decade. The building is an excellent example of a crossroads tavern strategically sited at a bend in the road at the village's main intersection that became a commercial anchor of the community. The building is eligible for listing on the National Register of Historic Places at the local level under Criterion A for its significance in Commerce and Community Planning/Development as well as Criterion C for its architectural significance as an early, Federal style tavern. Its period of significance is from 1817, when it was constructed, to 1936, when it ceased to be used as a tavern/hotel.

Broad Brook House, later to become the Broad Brook Inn, and in 1936 the "Guilford Country Store," was built by Solomon C. Pratt, one of the early developers and landowners in east Guilford. Pratt was one of a group of speculators and entrepreneurs who developed the village of East Guilford or Algiers. The Broad Brook House was one of the first buildings built to anchor the new village and provide a stopping place on the major north-south route. It represents a prominent example of an early community development effort to create a village center where none had existed. The simplicity of its ornamentation derives from this original use as a tavern and the property type is further characterized by strategic siting. The Broad Brook House is located at the head of the village's primary T intersection which occurs at a gentle bend in the road so that approaching from the north or west provides an excellent long view of the property and essentially makes the building into a billboard advertising its public/commercial use. It became a trading and transportation hub and has been a business and community landmark in the east village of Guilford since its construction, first as a tavern and meeting place, a brief role as the masonic lodge, later as an inn, barber shop, post office, and in the 20th century the town's only general store.

As one of the southernmost towns in eastern Vermont, Guilford's early history has settlement going back nearly to its charter in 1754¹. It became one of Vermont's first organized settlements after the French and Indian wars with people re-locating from Connecticut and Massachusetts traveling up the Connecticut River valley to the Vermont frontier. The town was well established as Vermont's most populous before the 19th century but the settlement pattern was fairly scattered throughout the town's borders. A village in the center of the town had emerged with the

¹ Early Guilford history is based on Hamilton *Child's Gazetteer & Business Directory for Windham County* (Sycuse: 1884) and Zadock Thompson's *History of Vermont* (Burlington: 1842).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

Broad Brook House
name of property
Guilford, Windham County, Vermont
Town, county and State

establishment there of the first Congregational church in 1778. This village is now known as Guilford Center and still houses the town government and school.

In the northeastern corner of town, where the Broad Brook leads west from the Connecticut river, a north-south stage route connected Brattleboro to Guilford and points south in Massachusetts. The village of Guilford Center was located considerably further west than this stage route. Until the early 19th century, the northeastern section of town had a few early water-powered mills on the Broad Brook, a few houses and farms on the two main roads, and a store. After the construction of an east parish church on the north-south highway in 1813, a group of entrepreneurs that included Nathan Cutler, Elihu Field Jr., John and Artemas Gale, Benjamin Jacobs, Philemon Baker, and Solomon Pratt became actively involved in further developing the area into a second village center. Their names occur in nearly every deed chain for the village properties often more than once.² By 1819, they had succeeded in combination and singly in the development of a grist mill, carriage maker's shop, blacksmith's shop, cotton factory, distillery, the 1817 Broad Brook House tavern, another store, and the Tontine building which housed stores and shops³. The village was fully realized through their efforts. Of the dozen or so early buildings built or owned by this group, the Broad Brook House tavern, the Tontine Building (NR listed 5/2/2008), Christ Church (NR listed 5/13/1982), the gristmill, and several houses remain today.

The distinctive simplified Federal style architecture of the Tontine, Broad Brook House tavern and Christ Church form the visual core of the present-day hamlet of Algiers and are its principal landmarks, having anchored the community since its earliest days. In Vermont, the example of a core group of businessmen being responsible for much of the initial development in a village is a common model in the state. Many early southern Vermont town centers and hamlets were established through the efforts of landowners and mill owners who hoped to increase their investment by building the infrastructure required to do business. In Guilford, Vermont's largest town in 1790 and 1800⁴, a group of men undertook to create a second village center where several mill sites on the Broad Brook intersected the main north-south highway. According to *The Official History of Guilford*, the ownership of the Broad Brook House changed hands many times, which is not unusual for commercial properties. Its first operator was not the owner but was another of this early group of businessmen – Elihu Field, Jr. who ran it for two decades until 1839 during which time, in 1833, he did eventually purchase the property.

