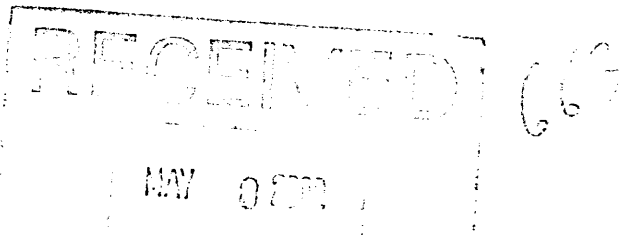


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name King Block

other names/site number N/A

2. Location

street & number 117 High Street N/A not for publication

city or town Barton N/A vicinity

state Vermont code VT county Orleans code 019 zip code 05822

3. State/Federal Agency Certification

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

Suzanne C. Jamale, National Register Specialist, 5-3-07
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
State of Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Robert A. Beall Signature of the Keeper Date of Action 6/20/07

King Block
Name of Property

Orleans County, VT
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: multiple dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Other/ tenement

Materials
(Enter categories from instructions)

foundation CONCRETE

walls WOOD: Weatherboard

roof ASPHALT

other WOOD

SYNTHETICS

Narrative Description

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

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 1**King Block
Barton, Orleans County, VT**

The vernacular King Block is a three-story, 12 x 3 bay, clapboarded tenement building at 117 High Street in Barton, Vermont. The long, multi-family dwelling stretches out along the west side of High Street, a residential street of nineteenth and early twentieth century buildings that climbs up from and overlooks the Crystal Lake Falls National Register Historic District. The King Block's east facing, two-story front elevation is distinguished by both gable and flat roof forms and by four entry doors, each covered by gabled hoods and accessed concrete entry stoops. The building is constructed into the slope of the land so that its rear (west) elevation reveals three stories, including a full height basement level and a multi-level porch. The building contains eight apartments, two in the basement level and six in the street and upper levels. The two center apartments are two-story, mirror-image units. The building is being nominated to the National Register of Historic Places under Criterion A because of its association with the significant milling and manufacturing industries that flourished in Barton between 1796 and 1940, and under Criterion C because it embodies the distinctive characteristics of type, period, and method of construction typical of multi-family dwellings built in Barton and in Vermont during the late nineteenth and early twentieth centuries. The building retains its integrity of location, design, setting, materials, workmanship, feeling and association.

Although vernacular in design, the King Block exhibits a few modest references to the Italianate, Queen Anne and Colonial Revival styles, each popular in Barton and elsewhere in Vermont in the late 19th and early 20th centuries. The long rectangular three-story building is wood-framed and clapboarded, and sits on a full height basement and a poured concrete foundation. The east-facing, 12 x 3 bay tenement exhibits two distinct roof forms; the southern three bays are covered by a east-west oriented gable roof, while a nearly flat roof covers the northern nine bays. The flat roof intersects the northern slope of the gable approximately one-third of the distance up from the eaves. The two-story tall front facade is defined by four evenly-spaced entry doors, each with a gable-hooded stoop, that open onto High Street. The building is constructed against a hill that slopes down from High Street, so that the basement level is exposed and clapboarded on the three-story tall rear and side elevations. A large, multi-level wooden porch that features both turned and chamfered posts, a simple stick railing and battered concrete foundation piers spans the rear elevation. Exterior trim details include wide over-hanging eaves, a wide, vertically oriented beaded frieze, corner boards, and flat trim at door and window openings. With the exception of four wooden 2/2 sash windows in the attic level of the gable-roofed section, all windows are contemporary, wooden, 1/1 thermopane windows. The gable and flat roofs are covered with asphalt shingles and EPDM membrane respectively.

The front (east) elevation sits very close to High Street, abutting the paved sidewalk on the street's west side. The long, clapboarded facade is punctuated by a rhythmical, nearly repetitive pattern of door and window openings that helps to define the interior spaces of the multi-family dwelling.

