

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



623

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 Mathewson Block

other names/site number Hutchins Block, Pettigrew Block

2. Location

street & number Main Street at corner of Maple Street N/A not for publication

city or town Lyndon N/A vicinity

state Vermont code VT county Caledonia code 005 zip code 05851

3. State/Federal Agency Certification

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

Elsa Gilbertson National Register Specialist March 29, 1999
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 certifying 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): _____

Elsa Gilbertson
Signature of the Keeper
Edson H. Beall

Date of Action
5/20/99

Mathewson Block
Name of Property

Caledonia 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)

Commerce/Trade/Business

Domestic/multiple dwelling

Current Functions
(Enter categories from instructions)

Domestic/multiple dwelling

Work in Progress

7. Description

Architectural Classification
(Enter categories from instructions)

Italianate

Materials
(Enter categories from instructions)

foundation stone

walls brick

roof asphalt

other wood

Narrative Description

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

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Mathewson Block
Lyndon, Caledonia County, VT

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The Mathewson Block, a 3-story, seven by four bay, flat-roofed, Italianate style, brick commercial building built in 1869, is prominently situated at the head of Depot Street in the village of Lyndonville, town of Lyndon, Vermont. It is the first commercial building that was built in the village. The structural brick building laid in American bond rests on a granite block, brick, and stone foundation and has twin chimney stacks incorporated in the end walls. It is topped with a solid, decorative brick parapet and corbeled brick cornice on all but the rear wall. The "1869" building date is centered over the principal east facade, emphasizing the flush central "pavilion" of the facade's symmetrical three bay articulation by quoining. The commercial storefronts of the first story front facade have been altered but the front upper levels and the side walls retain their architectural integrity and are delineated by elaborate window surrounds. The most prominent principal facade and north side of the Mathewson Block facing the Lyndonville Park are painted white with black trim, while the west rear and south sides remain natural brick. The rear shows signs of former additions and porches as well as slight exterior damage from a 1996 fire that severely damaged the interior. While most of the interior had to be removed and rebuilt due to the damage and for safety reasons and the first floor front facade storefront has been changed, the exterior of the Mathewson Block otherwise retains its historic integrity of location, design, setting, materials, workmanship, feeling and association.

The three story, Italianate style Mathewson Block is articulated by brick corner quoins, with brick interior quoins on the principal facade defining the three center bays. The frieze and cornice of the block have rows of brick corbels that lead up to the base of the decorative brick parapet. The solid parapet features a series of symmetrically spaced, round-headed arched, blind arcades.

Third story fenestration includes 20th century rectangular, aluminum combination 1/1 sash set in raised brick, shouldered, semi-circular arched surrounds and granite sills with brick feet. Fixed round-arched two light windows top 2/2 sash. Historic photographs indicate the original treatment was 6/6 sash, with the top arched sash. The third and fifth bay windows flanking the central window on the main facade are narrower and shorter with pointed arch. The second story windows have brick segmental arches with shoulders and granite sills supported by brick feet. The third and fifth bay windows on the main facade are shorter and round-arched.

The c.1970 storefront on the front facade replaces the 19th century treatment of Italianate-style

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Mathewson Block
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arched doors set amid projecting bays with 4 lights in the large display windows. A braced canopy and awnings historically sheltered the entrances. A historic photograph from 1896 shows granite hitching posts setting off the large 20' setback from the dirt street of the time.

The west side wall retains its historic window openings on the first floor. The second and third bay windows are six over six. The first and fourth bay windows are bricked in, but retain their raised brick surrounds and sills. This may have been a historic change. The unpainted east side wall has no openings on the first floor. The second floor has flat-topped window openings in the first, second, and third bays. The sills are slightly projecting bricks. Third floor windows are round-arched with simple, flush brick surrounds. The fourth bay window is bricked in; this may have been a historic change.