² Town of Guilford land records and Broad Brook Grange No. 151, ed. *Official History of Guilford, Vermont, 1678-1961, With Genealogies and Biographical Sketches*. Guilford, Vt.: Town of Guilford & Broad Brook Grange No. 151:1961, pp. 275-295.

³ *Official History of Guilford*, p. 181 quoting Abby Maria Hemenway's History.

⁴ United States Census for 1790 and 1800

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

Broad Brook House
name of property
Guilford, Windham County, Vermont
Town, county and State

A snapshot of the town of Guilford provided by Zadock Thompson's 1840 History & Gazetteer of Vermont, indicates there were four villages (Algiers or Guilford, Guilford Center, Hinesburg, and the largest - Green River), four taverns, and four stores. Also of note in the early 19th century were the several distilleries and grist mills operating in town, many of which were owned by businessmen who also appear in the tavern's early chain of title. These included land speculator, General Arad Hunt, developers Solomon Pratt and Elihu Field, and later, Charles Squires. The tavern or "tavern stand" as it was also described in several deeds, was primarily connected to the stage coach line. Route 5 or Coolidge Highway was known originally as the "stage road" and it is referred to as such in all the 19th century tavern deeds. As noted in Vermont's "Overland Transportation" historic context summary: "*Stage coach lines were organized as soon as the turnpikes were constructed. The stage coach business was in its heyday from 1820 – 1830, and tavern and inns often served as the stage coach 'stations.' Many villages grew up at the intersection of major routes and small neighborhoods developed at the intersections of less travelled routes.*" In Guilford, the stage line and major north-south highway coincided with mill seats on the Broad Brook and therefore the village of east Guilford quickly thrived as a place of commerce with the tavern stand as its heart. It served as a gathering place for meetings as needed, school when needed (after a schoolhouse fire in the 1850s⁵), social occasions and was a focus of trade with the hay scales that it ran.

The first Broad Brook House tavern keeper, Elihu Field, not only was part owner of several other enterprises and properties in town but served as Guilford's representative to the state legislature and was also a founding member and Worshipful Master of the No. 39 Columbian Masonic Lodge started in Guilford in 1812. When the tavern was built in 1817 with Field as proprietor, the lodge's meetings were held there until 1824 when they moved to Brattleboro. The Lodge became inactive after 1829. Field was also the town's postmaster for the east village from at least 1824 (when the information was first listed in Walton's Vermont Register & Farmer's Almanac) until 1840 suggesting that the post office was located in the tavern at that time. The next postmaster was also the next owner and operator of the tavern – Daniel Jacobs, so the two functions likely stayed together until 1847 when a merchant named Francis Adams is listed as postmaster. Adams was not associated with the tavern and the post office location likely moved to Adams' place of business. After this point for the remainder of the 19th century, the postmaster and village merchant are consistently the same in all three remaining villages of Guilford respectively and therefore appear not to be located at the Broad Brook House. In the early 20th century Guilford no longer had a postmaster in the east village (only in Green River) and eventually none at all.

⁵ *Official History of Guilford*, p.279

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

Broad Brook House
name of property
Guilford, Windham County, Vermont
Town, county and State

As noted above, Daniel Jacobs was the Broad Brook House's next owner/operator from 1839 to his death in 1852. The tavern still appears on the 1856 McClellan's map of Guilford under the name of his widow, "Mrs. Jacobs," but subsequent owners leased the tavern to various proprietors. In one recorded lease of 1855 to George Kenney, hay scales are specifically referenced as part of the leased property. The hay scales were referenced in later deeds as well and were very likely the substantial drive-on scales made by Fairbanks Scale Co. of Vermont starting in the 1830s and continuing through the 19th and 20th centuries⁶. The presence of the scales indicates that the tavern was a major place of early commerce, where large loads of commodities could be weighed and then bartered. Like being a stage stop, having the scales was a draw for activity and business at the tavern and the surrounding village.