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National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2King Block
Barton, Orleans County, VT

Beginning from the south, the first three bays occur beneath the gable-roofed section of the building. The first and second bays contain window openings, while a doorway, covered by a gabled door hood, fills the third bay. Three corresponding window openings exist in the second story, while two openings light the attic story. The fourth, fifth and sixth bays repeat the pattern of two windows and a door, but here only two window openings occur in the second story, one located directly above the door, and the other evenly spaced between the corresponding street-level windows. Beginning at the seventh bay, the pattern of two windows and a door is reversed, with entry doors located in the seventh and tenth bays and windows in the remaining bays. The pattern of second level openings continues with a window directly above each door and a window centered above the street level windows. The window opening above door in the tenth bay has been made significantly smaller. The wide, beaded frieze that occurs beneath the flat-roofed section is punctuated by five evenly spaced, square and louvered attic vents.

Each of the four front entry ways consists of a gable-roofed door hood, supported on chamfered brackets, a poured concrete stoop with concrete cap, poured concrete steps, and pipe railings. A square, diagonally oriented pattern has been embossed in the upper surface of each concrete stoop cap, presumably for improved traction. Because of the slope of the land, the number of steps decreases from south to north with the height of the exposed foundation. The southern-most stoop has the date "1921" embossed on its south-facing wall. Historic entry doors have been replaced with contemporary, glazed, half-light, fiberglass doors.

The symmetrical south elevation shows three evenly spaced sash windows on each of three levels, including the full height basement. The south slope of the gable roof is defined by a centered, shed-roofed dormer that contains a single historic 2/2 wooden sash window. The flat-roofed north elevation has three window openings on the upper floor but only two on the first floor. Breaks in the clapboards suggest that a window may have existed in the middle bay of the first floor, but was in filled at some unknown time. There is a single window opening in the rear bay of the basement level.

The rear (west) elevation is defined by a large, multi-level wooden porch with exposed framing that stretches across the entire facade. Along the flat-roofed section of the building, the porch is two stories tall, and covered by a shed roof. At the gable-roofed portion of the building the porch has four levels. The third level, which extends from gable return to gable return, is four bays wide. The one bay wide upper level stretches approximately from mid-rake to mid-rake and is covered by a hipped roof. The lower three levels of the porch are supported on square and chamfered posts, while Queen Anne style turned and bracketed posts support the highest level. The entire porch is supported on short, battered, poured concrete foundation piers at each post location. All porch levels are enclosed by a simple wooden balustrade composed of beaded top and bottom rails and

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National Register of Historic Places Continuation Sheet

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King Block
Barton, Orleans County, VT

plain square banisters. Two simple horizontal pipe rails have been added to the second and third level balustrades, as required by the Life Safety Code. Pipe railings do not occur at the upper level, as it is unused. The first porch level provides entry to the west facing apartments on the ground level. Apartment doors are located in the second and tenth bays. The door in the fifth bay opens into the common laundry and storage area. On the second level of the porch, exterior doors in the second, fifth, eighth and eleventh bays provide rear entry into the kitchens of the four street level apartments. The single exterior door in the middle bay of the third level porch opens into the kitchen of the upper level apartment in the southern end of the building. The exterior door in the highest level of the porch opens into the unused attic space. The door is permanently sealed.

The exposed structural frame in the basement beneath the northern three bays is of timber frame construction, and composed of approximately 8" x 8" hewn members. The remaining portions of the building have frames made of sawn dimensional lumber.

In 2001, the King Block was rehabilitated as affordable rental apartments using the Reinvestment Income Tax Certification Program and following the guidelines of the Secretary of the Interior's Standards for Rehabilitation. Current Life Safety Code regulations as well as contemporary lifestyle expectations required that several changes be made of the historic building. The existing porch, which was structurally deficient as well as seriously deteriorated, was recreated with several exceptions. The structural capacity was made to comply with contemporary code by increasing the width dimensions of the framing members. The historic height dimensions were maintained, thus retaining the overall appearance and pattern of the porch. In addition, the two basement level apartments, which had previously lost some of their historic integrity, were rehabilitated as handicapped accessible units, accessed by a ramp constructed within the rebuilt deck of the first level of the porch.

Interior

The King Block's interior plan is reflected by the repeating patterns of doors and windows on the front and rear elevations, which reveal that the building's interior is likewise divided into repeating spaces. As is typical of historic multi-family housing in Vermont, primary entry doors on the front facade are both shared and private. The street level doors at the north and south ends of the tenement each open into a shared, two-story hall that provides interior entry into a single level apartment on that level and to a single level unit on the upper floor, accessed by an interior staircase. The two middle entry doors on High Street open directly into two mirror-image, two-story apartments. The plan and finishes of the middle apartments are nearly unaltered from the period of significance and are important, character-defining features of the building.