The rear (south) wall has no brick corner quoins and somewhat irregular fenestration, but basically is seven bays across. The seventh bay openings on the second and third floors are bricked in; this may be a historic change. First and second floor windows have flat tops with stone windows and sills. Third floor windows are round-arched with simple, flush brick surrounds. The first floor has doors between the first and second bays and third and fourth bays. On the second floor, in the seventh bay, the opening begins at the floor level and probably was a door that led to the second floor of the c.1905 storage addition that is long since gone. On the third floor there is a similar opening in the third bay that may have led to the third floor level of an addition.

Interior:

The interior of the Mathewson Block has been gutted after a fire in 1996. The basement shows evidence of previous fire damage, especially in the vicinity of the existing staircase and at the center front. The historic Doric iron columns defining the first floor storefronts remain behind the altered storefronts. An original partition featuring chamfered posts exists between the southern and middle commercial spaces on the first floor. There is evidence of a dogleg stairway at the rear of the same south commercial bay, probably dating from c.1896 when the building was occupied by the Dodge and Watson store. Physical evidence suggests that the present two-level, straight run staircase in an open well, with its complex turned newel post, balusters, and molded handrail, is a c.1930 replacement of a previous stairway. The original roof system, totally destroyed by fire, has been replaced with a modern roof truss system. The original interior finish over the structural brick was plaster and lath applied on furring strips.

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Mathewson Block
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Historic maps indicate exterior changes that the Mathewson Block has undergone over the years. In 1884, a one story, shed-roofed, wood frame, rear wing running nearly the entire length of the south rear was accessed from all three commercial store fronts in the Mathewson Block. A separate one story, gable-roofed, wood frame storage shed with attached wing was set a short distance west on the western rear lot line. By 1895, the separate storage shed had been removed and the rear storage wing expanded to a one story facility of nearly equal dimensions as the brick block. This large rear wing was removed by 1900. By 1905, a small wing at the southwest rear corner of the block was used as a brick vault on the first story, with wood framed coal/wood storage sheds increasing its height to the full three stories. Rear porches were added at this time when the building was converted to apartments from a meeting hall on the third floor and pool room on the second floor. By 1946, a wood frame, one story shed had been affixed to the west rear of the brick vault.

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.

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Social History

Architecture

Period of Significance

1869 - 1949

Significant Dates

1869

1904

1928

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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 # _____

Primary location of additional data:

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

Name of repository:

Mathewson Block
Name of Property

Caledonia County, VT
County and State

10. Geographical Data

Acreage of Property 1/8 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	8
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7	3	7	9	0	0
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4	9	3	5	4	9	0
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Zone Easting Northing

3

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Zone Easting Northing

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 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 Deborah S. Noble

organization Deborah S. Noble Associates date 4/30/1997; revised 2/1999

street & number PO Box 106 telephone (802) 748-4519

city or town Concord state VT zip code 05824

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name Gilman Housing Trust c/o Edwin Stretch

street & number PO Box 405 telephone (802) 334-1541

city or town Newport state VT zip code 05855-0405

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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Mathewson Block
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STATEMENT OF SIGNIFICANCE

The 1869 Mathewson Block, important architecturally as a good example of a brick commercial Italianate style in Vermont, is also significant as the first and only remaining business block from the initial development of the commercial district of the town of Lyndon's new village of Lyndonville, which was established after the location there of the Connecticut and Passumpsic Rivers Railroad Shops in 1866. The Mathewson Block is the keystone of the historic commercial section of the planned village of Lyndonville, the first and indeed only railroad village in Vermont. It clearly reflects the paternalism of the railroad during a national period of industrial patronage similar to that of Fairbanks Scales in nearby St. Johnsbury. The Mathewson Block, which retains the original 20' setback required in property deeds of the time, survived the devastating fires of 1896 and 1924, which ultimately destroyed the early core of the Lyndonville commercial area. The block provided the first commercial space in the village, as well as the first large meeting hall in which church services, educational lectures, dance cotillions, masonic temple meetings, and pool hall activities took place. Reflecting the evolution typical of northern Vermont and the need for multi-family housing at the turn of the 20th century, the upper stories were converted to tenements in 1904, a use which has continued to the present. Gutted by a 1996 fire, the Mathewson Block will be rehabilitated with apartments, retaining commercial use on the first floor. The Mathewson Block is significant under criteria A and C in the areas of social history, community planning and development, and architecture.