According to the 1869 Beers map, the Broad Brook House was noted as a Hotel run by "R. Wright" who is also listed as proprietor in 1870 in Walton's Vermont Register. 1870 is the first year the Vermont Register started listing businesses in small towns like Guilford and provides business name and proprietor information. Addison R. Baker began running the Broad Brook House in 1873 and became the next owner/operator when he purchased the property in 1876. According to deeds and Walton's Vermont Register, he owned and ran the tavern/hotel until 1883 after which it was again leased to a series of short term hotel proprietors – always under the name Broad Brook House. The 1884 Child's Gazetteer of Windham County lists it as "Broad Brook House" with proprietor Charles C. Miller. According to the Vermont Register, between 1884 and 1905 the hotel had twelve different proprietors of one or two year tenures. The book's format changed and only the name Broad Brook House was included after this point except for a few years from 1910 to 1912 when no hotel was shown for Guilford. According to *The Official History of Guilford*⁷, around 1926 proprietor/owner John McKay operated it as the Broad Brook Inn, catering banquets for annual gatherings such as for Brattleboro High School alumni for several seasons. Also about the same period, the Whitneys owned and operated it and hosted "country dances and card parties," suggesting strongly the continued regular use of the ballroom on the second floor. Broad Brook House continued to be listed as a hotel in the Vermont Register until 1932, after which no hotel was ever shown again. By 1935, George Fisher is listed as a merchant in Guilford through 1964. The *Official History of Guilford*⁸ reports that George Fisher and his wife purchased the Broad Brook house in 1936 along with the stock and good will of the long standing Walter Morse general store that had originally been located across Route 5 but which had moved to the Broad Brook horse sheds. The Fishers re-located the store business to the tavern/hotel building thus ending its original hotel/tavern use and beginning its 75 years of

⁶ Interview with Peggy Pearl, curator of Fairbanks Museum, St. Johnsbury, VT

⁷ *Official History of Guilford*, p 280.

⁸ *Official History of Guilford*, p.280

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 5

Broad Brook House
name of property
Guilford, Windham County, Vermont
Town, county and State

use as east Guilford's general store. All the subsequent store proprietors were also the property owners.

According to longtime resident, Dick Clark, George ("Tucky") and Patricia Houghton bought the property from the Fishers in 1965 and conveyed it later that year to Bernard and Muriel Hopkins. In an 1875 photograph (NR photograph #10), the large horse sheds are seen on the left to the north of the tavern. Horse sheds were specifically mentioned in the first deed in 1819 (Book 8, p. 367) and so they were likely consistently a part of the property since 1819. Mr. Clark noted that in the 20th century, the horse sheds were adapted into a barber shop and as noted above, had become the location of a general store. A c.1920 photograph (Fig. 2) shows the addition of gas pumps and Mr. Clark remembers that the horse sheds and pumps co-existed. However, the sheds were torn down in the late 1960s when the business began being listed in the directory as "Guilford Country Store." In the 1970s subsequent owners altered the tavern's porch and entry enclosure and added a gift shop created from space in the ell and rear additions. By the 1970s, the upstairs was used residentially at least in part. It is not clear whether this had always been the case. At the present time there are two apartment units in the second floor including one in the former ballroom in which a sleeping loft was inserted under half of the vaulted ceiling. On the exterior, the building is well preserved. With the exception of the front porch (which would now conflict with the Route 5 right of way) the building's overall massing today with the early ell and additions still matches the historic 1875 view.