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King Block
Barton, Orleans County, VT

The street level plan of the middle apartments is circular and composed of a central hall, constructed against the party wall that divides the mirror-image apartments, and three corner rooms. Each exterior entry door opens into the hall, which in turn leads laterally into the front living room, and directly back towards the rear of the building and the kitchen/dining room. A rear exterior door leads from the kitchen onto the porch. The third room, beside the kitchen, is accessed from that room and through the rear interior wall of the living room.

Open stairs in the central hall climb up towards the rear of the building and the upper level. On that level the long hall extends from the top of the stairs, forward to the front wall of the building. The opening in the floor through which the stairs pass is open and surrounded by a balustrade. The bath is located opposite the top of the stairs, at the rear of the building. Three additional doorways open through the east-west oriented wall that encloses the hall. Prior to 2001, each door led into a small bedroom. As part of the rehabilitation, the front and rear bedrooms were enlarged by the elimination of the middle room. The significant historic plan of the hall was retained because the middle doorway now accesses a linen closet.

The mirror-image apartments retain much of their historic trim and finishes including varnished fir window and door surrounds and baseboards, made of typical flat stock that is detailed by a slight rounding of its outside edges. Some damaged trim was replaced in 2001 by new pine trim that matches the dimensions and profile of the fir, and is stained and varnished a similar color. Varnished and painted bead-board wainscoting and hardwood floors enhance some of the spaces. Most of the six-panel wooden interior doors are also in place. The wooden stair case, now carpeted, is accompanied by a Colonial Revival style fir balustrade made of simple square banisters and a rounded handrail. The balustrade continues on the second floor as it surrounds the opening in the floor through which the stairs pass. Typical square and paneled Colonial Revival newel posts with stylized capitals terminate the bottom and top of the staircase balustrade as well as the corners of the second level balustrade. In 2001, a simple pipe rail was added to the historic balustrade in order to comply with contemporary code requirements.

The shared entry door at the southern end of the King Block opens into the historic common entry hall that serves two single level apartments. The hall leads straight back towards the rear of the building and into the street level apartment. Open Colonial Revival style stairs, which match the design of those in the two-story apartments, lead up to the second floor and that apartment. The hall continues around the second floor to the front of the building and a second set of similar stairs that climb up to the attic level. The opening in the attic floor has been in-filled with a removable partition, as the attic level is unused. The two-story hall retains its historic plan as well as historic trim and beadboard wainscoting. Some of the woodwork remains varnished, some has been painted. Simple pipe railings have been added to the handrails to gain the height required by the Life Safety Code.

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Continuation SheetSection number 7 Page 5King Block
Barton, Orleans County, VT

The plans of the apartments serviced by the southern hall are not historic. Prior to the 2001 rehabilitation, each apartment was made up of five rooms plus a bath. Three very small rooms, front, middle and rear, were contained within the first bay. The middle room was accessible only from the front and rear rooms. The second and third bays contained the living room and shared hallway in the front of the building and the kitchen in the rear. The entry door opened directly into the kitchen. Small, dissimilar bath rooms were partitioned off in the interior rear corner of each kitchen. In 2001, the middle room was eliminated and the bath relocated to the middle bay in the front, thus increasing the size of individual rooms and improving movement throughout the space. Each apartment retains simple flat historic trim at windows and baseboards and several six-panel wooden doors. All the woodwork is painted. Rear doors lead from the kitchens onto the porch.

The shared entry door at the northern end of the building opens into the common entry hall that serves two single level apartments in that end. The hallway is dissimilar from the other halls in the building, apparently never finished with the Colonial Revival style stairs and trim seen elsewhere. The exterior door opens into a hall that leads straight back to the entry door for the street level apartment. The stairs to the upper floor are entirely enclosed behind a partition wall, and accessed through a door at the bottom of the stairs that opens into the common hall. Finishes are not historic.