After a fire devastated the Connecticut and Passumpsic Rivers Railroad Shops in St. Johnsbury, Vermont, on March 21, 1866, the company moved to the property that had been the Sanborn Farm in Lyndon Center. This was the start of the growth and development of the new village of Lyndonville. The new village was not to be one of the unplanned villages that sometimes grew up around newly developing industries. Just as the industrial facility was laid out with concern for work patterns and efficiency, Lyndonville was "zoned" with the idea that the social order could be affected by the physical design of the town. This reinvestment of the profits of the railroad in its surroundings ensured attractive and healthful living conditions for employees that would be of long-term benefit to all. This wholesale approach to design, construction and management was typical of the early period of industrial investment and organization. Federal taxes, such as the corporation tax after 1913, and antitrust laws led to the early 20th century divestment decisions that signaled the end of the paternalism prevailing during the latter part of the 19th century (Garner, p.20).

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Lyndon, Lyndonville, VTSection number 8 Page 2

The Passumpsic and Connecticut River Railroad Company directed and financially supported a variety of community needs and activities. Taking pride in the appearance of the village, the company architects laid out the 334 acres, after locating the extensive shop facilities, into streets at right angles to the tract for the shops, as well as house lots, and parks at appropriate points (Shores, p.45). The railroad made the reservation in lot deeds that all houses and buildings on Main Street be two stories and be set back at least 20 feet from the road. Broadway (later Broad Street) was to be the widest street, leading as it does to the railroad depots. The company established a village water supply on the hill east of the shops. By 1868, the three major officials of the company were living in their new homes on the north side of the park (Shores, p. 48). This formal park adjacent to the Mathewson Block, as well as others near the passenger depot with their formal plantings and fountains, were augmented by the existence of the Railroad Grove to the northwest edge of the town on the Passumpsic River. This large recreation area, where large gatherings and religious revivals were held in the summer, drew hundreds of people to Lyndonville via the railroad. Elm and maple trees were planted by the company along many of the streets and carefully maintained flower gardens decorated the shops and village areas alike.

This paternalism began to decline when the Connecticut and Passumpsic Rivers Railroad was leased first to the Boston and Lowell then the Boston and Maine Railroad Company in 1887 (Shores, p.53). After this point, the pride of the townspeople themselves as to the importance of Lyndonville as the principal railroad town in eastern Vermont, the trade center of 6 towns and principal distributing center between St. Johnsbury and Newport, on the Canadian border carried public enterprise well into the 20th century.

Local farmers and small land owners were the first entrepreneurs to take advantage of the prime investment opportunity created by the patronage of the railroad during the first period of planned development of Lyndonville. George L. Mathewson purchased lot #3 on the corner of Main and Maple Streets from the Connecticut and Passumpsic Rivers Railroad Company in order to build his three-story, brick commercial block. Although the architect is not known, the Mathewson Block is an excellent example of the commercial Italianate style. Early press coverage of the building stressed that it was the first large meeting hall available for public events. Mathewson, who also manufactured steel letter stamps, owned a sawmill, and a farm of about 160 acres with a house, barn, cattle, sheep and hogs, was the first of an increasing number of area residents who mixed business investment with farming. Mathewson also invested in other lots, which he later resold to be developed. An important example is the lot purchased in 1876 by L.F. Shonyo from Mathewson for the Centennial House Hotel opposite t

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Mathewson Block
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the passenger depot. The Mathewson Block was filled with commercial tenants even before completion, and throughout its history has been occupied by a variety of drug, clothing, furniture, and grocery stores.