Many early 19th century taverns still grace Vermont villages but only some remain commercial establishments. Windham County examples include the 1804/1869 Old Mineral Springs and the Green River Tavern which is now a residence – both in Guilford's Green River village, two in Putney – the 1807 Asa Houghton Tavern in the center of town which has been restored to commercial use today (after being residential for many years) and the 1802 Wheat Tavern on Tavern Hill Road which is residential. Another is the 1825 Green Mountain House in West Townshend that was described in the 1971 Historic Sites and Structures Survey as having a vaulted ceiling over a second floor ballroom with a "sprung" dance floor. Similar to the one in the Broad Brook House, the sprung dance floor and ball room is a feature commonly noted anecdotally or in written local histories of 19th century taverns. Also as exemplified by the Broad Brook House, a common hallmark of these original Vermont taverns is the simplicity of the architecture and visually prominent location on a main thoroughfare.

The Broad Brook House's key location at the visual center of the village and an important crossroads, as well as its distinctive massing and exterior integrity enable it to clearly convey its origin as an early tavern property type. This is enhanced by its very plain Federal style architecture. It has played an important and central role in the town's early development history

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6

Broad Brook House
name of property
Guilford, Windham County, Vermont
Town, county and State

and has anchored the village's commercial economy throughout its existence. It is individually eligible under Criteria A & C.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 1

Broad Brook House
name of property
Guilford, Windham Co., Vermont
Town, County and State

Bibliography

Beers, F. W. *Atlas of Windham County*. New York: 1869.

Broad Brook Grange No. 151, ed. *Official History of Guilford, Vermont, 1678-1961, With Genealogies and Biographical Sketches*. Guilford, Vt.: Town of Guilford & Broad Brook Grange No. 151:1961.

Child, Hamilton, comp.. *Gazetteer of Windham County, Vermont, 1724-1884*. Syracuse, N.Y.: Hamilton Child (printed at The Journal Office), 1884.

Garvin, James. *A Building History of New England*. Hanover, N.H.: University Press of New England, 2001.

Hemenway, Abby Maria. *Vermont Historical Gazetteer*. Vol. V, Montpelier, Vt.: Vermont Watchman and State Journal Press, 1882.

Loos, Dorothy Scott, ed. *Guilford Sketches*. Guilford, Vt.: Guilford Historical Society: 1991.

McClellan, C. & Co. *McClellan's Map of Windham County, Vermont*, from surveys of J. Chace Jr.. Philadelphia: 1856.

Thompson, Zadock. *History of Vermont, Natural, Civil, and Statistical in Three Parts*. Burlington, VT: Chauncey Goodrich, 1842.

United States Census for 1790 and 1800

Walton, E.P. or the Walton Co. *Walton's Vermont Register and Farmer's Almanac*. (Annually published directory also known as *Walton's Vermont Register & Business Directory* or *Vermont Register and Business Journal*). Montpelier, VT, White River Junction, VT, Rutland, VT (Tuttle, pub.), or St. Albans, VT: 1818, 1824-1825, 1827-1849, 1851, 1853-1864, 1868, 1870, 1872-1873, 1875-1876, 1878-1880, 1882-1902, 1905, 1907-1916, 1918-1920, 1922-1923, 1925, 1927-1936, 1938, 1941, 1946-1979.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 2

Broad Brook House
name of property
Guilford, Windham Co., Vermont
Town, County and State

Unpublished Sources:

Friends of Algiers Village, Inc. *History of Guilford Country Store*, video made with assistance from Guilford Middle School, 2009.

Guilford Town Clerk's Office, various notes and documents on file, land and vital records.

Interview with Dick Clark, Guilford, VT, March 31, 2011, by Lyssa Papazian.

Interview with Peggy Pearl, Curator, Fairbanks Museum & Planetarium, St. Johnsbury, VT, April 8, 2011, by Lyssa Papazian.