The street level apartment in the north end retains its historic plan of a single front room and two rear rooms, with a small bath enclosed within a corner of the kitchen. As part of the 2001 rehabilitation, the historic opening between the two rear rooms was made wider, leaving short stub walls to reference the historic wall. Similar to the apartments at the south end, this apartment retains substantial portions of historic wainscoting, door and window surrounds and baseboards, and has rear door access onto the porch.

The stairs to the second floor apartment are not historic but were constructed as part of the 2001 rehabilitation. The new stairs replaced a steep, narrow staircase and ornate Italianate style newel post that appear to have been the only decorative remnants of the earlier single family house that was later incorporated into what eventually became the King Block. The staircase could not be retained because it had to service as the only legal means of egress for the second story apartment and did not meet code.

The plan and finishes of the second floor apartment are not historic, having been altered prior to 2001. The stairs lead up to a small central hall which accesses three rooms and a bath. This apartment has no rear door access onto the porch.

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King Block
Barton, Orleans County, VT

The two apartment in the basement of the King Block were rehabilitated as handicapped accessible units as part of the 2001 rehabilitation, although like the other apartments in the building, the basement units retain portions of historic wainscoting and door and window trim. The plans and finishes of these apartments had been altered prior to the rehabilitation.

King Block
Name of Property

Orleans County, VT
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

1921 - 1940

Significant Dates

c. 1921

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:

King Block
Name of Property

Orleans County, VT
County and State

10. Geographical Data

Acreage of Property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	18	7 2 3 4 5 3	4 9 5 8 7 4 5
Zone	Easting	Northing	
2			

3			
Zone	Easting	Northing	
4			

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Mary Jo Llewellyn

organization _____ date January 2002

street & number 46 East State Street telephone 802-229-5924

city or town Montpelier state VT zip code 05602

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional items

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

Property Owner

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

name Crystal Lake Housing Limited Partnership

street & number 123 St. Paul Street telephone 802-863-8424

city or town Burlington state VT zip code 05401

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

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

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

King Block
Barton, Orleans County, VT

The tenement at 117 High Street, Barton, Vermont, locally known as the King Block, is a very well preserved example of the multi-family housing building type. Composed of several earlier structures, joined together and modified several times over nearly three-quarters of a century as Barton's milling and manufacturing industries expanded, the King Block was apparently used as multi-family housing by the 1890s, but seems to have acquired its current configuration and footprint c. 1921. The series of falls on the Barton River, the outlet stream of Crystal Lake, provided power for milling and manufacturing since the community was settled in 1796. In 1858, the construction of the Passumpic and Connecticut Railroad connected Barton to new markets in urban centers far away from northern Vermont and provided access to raw materials not locally available. The substantial volume of the water power provided by the river and relatively inexpensive local labor attracted out-of-state companies to establish factories in Barton, thus increasing the population and the need for worker housing. A number of tenements, two of which are listed as contributing structures in the Crystal Lake Falls Historic District, were constructed in Barton to address the housing needs of the community. The King Block is being nominated to the National Register under Criteria A for its association with the industries that flourished in Barton between 1858 and 1940.

The building is also being nominated to the National Register under Criteria C, because it embodies the distinctive characteristics of type, period and method of construction of multi-family housing in Vermont in the late nineteenth and early twentieth centuries. The large, three-story building is a wood-framed and clapboarded, multi-family dwelling that apparently evolved from a c. 1870 Italianate style, single-family house into a vernacular apartment or tenement house with some shared entries and separate living units by the late 19th century. The multiple entry doors on the front facade and multi-level Colonial Revival style rear porch are design features typically found on tenement buildings constructed in Vermont during the same time period.

The building's intact two-story center apartments and southern entry hall are significant character-defining features that retain integrity of plan and finishes. Although not part of a multiple property submission, the registration requirement provided in the Multiple Property Documentation Form "The Historic and Architectural Resources of St. Johnsbury, Vermont" have also been applied to the King Block.