As the 19th century progressed and paternalism waned, the thriving economic climate generated by the venture of capital by the railroad in Lyndonville evolved naturally into the investment by a new generation of smaller capitalists in the legacy the railroad had spawned. Persons with accumulated wealth were drawn to invest their capital in income-producing projects such as those housed in the Mathewson Block. These investors are typified by the owners of the Mathewson Block during this period. Julia Pettigrew, who purchased the block in 1893, had grown up in the prosperity generated by the railroad paternalism. Her father, John Pettigrew, was heir to a fortune amassed by his grandfather and father in public works projects as emigrants to New York City from Scotland. Her mother, Mary Hall, was also heir to a large fortune generated by the investment of her father, Dudley P. Hall, in lumbering and mills in Lyndon and throughout the northeast. The Pettigrews lived in one of the finest residences facing the north side of the park and overlooking the Mathewson Block. Julia's marriage to Everett Hutchins, son of another thriving local businessman, led to the Mathewson Block being renamed the Hutchins Block. When John Norris acquired the block in 1904, he raised the value in the Grand List from \$6,000 to \$7,500 by converting the upper stories to apartments. Typical of the public spirited, enterprising capitalists of the period, Norris was director of the Lyndonville Hotel association, built the Darling Inn (listed in the National Register on November 24, 1980) after the Webb Hotel was destroyed by the fire of 1924, owned a large commercial building on Broad Street, and was a trustee and member of the building committee of Lyndon Institute. During his period of ownership until 1946, the Mathewson Block was pivotal in Lyndonville village life by housing the town clerk's office.

Although railroad paternalism determined the primary planned development and growth of Lyndonville, the town flourished due to the spirit of enterprise and forward thinking of block owners George L. Mathewson, Julia Pettigrew, and John Norris. Among several commercial buildings established in the railroad town of Lyndonville after 1866, the Mathewson Block is the only one to have survived two major fires and adapting through use to changing times and needs. It is significant as the sole survivor of the development of this pivotal railroad village and the important role it has played in the history of this community.

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MATHEWSON BLOCK OWNERSHIP CHRONOLOGY

- 5/26/68 George L. Mathewson purchased lot #3 from Connecticut and Passumpsic Rivers Railroad Company for \$360. Part of Sanborn farm, 5 rods x 10-1/2 deep with a 20' setback and to have at least a two story front.
- 6/31/93 Julia S. Pettigrew from G.L. Mathewson (S.B. Hutchins married Julia Pettigrew - block known as Hutchins Block). Pettigrew's lived in first mansion built in 'Ville facing Park next to Mathewson Block.
- 12/21/96 license to sell all late Robert Pettigrew's real estate
- 12/18/97 Lyndonville National Bank from Robert Pettigrew (son, brother of Julia)
- 12/12/04 John L. Norris Jr. from Lyndonville National Bank. Converted upper two floors to four tenements with back porches.
- 11/7/46 Elsie H. Watson from John L. Norris
- 9/14/65 Caledonia Natural Gas, Inc. from Elsie H. Watson
- 6/7/73 R and G Devereaux from Caledonia Natural Gas, Inc.
- 12/20/77 VH Devereaux, Inc from Ralph and Gail Devereaux
- 12/1/81 Charron from VH Devereaux, Inc.
- 1/26/96 Jeff and Diane Bean from Richard and Lorraine Charron
- 8/6/96 Gilman Housing Trust, Inc. from Jeff and Diane Bean

**CHRONOLOGY OF PERIODICAL COVERAGE
MATHEWSON BLOCK**

Arrangements have been made for meetings to be held Sunday evenings in the new school house. Rev. MH Wells conducts them and for two Sabbaths has had large audiences. Last Sunday the audience numbered over 100. A large hall is much needed at this place and the people are anticipating that their wants in this direction will be supplied by GW Mathewson,

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who puts up a large block in the spring...GL Mathewson is engaged in drawing the brick for his building opposite the Walker Hotel. It is to be 60' square, 3 stories high, divided into stores, offices, etc. and is to be built "pon honor" (Vermont Union, Feb 19, 1869)

Business is quite brisk at Lyndonville this season. Several new buildings are under progress and others are contracted to be built during the season, including a number of fine 2-story private residences and 1 or 2, at least, large business blocks. Mathewson's block - a large, 3-story brick building, situated on Main and fronting Depot Street, will be one of the finest structures in town and afford some of the most central and pleasant store rooms and offices in the place. The third story is intended for a public hall, an arrangement which I think the village will favorably receive. The entire building is to be elegantly finished and when completed, will add much to the interest of the place. (St. Johnsbury Caledonian, June 25, 1869)

Railroad paternalism evident in excursion trains to Lake Memphremagog at Newport, a music festival and Methodist annual meeting at the Railroad Grove in Lyndonville during the summer of 1869. The natural consequence of the RR station being at Lyndonville is that all must come to it.