Vermont Division for Historic Preservation, files and archives, especially Historic Sites and Structures Surveys and National Register of Historic Places files.

=====

10. Geographical Data

=====

Acreage of Property approx. 0.5 acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone Easting	Northing	Zone Easting	Northing
1	<u>18 0698204</u>	<u>4743228</u>	3	
2			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 Lyssa Papazian, Historic Preservation Consultant

organization _____ date April, 2011

street & number 13 Dusty Ridge Road telephone (802) 387-2878

city or town Putney state VT zip code 05346

=====

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) -Copies of historic photographs, maps, and documents

=====

Property Owner

=====

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

name Friends of Algiers Village, Inc.

street & number C/O Eric Morse, 638 Coolidge Highway telephone (802) 254-8477

city or town Guilford state VT zip code 05301

=====

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 the 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 Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 1

Broad Brook House
name of property

Guilford, Windham County, Vermont
Town, county and State

Verbal Boundary Description

The Broad Brook House is also known as the Guilford Country Store and is located at 475 Coolidge Highway (a.k.a. U.S. Route 5), located at head of the "T" intersection of Guilford Center Road and Coolidge Highway. It is known as Guilford Tax Lot # 6-327. The boundary of the National Register property is a portion of the entire parcel and corresponds roughly to the building footprint itself and the surrounding paved and gravel parking area. This boundary begins at a point on the east edge of the Coolidge Highway at the southwest corner of the tax lot 6-327; then runs northward along the east side of the highway about 190 feet to the edge of the parking area pavement; then turns and follows the edge of the parking area in an easterly direction for approximately 100 feet; then turns and runs along the rear edge of the parking area in a southerly direction approximately 160 feet to the southern property line; then turns and runs along the southern property line in a southwesterly direction approximately 125 feet to the point of beginning. The property contains $0.50 \pm$ acre surrounding the building.

Boundary Justification

The present National Register property boundary is the portion of the entire parcel that corresponds to the commercial use in the 19th and 20th centuries. The tavern and later store use of the building was accompanied by livery accommodation and stables (no longer extant) and later parking for cars on the surrounding paved and gravel area included in the present boundary. The entirety of the present tax parcel includes about $2 \frac{1}{2}$ more acres of adjacent field and unimproved land that is not part of the historic use of the site and so is being left out of the National Register boundary.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET -Historic Photographs
Page 1

Broad Brook House
name of property
Guilford, Windham County, Vermont
Town, County and State



**Figure 1: Historic view, c. 1880-1900, looking south on stage road (now U.S. Route 5/Coolidge Hwy).
(Courtesy Guilford Historical Society)**



**Figure 2:
Historic view, c.
1920 with gas
pumps, looking
south on U.S.
Route 5/Coolidge
Hwy). (Courtesy
Guilford
Historical
Society)**

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
- Photograph labels

Broad Brook House
name of property
Guilford, Windham County, Vermont
Town, County and State

Photograph Labels

The following information is the same for all photographs:

Broad Brook House

Guilford, Windham County, Vermont

Digital images are on file at the Vermont Division for Historic Preservation

Photograph

Number	Description	Date	Credit
1 of 10	View of Broad Brook House (center left), Tontine Bldg. (far right) & Algiers Village, looking east on Guilford Center Road	11/1/2010	L. Papazian
2 of 10	View of Broad Brook House (left), Tontine Bldg. (right) & Algiers Village, looking south on U.S. Route 5/Coolidge Hwy	11/1/2010	L. Papazian
3 of 10	View of Algiers Village with Broad Brook House (center right), & Tontine Bldg. (left), looking north on U.S. Route 5/Coolidge Hwy	11/1/2010	L. Papazian
4 of 10	View looking southeast of north & west (front) facades	11/1/2010	L. Papazian
5 of 10	View looking east of front (west) façade	11/1/2010	L. Papazian
6 of 10	View looking northeast of west (front) & south facades	11/1/2010	L. Papazian
7 of 10	View looking west of rear (east) façade	11/1/2010	L. Papazian
8 of 10	Detail of Federal fireplace surround & wainscot	11/1/2010	L. Papazian
9 of 10	Interior view looking north of second floor ballroom	11/1/2010	L. Papazian
10 of 10	Historic view of Broad Brook House with stage coaches & horse shed	c. 1875	<i>courtesy: Guilford Historical Society</i>