The evolution of the King Block appears to have paralleled the evolution of the milling and manufacturing industries in the Village of Barton. Initially, the falls on the Barton River provided power for local needs. After the arrival of the railroad, a number of established out-of-state industries, attracted by the water power on the Barton River and the inexpensive local labor, opened factories in Barton. Mills and factories were eventually constructed on both sides of the river, along Main and Water streets. Included among these were woodworking companies that produced

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Continuation SheetSection number 8 Page 2King Block
Barton, Orleans County, VT

furniture, window sash, doors, carriages, piano actions and more, and manufacturers, such as the J. W. Murkland machine shop, that produced plows and stoves for over sixty years, beginning in 1876. In 1892, the Peerless Company of New Hampshire built a large factory for the production of cotton underwear. Peerless employed over 250 people at the height of production and remained Barton's largest employer until the 1920s, when changing fashion and the introduction of silk underwear reduced the demand for cotton underclothing. The Peerless Company closed its Barton factory in 1924, initiating the decline of manufacturing in the town, although the machining, milling and woodworking businesses continued operation until the 1940s.

The King Block is one of a number of duplexes and multi-family dwellings constructed in Barton in the second half of the 19th century and first decade of the 20th century, in response to the need for housing for people employed in the busy shops and mills on the river. Primary research and historic maps and photographs help to piece together a partial picture of the King Block's history in the corresponding time period.

A photograph known to have been taken in Barton between 1869 and 1879 shows an L-shaped building comprised of a 2 ½ story, gable front main block with a 1 ½ story, gable-roofed wing projecting from its south eaves elevation, sited at the location of the King Block's north end. Several additional gable-roofed blocks extend south from the first wing, in a long line along the west side of High Street. The 1878 *Beers' Atlas of Lamoille and Orleans Counties* identifies the L-shaped house at the same location as the S.H. Flanders House. Deed research of the King Block indicates that Flanders owned the property between 1858 and 1881. The quality of the early photograph does not provide enough information to accurately identify the architectural style of the Flanders House but the hewn frame and an Italianate style newel post found in the northern most section of the King Block suggest that the mid-nineteenth century Flanders House was later incorporated into the larger building.

Levi Jacobs of Barton owned the property between 1881 and 1889. The Sanborn Fire Insurance Map of 1886 shows a very long connected building on the west side of High Street. At the northern end is an L-shaped building labeled dwelling with a porch across its western elevation and a wood shed at its south end. The woodshed in turn connects to a large barn section. A second dwelling projects from the south side of the barn.

Jacobs sold the property to Henry and Margaret Haisbrother of Valley Falls, Rhode Island in 1889, who retained ownership until 1899. The Sanborn Map of 1892 shows the building configuration unchanged from 1886, but the 1897 fire insurance map shows the building as U-shaped, comprised of two gable-front end blocks, each identified as a dwelling, joined together by a narrower connecting wing. It appears that the wood shed and at least a portion of the barn shown on the 1886

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Barton, Orleans County, VT

map barn had been removed or substantially reconstructed. In the process, the very long building shown on the earlier maps was physically divided into two free-standing buildings. The information provided on the Sanborn Maps suggests that the building may have been converted to a multi-family dwelling, with no attached sheds or barns, while owned by the Haisbrothers.

H.C. Cutter of Barton owned the property from 1899 until 1908. The 1904 Sanborn Map shows the building footprint as U-shaped and generally unchanged from 1897, with several minor alterations. The porch on the west elevation of the northern dwelling block has apparently been removed, and a porch has been added to the west side of the southern dwelling block. The map also shows an interior wall in the middle of the connector, apparently dividing the building into two L-shaped dwellings. A porch is also shown on the east elevation of the northern connector wing.

Between 1908 and 1913, the building was owned by E. and Eugenia Hannah of Baron (1908-1910), Walter Scott of Albany, Vermont (1910-1911) and W.H. Lewis of Glover, Vermont (1911-1913). The configuration of the house on the 1912 Sanborn Map is unchanged from 1904.

W.H. Lewis sold the property to Harley S. and Cora Chappell of West Burke, Vermont in June, 1913. In March of 1914, the property was purchased by J.C. and Emma King of Barton. One month later, on April 1, 1914, the Orleans County Monitor reported that "H. S. Chappell of West Burke has purchased of H. V. Drown the table manufacturing business in this village which Mr. Drown has successfully carried on for several years and enlarged to some extent. In the deal Mr. Chappell traded his tenement house on High Street".