WH Fletcher, druggist at the Corner, has rented the north store in Mathewson's block, in which he will put a stock of goods as soon as the building is ready...We presume that he will continue his store at the Corner (Vermont Union, August 6, 1869)

The three stores in Mathewson's block have been rented to JW Silsby, clothing, WH Fletcher, drugs and JE Chesley, boots and shoes. (Vermont Union, September 8, 1869)

JW Silsby of the firm of D & JW Silsby of this place [Lyndon Corner] is to open a clothing store in the brick block in Lyndonville as soon as the block is done. (St. Johnsbury Caledonian, Sept. 10, 1869)

AG Tolman has rented the south store in Mathewson's block and will soon be moving his grocery in. Mr. Dodge, an old furniture dealer in Thetford, is putting a stock of furniture into his store in Mathewson's block. Orville Quimby, of this town, is in partnership with him and they will unquestionably keep a full and choice stock. Hon. Thomas Bartlett [lawyer] has rented an office in the Mathewson block, which he will use when occasion requires it. (Vermont Union, Nov. 19, 1869)

AG Tolman has moved his grocery into his new room in Mathewson's block. He has first rate quarters and will be favored with increased trade as a consequence. [Tolman was a young man

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of capital and experience in the grocery business from Troy, NH, described as buying Leach and Newton's grocery business in April 1869] (Vermont Union, Nov. 26, 1869)

Mr. CD Robinson gave one of his "Humorous Readings" at Mathewson's hall, Saturday evening. (Dec. 8, 1869)

We call attention to the grocery of AG Tolman. He has recently moved into the south room of the Mathewson block, and has one of the prettiest groceries in the county. See his ad. (Vermont Union, Jan. 7, 1870)

Remember the sing at Mathewson's hall on Saturday evening of this week. Singers from all societies are invited. On Tuesday evening in Feb. 1, Rev. Mr. Brastow of St. Johnsbury will deliver a lecture in the Mathewson hall, on his European trip. This lecture has been delivered at St. Johnsbury and was much liked. We trust the speaker will have a large audience in this town. Last Friday night the young people of Lyndonville and vicinity enjoyed a pleasant dance in Mathewson's hall, breaking up at midnight, and retiring home in good order. This is a more preferable arrangement than all night dances, with a hearty supper, and the night mare all the next day. We understand arrangements have been made for a dance at the same place every other week for the present. Music is furnished by the Lyndonville Quadrille Band. (Vermont Union, January 28, 1870)

Rev. Mr. Brastow of St. Johnsbury favored the citizens of Lyndonville and vicinity with a rich repast at Mathewson's Hall, on Tuesday evening. He talked 1-1/2 hours in his off hand, familiar manner of his journeys to the East. (St. Johnsbury Caledonian, Feb. 4. 1870)

There will be a cotillion party at Mathewson's hall on Friday evening of this week. Rev. Mr. Drew from Cabot preached in Mathewson's hall last sabbath. (Vermont Union, Feb. 4, 1870)

Last Sunday, Rev. Mr. Fisk of Peacham preached in the Mathewson's hall. On the next sabbath, Rev. Mr. Watts of Barnard will preach...The Promenade Concert at Mathewson's hall on Tuesday evening was much enjoyed by all who were present. It was a very stormy night and but a few were out. Some 30 or 40 started from St. Johnsbury, but the storm drove them back. The hall was handsomely decorated with flags, pictures, mottoes, Chinese lantern, etc. and presented a brilliant appearance. The St. Johnsbury band received many compliments for their excellent music. There is talk of having the concert repeated in a few weeks.