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Broad Brook House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: VERMONT, Windham

DATE RECEIVED: 6/24/11 DATE OF PENDING LIST: 7/20/11
DATE OF 16TH DAY: 8/04/11 DATE OF 45TH DAY: 8/09/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000517

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8/04/2011 DATE

ABSTRACT/SUMMARY COMMENTS:

Despite loss of porch and some interior alterations, this Early 19th Century Tavern retains sufficient integrity to reflect its importance as the bldg that the Community grew around

RECOM./CRITERIA Accept AHC

REVIEWER J. Gilbert DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Broad Brook House; Guilford, Windham Co., VT
(11/1/2010 by L. Papazian, Digital images are on file at the Vermont Division for Historic Preservation)
Photo. #1 of 10:
View of Broad Brook House (center left), Tontine Bldg. (far right) & Algiers Village,
looking east on Guilford Center Road



Broad Brook House; Guilford, Windham Co., VT
(11/1/2010 by L. Papazian, Digital images are on file at the Vermont Division for Historic Preservation)
Photo. #2 of 10:
View of Broad Brook House (left), Tontine Bldg. (right) & Algiers Village,
looking south on U.S. Route 5/Coolidge Hwy



Broad Brook House; Guilford, Windham Co., VT
(11/1/2010 by L. Papazian, Digital images are on file at the Vermont Division for Historic Preservation)
Photo. #3 of 10:
View of Algiers Village with Broad Brook House (center right), & Tontine Bldg. (left),
looking north on U.S. Route 5/Coolidge Hwy



Broad Brook House; Guilford, Windham Co., VT
(11/1/2010 by L. Papazian, Digital images are on file at the Vermont Division for Historic Preservation)
Photo. #4 of 10:
View looking southeast of north and west (front) facades



Broad Brook House; Guilford, Windham Co., VT
(11/1/2010 by L. Papazian, Digital images are on file at the Vermont Division for Historic Preservation)
Photo. # 5 of 10:
View looking east of front (west) facade