Furniture was the product manufactured most consistently by Barton industries from the mid nineteenth century until the mid twentieth century. The table factory purchased by H.S. Chappell was located on Mill Hill (Water Street) and was in operation for over thirty years. The Chappell family operated the business until the early 1930s, producing a variety of tables and bookcases.

The same April 1, 1914 edition of the Orleans County Monitor included in its classified section "To Rent. Tenements and rooms. Inquire of J.C. King, Barton." In 1922, the Sanborn Map for the first time identifies the King Block as "tenements".

James C. King and his wife Emma moved from a farm in Sheffield, Vermont to Barton c.1898, at which time they purchased the Percival House on Harrison Avenue. The 1910 United States Census recorded that J.C. King, then 46 years old, lived with his wife Emma, who was 49 years old, on Harrison Avenue, and owned a real estate business. In December 1915, Emma King died and was buried in the King plot in the Welcome O. Brown Cemetery in Barton. Mrs. King's obituary reported that she had one married daughter and several grandchildren.

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Continuation SheetSection number 8 Page 4King Block
Barton, Orleans County, VT

J.C. King and Mary Lois Williamson of Barton were married in May of 1916. Their marriage license listed King as a widower, 53 years old and a real estate dealer. Mary L. Williamson was 31 years old. The Kings' first son Hiram was born in 1917. Hiram's birth certificate stated that his father, J.C. King, was retired. When the King's second son, James Clark Jr., was born in 1919, the birth certificate recorded that J.C. King was unemployed and that Mary King was a housewife in her own home. The 1920 United States Census confirmed that J.C. King, his wife Mary, and their sons, Hiram and James, lived in a home that they "owned free" on Harrison Avenue, but recorded that J.C. King was a plumber's assistant who worked for wages. This information is inconsistent with all other material discovered about J.C. King and is probably incorrect.

The Barton Town Report, which began to publish marriages, births and deaths in 1920, announced the birth of Matilda Abbie King in 1921. The child's birth certificate stated that Matilda was Mary King's third child and that her Father, J.C. King, age 57, was a real estate agent.

Review of the Orleans County Monitor for the year 1921 and the first six months of 1922 provided several references to J.C. King and his family. King was listed among those who filed federal income tax for 1920 in the June 8, 1921 edition. On August 10, the paper announced that "a daughter (Matilda) was born to Mr. and Mrs. J.C. King Wednesday morning". The same edition reported that "J.C. King is making extensive repairs on his home on Harrison Avenue". In October, "J.C. King was in Boston the first of the week on business" (10/12/21). The Monitor also printed that "Henry Hinton has recently moved from Island Pond (VT) into one of the apartments in the J.C. King Block" on February 15, 1922. In April (4/12/22), "J.C. King is papering and painting his house throughout". Finally, the June 21, 1922 Monitor reported that "J.C. King and family have returned from a two week auto trip through New Hampshire, Massachusetts and Rhode Island, traveling over 600 miles without repairs". The newspaper provides interesting personal information about the Kings, including work undertaken on their own home, and confirms that King's tenement building was locally known as the King Block by 1922, but apparently printed nothing about any renovations he made to his rental property on High Street in 1921, the date embossed on the southern entry stoop of the King Block.

The Barton Town Reports make no further reference to J.C. King and family through the year 1946, suggesting that the Kings moved away from Barton some time after 1922. This is further substantiated by that fact that Emma King, J.C. King's first wife, is the only person buried in the King plot in the Welcome O. Brown Cemetery in Barton.

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The King family retained ownership of the King Block until 1945 when it was sold by Mary L. King et al to Isadore and Lottie Sockol of Barton. The deed identifies the other parties to the sale as Hiram F. King, James C. King Jr., Matilda (King) Hernandez and Marilyn (King) Daniel, apparently a fourth child born after the Kings left Barton, all of whom lived in Tarpon Springs, Florida. Isadore and Lottie Sockol had moved from Montreal to Barton shortly after World War I, and owned and operated a clothing and variety store in the village. The Sockols' daughter Reva Sockol Schneps and her husband Jacob Schneps in turn owned the King Block until 1989, when it was sold to the present owner, the Crystal Lake Limited Partnership.