A religious society was organized at Lyndonville on Tues. evening last. Religious meetings are sustained regularly at Mathewson's Hall. Over \$600 have been raised recently for meeting

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purposes and about \$200 for a Sabbath School Library. (St. Johnsbury Caledonian, March 18, 1870)

Growth brought by industrial patronage by railroad in Lyndonville and by Fairbanks Scales in St. Johnsbury. All of the rail connection with Montreal opened via the Passumpsic RR (June 1870)

Rev. MC Henderson, formerly pastor of the Baptist Church at Lyndon Centre, will preach at Mathewson's Hall...one week from Sunday. (St. Johnsbury Caledonian, July 1, 1870)

On July 15, 1870, a temperance picnic at the Lyndonville Grove advertised for later in the summer, was promoted by the railroad which was carrying roundtrip or one way fares. Five trains were to run each way between St. Johnsbury and Lyndonville to the Camp Meeting.

Weeks Block complete. More buildings are now under progress within the limits of the village than at any other time during the season. Lyndonville already numbers about 600 inhabitants and is rapidly increasing. Walker proposes to build a brick business opposite his hotel. Weeks wants to build on a lot south of their store. (St. Johnsbury Caledonian, Aug. 19, 1870)

WH and FA Fletcher, druggists [in Mathewson Block] renew their invitation to the public to "call in". (St. Johnsbury Caledonian, Aug. 19, 1870)

The Council called to consider the matter of forming a Congregational Church at Mathewson's hall. (St. Johnsbury Caledonian, Dec. 2, 1870)

Businesses in Mathewson's block: WS Masten, jewelers and druggists, FH Smith, clothing and gents furnishing goods, CW Weeks, clothing store. (Map published by Geo. E. Norris, Brockton, MA 1884.)

Large hall on third floor of Mathewson block used as "Masonic Hall" from at least 1884 until new Masonic block built after 1894 fire. In 1900-1905 the second floor was used as a Pool Room until remodelled into apartments. Large storage area built 1891 on rear is gone by 1900. (Sanborn Insurance Maps, 1884)

Mr. Mathewson to erect a building 20x25', two stories high in the rear of his block. The lower story is to be used by Mr. Watchie and Mr. Dodge for storage room and a tenement will be finished in the 2nd floor. (Lyndonville Journal, June 17, 1891)

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George Mathewson sold his block to Miss Julia Pettigrew for \$8000. (Vt. Union, June 9, 1893)

Devastating fire of 1894 destroyed original Lyndonville business district on Depot Street between the depot and Mathewson's block - neither of which were burned.

Exterior photograph of "Hutchins Block" and interior "Dodge & Watson Store" pg. 5 and 2 of "Lyndonville : The Bustling Railroad Village. Sketches & Illustrations of its leading Industries, Buildings and Citizens", "Special Illustrated Edition", Lyndonville Journal, July 1, 1896:

Many former employees of the Railroad later started their own businesses. **JL Watchie** has choice family groceries, boots, shoes and rubbers at Hutchins Block, Main St., Lyndonville. It is pleasantly and conveniently located, facing Depot St. , such a lively business is done as to require 3-4 assistants. Started in business in 1885. Carries \$7000 stock and business has increased eight times. **Dodge and Watson**, Hutchins block, Main St. are furniture dealers, undertakers and upholsterers. Mr. Dodge is an embalmer. An exhibit of modern furniture that in its extent and variety of design, richness of material and excellence of workmanship is unsurpassed and rarely equalled outside of large cities. Dodge and Watson use more than 5000' with their extensive stock, beside a special department for undertaking goods. A workshop is connected for furniture repair, finishing and upholstering. On the first floor is an elegant display of upholstered goods, antique sideboards, chiffonniers, etc., second floor is crowded with chamber suits, baby carriages, carpets, window shades. GE Dodge set up business in 1869, son CB Dodge took over in 1889, Claude Watson became a partner in 1894. SB Hutchins and Son have staple and fancy groceries in the Masonic Building. **Everett W. Hutchins**, one of our bustling young men, has recently formed a business relationship with his father and married Julia Pettigrew, daughter of late Robert Pettigrew [bought Mathewson block 1893]. **FW Silsby** came to Ville in the spring of 1871 with uncle David Silsby. Rented a store in Mathewson's Block for a large prosperous business in ready-made clothing, furnishing goods, etc. Later they had an auction and real estate business under the firm name of **D and FW Silsby**. (Lyndonville Journal, July 1, 1896)