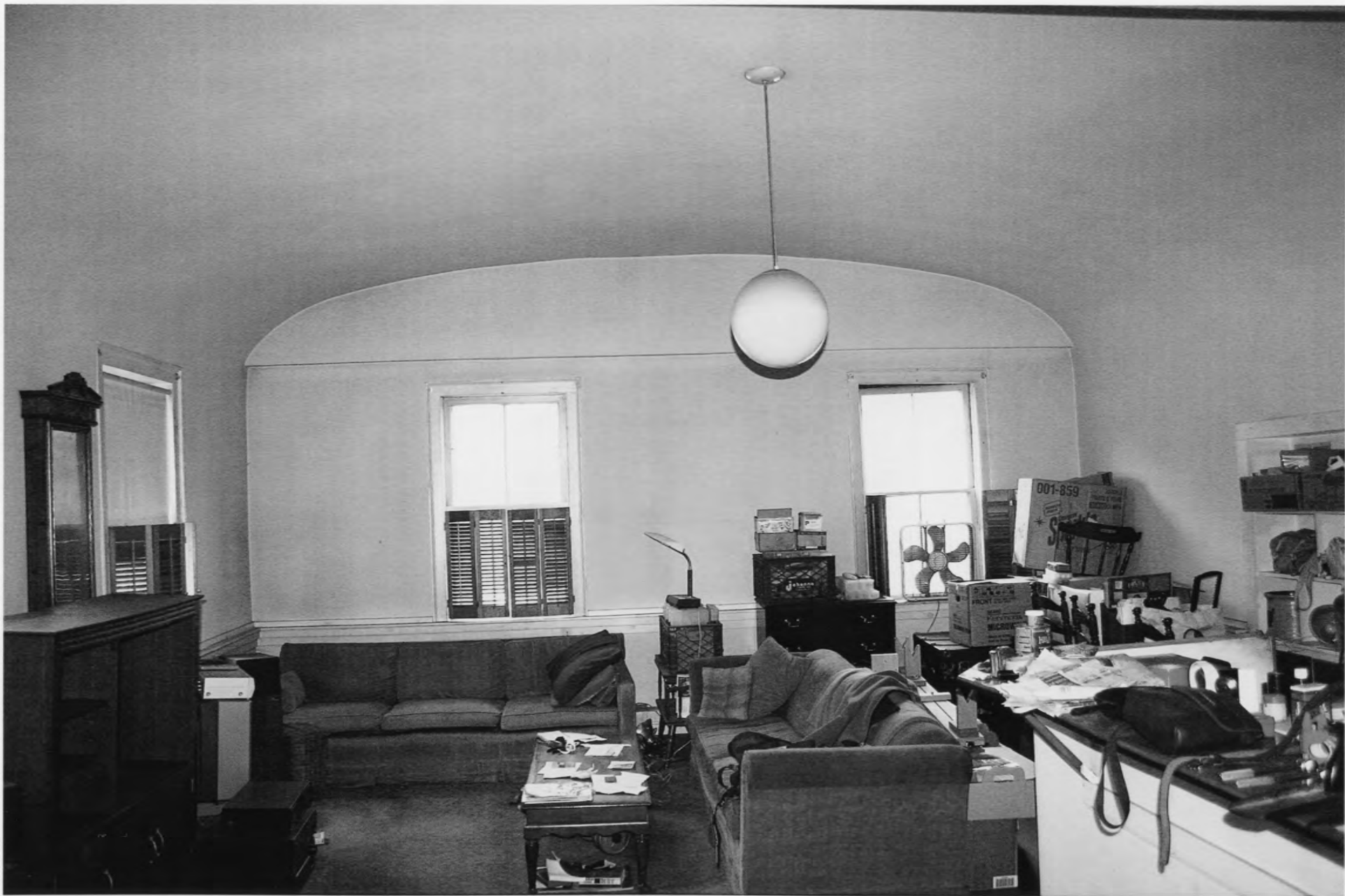
Broad Brook House; Guilford, Windham Co., VT
(11/1/2010 by L. Papazian, Digital images are on file at the Vermont Division for Historic Preservation)
Photo. # 6 of 10:
View looking northeast of front (west) & south facades



Broad Brook House; Guilford, Windham Co., VT
(11/1/2010 by L. Papazian, Digital images are on file at the Vermont Division for Historic Preservation)
Photo. # 7 of 10:
View looking west of rear (east) facades



Broad Brook House; Guilford, Windham Co., VT
(11/1/2010 by L. Papazian, Digital images are on file at the Vermont Division for Historic Preservation)
Photo. # 8 of 10:
Detail of Federal fireplace surround and wainscot



Broad Brook House; Guilford, Windham Co., VT
(11/1/2010 by L. Papazian, Digital images are on file at the Vermont Division for Historic Preservation)
Photo. # 9 of 10:
Interior view looking north of former second floor ballroom



Broad Brook House; Guilford, Windham Co., VT
(c. 1875, courtesy Guilford Historical Society; Digital images are on file at the Vermont Division for Historic Preservation)
Photo. #10 of 10:
Historic view of Broad Brook House with stage coaches & horse shed