A photograph taken in Barton in the early twentieth century, before 1920, clearly shows the King Block as comprised of three gable-roofed sections, similar to the U-shaped footprints shown on the Sanborn maps from 1897 through 1912. The southern block has a two-story porch on its western elevation. An historic photograph taken in 1920 shows the building in the same gable-roofed form but with a third level added to the porch.

Two years later, in 1922, the Sanborn Map for the first time identifies the building as "tenements", and shows the rectangular footprint that it retains today, rather than the U-shaped form illustrated on the earlier maps. This form change suggests that sometime between 1912 and 1922, the middle section of the building was widened to meet the planes of the east gables of the north and south sections. Porches are indicated at the southern end of the block and along the northern two-thirds of the remainder of the building. The date "1921" embossed on the side of the southern most entry stoop suggests that J.C. King completed substantial work on the building that year. The rehabilitation appears to have included alteration of the building's footprint from U-shaped to rectangular, reconstruction of the roof forms on the northern and middle sections from two distinct gables to one continuous flat roof, and rehabilitation of the some interior plans and finishes. In the process, the building acquired the form, exterior appearance, and a substantial portion of the interior plan and finishes it retains today. The building's footprint and porch locations are unchanged on the 1928 and 1945 insurance maps, but the gable-roofed southern portion of the building is delineated from the flat-roofed section by a line drawn perpendicularly through the rectangular footprint. In 2001, the King Block was rehabilitated as affordable rental apartments using the Reinvestment Income Tax Certification Program and following the guidelines of the Secretary of the Interior's Standards for Rehabilitation. Exterior work consisted of repair of existing features and restoration of the rear porch. Minor interior plan changes were completed but the footprint, shared and private entries, and the central hall plans of the two-story apartments were unaltered.

The 1920 U.S. Census of Barton listed residents by street, but did not indicate in which buildings individuals lived. The tenement owned by J.C. King was one of at least two multi-family rental dwellings on High Street at the time. Many of the people listed as 'renters' on High Street in 1920

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were employed in the water-powered mills on the Barton River. They included four "operatives in underwear factory", an "operator in mill", three labors, two of whom were French Canadian, an operative in the bobbin mill, a teamster in a saw mill, an Italian stone cutter in the granite shop, a machinist in the iron foundry, and a machinist in the table factory. Other renters included a farmer, a bank clerk, a butcher and a French Canadian shoe maker. A number of other people were listed as having no occupation. This may be due to the fact that the 1920s were difficult times in Barton. The Peerless Company, the community's largest employer prior to 1920, began cutting back production in the early 1920s, and finally closed its Barton plant in 1924, when changing fashion and the introduction of silk underwear reduced the demand for cotton underclothing.

Despite the decline of Barton industries in the 1920s, mills on the Barton River continued to grind grain and manufacture wooden products until the 1940s. Throughout that period and into the present, the King Block has remained in continuous use as multi-family rental apartments.

The King Block embodies the distinctive characteristics of the type, period and method of construction of multi-family housing the Vermont during the last quarter of the 19th century and the first quarter of the 20th century. Its exterior is virtually unaltered from the period of significance. The large, vernacular, 3-story, wood-framed building lacks the individual distinction of a specific architectural style. Instead the tenement exhibits simple, almost utilitarian references to several of the styles popular in the last years of the nineteenth century, which combine to help tell the story of its evolution from single-family house to multi-family dwelling. Included among these are the Italianate inspired flat roof, deep eaves and wide frieze on the flat-roofed section, bracketed door hoods and upper porch posts of the Queen Anne style, and the Colonial Revival porch balustrade and interior finishes. Although located beyond the district boundaries of the Crystal Lake Falls Historic District, the King Block shares these simplified references with many of the contributing structures within the district, as well as other buildings on High Street. The building is significant because it retains integrity of design, materials and workmanship, as well as location and setting on High Street. Importantly, the King Block continues to be used, as it has throughout the 20th century, for its originally intended purpose as multi-family housing.

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Darlene Young, Orleans Historical Society, October 16, 2001

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Geographical Data

Verbal boundary description

The property at 117 A - H High Street, Barton, Orleans County, Vermont, is the village lot associated with the building. It is described in the deed, Book 106, page 316, Barton Land Records. The lot is recorded in the Barton Tax Lot Map as Property ID # I-516.

Verbal boundary justification

The boundary is the land historically associated with the building.