John Norris bought the JL Watchie block formerly owned by Mrs. Julia Hutchins and has taken possession. He intends to remodel the upper stories and make several good tenements. (Vt. Union, May 15, 1903)

John L. Norris is thoroughly repairing his block, known as the Mathewson Block, which he bought some time ago. The two upper stories will be made into tenements, two on each floor. They will be modern tenements, very convenient in size and arrangement. At the rear of the block, piazzas will be built connecting with each floor. The piazzas will also be connected

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with stairways, which in case of fire, will make good fire escapes. At each end of the piazzas connected with the tenement floors, will be built a shed that can be used by the tenants for wood, coal. Mr. Norris will put the block in first class condition from top to bottom. (Vt. Union, May 13, 1904)

Fire of 1924 again destroyed the east half of Depot Street, Mathewson block survived.

In 1905, a 3 story rear wing was added to the southwest corner. The first story was a brick vault for the Town Clerk's Office housed there. (Sanborn Insurance Maps)

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MAJOR BIBLIOGRAPHICAL REFERENCES

Garner, John S. *The Model Company Town: Urban Design through Private Enterprise in Nineteenth Century New England*. Amherst, MA: University of Mass. Press, 1984.

Shores, Venila L. and Ruth H. McCarty, ed. *Lyndon: Gem in the Green*. Lyndonville, VT: Town of Lyndon, 1986.

The Lyndonville Journal. (See section 8 for specific citations)

Sanborn Insurance Maps. (See section 8 for specific citations)

The St. Johnsbury Caledonian. (See section 8 for specific citations)

The Vermont Union. (See section 8 for specific citations)

Section 10

VERBAL BOUNDARY DESCRIPTION

The Mathewson Block property is a rectangular lot on the southwest corner of the intersection of Main and Maple streets in the village of Lyndonville, Town of Lyndon, Vermont. It is described as parcel #50 on Town of Lyndon Tax Map 21.

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the commercial block. It is sufficient to convey the historic significance of the property.

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PHOTOGRAPHS

THIS INFORMATION THE SAME FOR ALL PHOTOGRAPHS:

Name of Photographer: Deborah Noble

Date of Photograph: September 1996

Location of negatives: VT Division for Historic Preservation

Photograph 1

Depot St. from Darling Inn toward Mathewson Block, view looking W

Photograph 2

Mathewson Block, E front, N side, view looking SW

Photograph 3

Mathewson Block, E front, S side, view looking NW

Photograph 4

Mathewson Block, N side, W rear, view looking SE

Photograph 5

Iron column capital detail, interior, view looking SE

Photograph 6

Interior main staircase at second story, view looking SW

Photograph 7

Chamfered column dividers, south bay first floor interior, view looking SW

Photograph 8

Replacement roof framing and interior third floor, view looking NE

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PHOTOGRAPHS

Photograph 9

Depot St. from passenger depot c. 1900 , view looking W

Photograph 10

1884 Birdseye View of Lyndonville , view looking NE

Photograph 11

1884 Sanborn Insurance Map, view looking W

Photograph 12

1889 Sanborn Insurance Map, view looking W

Photograph 13

1895 Sanborn Insurance map , view looking W

Photograph 14

1900 Sanborn Insurance Map, view looking N

Photograph 15

1905 Sanborn Insurance Map, view looking NE

Photograph 16

1912 Sanborn Insurance Map, view looking NE

Photograph 17

1922 Sanborn Insurance Map, view looking NE

Photograph 18

1928 Sanborn Insurance Map, view looking NE

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PHOTOGRAPHS

Photograph 19

1946 Sanborn Insurance Map, view looking NE