Brattleboro

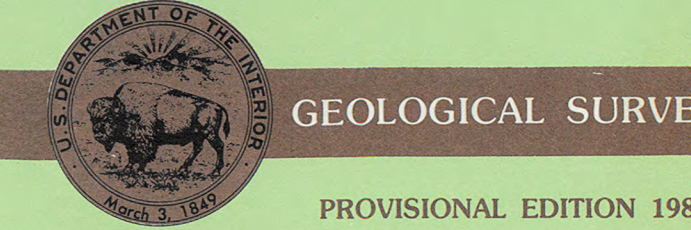
VERMONT - NEW HAMPSHIRE

1:25 000-scale metric topographic map



7.5 X 15 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names



PRODUCED BY THE UNITED STATES GEOLOGICAL SURVEY CONTROL BY U.S.G.S., NOS/NOAA, AND STATE OF VERMONT AGENCIES COMPILED FROM AERIAL PHOTOGRAPHS TAKEN 1977 FIELD CHECKED 1979-1980. MAP EDITED 1984 PROJECTION: 1000-METER UNIVERSAL TRANSVERSE MERCATOR GRID: 1000-METER UNIVERSAL TRANSVERSE MERCATOR UTM GRID DECLINATION 1977 EAST 1984 MAGNETIC NORTH DECLINATION 1977 WEST VERTICAL DATUM: NATIONAL GEODETIC DATUM OF 1983 HORIZONTAL DATUM: 1927 NORTH AMERICAN DATUM To place on the projected North American Datum of 1983, move the projection lines as shown by dashed corner ticks (5 meters south and 38 meters west)

There may be private inholdings within the boundaries of any National or State reservations shown on this map
Gray tint indicates area in which selected buildings are shown

CONTOUR INTERVAL 6 METERS
CONTOUR ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

CONVERSION TABLE		ADJOINING MAPS		
Meters	Feet	1	2	3
1	3.2808	1	2	3
2	6.5617	4	5	
3	9.8425			
4	13.1234			
5	16.4042			
6	19.6850			
7	22.9659			
8	26.2467			
9	29.5276			
10	32.8084			

To convert meters to feet multiply by 3.2808
To convert feet to meter multiply by 0.3048

105 183
US GEOLOGICAL SURVEY
3338-MISC. HUNTING AC
1429302 1401005
\$7.99
N/S

ROAD LEGEND

Improved Road	Unimproved Road	Trail
Interstate Route	U. S. Route	State Route

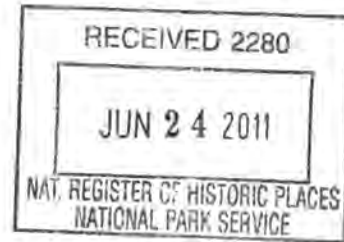
PROVISIONAL MAP
Produced from original manuscript drawings. Information shown as of date of field check



State of Vermont
Division for Historic Preservation
One National Life Drive, Floor 2
Montpelier, VT 05620-1201
www.HistoricVermont.org

[phone] 802-828-3211
[Division fax] 802-828-3206

Agency of Commerce and
Community Development



June 22, 2011

J. Paul Loether
National Park Service
National Register of Historic Places
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the National Register nominations for the following properties:

Re: Ai J. White Duplex, Newport, Orleans County, Vermont
Broad Brook House, Guilford, Windham County, Vermont

These properties are being submitted under the Preservation Act of 1966, as amended in 1980, for inclusion in the National Register of Historic Places.

A Part One Tax Credit application for the Ai J. White House (343 Main Street) was approved on 2/18/11. A Part One Tax Credit application for the Broad Brook House was approved on 2/24/11.

If you have any questions concerning the nomination please do not hesitate to contact me at (802) 828-3045 or nancy.boone@state.vt.us . After June 30, 2011, please contact Judith Ehrlich at (802) 828-3049 or judith.ehrlich@state.vt.us .

Sincerely,

DIVISION FOR HISTORIC PRESERVATION

Nancy E. Boone
State Architectural Historian/ Deputy State Historic Preservation Officer

