

**United States Department of Interior
National Park Service**

893



**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 Williams Street Extension Historic District
other names/site number

2. Location

street & number	51-58, 61-68, 70 Williams Street	N/A	not for publication
city or town	Rockingham	N/A	vicinity
state Vermont	code VT	county Windham	code 025
			zip code 05101

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 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. Bone Acting State Historic Preservation Officer September 24, 2009
Signature of certifying official/Title Date

VT Division for Historic Preservation
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 official/Title Date

State or Federal agency and bureau

Williams Street Extension Historic District

Windham County

Vermont

Name of Property

County and State

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.

See continuation sheet.

removed from the National

Register.

other, (explain:)

Signature of the Keeper

Date of Action

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
 structure
 site
 object

Number of Resources within Property

(Do not include previously listed resources in the count)

contributing	noncontributing
14	3 buildings
0	0 sites
0	0 structures
0	0 objects
14	3 total

Name of related multiple property listing:

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

N/A

Number of contributing resources

is previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/specialty store

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Greek Revival

Queen Anne

Late Victorian

Materials

(Enter categories from instructions)

Foundation BRICK

CONCRETE

walls WOOD/Weatherboard

ASBESTOS

SYNTHETICS/Vinyl

roof STONE/Slate

ASPHALT

METAL/Aluminum

Narrative Description

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

8. Statement of Significance

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

COMMERCE
ARCHITECTURE

Period of Significance

c.1880-1930

Significant Dates

1880, 1900, 1905, 1925, 1930

Significant Person
(Complete if Criterion B is marked)

n/a

Cultural Affiliation

n/a

Architect/Builder

Campbell, Cyrus
Moriarty, Frank
Unknown

Narrative Statement of Significance

(Explain the significance 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

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 1

General Description

Set within the Village of Bellows Falls in the Township of Rockingham, in southeastern Vermont, the Williams Street Extension Historic District is a dead-end residential street west of Atkinson Street, a central north-south thoroughfare. A linear neighborhood several blocks to the northwest of Bellows Falls Neighborhood Historic District, listed on the National Register of Historic Places in 2002, Williams Street Extension provides a termination point for Myrtle Street, which runs north-south, at its approximate mid-point. The street is wide, with concrete sidewalks and a narrow green belt and terminates at a steep bank which ascends to a plateau and more residential neighborhoods beyond. Close to community amenities, including several churches, schools and stores, it consists of fifteen residential structures, is of moderate density and reflects the development of this area during the late 19th and early 20th centuries, when increased industrial and railroad activity spurred the need for additional worker housing. Buildings are primarily closely spaced, vernacular Queen Anne, wood frame late 19th and early 20th century, one-and-a-half- to three-story dwellings with uniform and shallow setbacks on level, rectangular lots. They share common materials, namely clapboard siding, slate roofs and true-divided wood windows, and display predominantly Queen Anne styling (including #4, #5, #6, #11 and #13) as well as Greek Revival (#1, and #8) and Colonial Revival (#9). Of the eighteen structures, fifteen are historic and contribute to the character of the district. They retain a high degree of integrity of location, design, materials, workmanship, feeling and association for the period of significance, identified as 1880-1930. Changes to the district have been relatively minor, consisting largely of the application of synthetic siding, window replacement, porch alterations and loss of minor outbuildings.

Comprised additionally of the Village of Saxtons River, three hamlets, Bartonsville, Brockways Mills and Cambridgeport, and outlying areas, Rockingham was settled in 1753. Bounded on the east by the Connecticut River and the State of New Hampshire, Bellows Falls Village has traditionally been the largest and most affluent of the communities making up the Town of Rockingham. It contains a diverse collection of architecture, including Federal, Second Empire, Queen Anne and Colonial Revival styles. Neighborhoods are as diverse as the buildings which they contain – pockets of grand, high-style mansions are surrounded by areas of commercial activity and rows of smaller, more modest dwellings and apartment houses. Slightly south of the village, the Connecticut and Saxtons Rivers converge – creating a site that has enabled much industrial activity and resulting prosperity for the community.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 2

Individual Property Descriptions

1. 67 Williams Street Extension, c.1880, contributing.

This gable-front, one-and-a-half-story, three-by-four bay rectangular vernacular Queen Anne house with long rear one-story addition stands at the end of the street on a narrow lot of approximately half an acre abutting a steep wooded bank on the west. Facing south, the house is supported by a brick foundation and features modest Greek Revival and Queen Anne detailing, and a full-width entry porch on the façade. The exterior walls are sheathed in clapboard and the roof is clad with standing seam metal on the main block and asphalt shingles on the rear addition. Corner pilasters rise from a water table to a boxed, molded cornice with plain narrow returns. A single, central, brick chimney pierces the ridge of the main block. Fenestration is regular and window openings feature two-over-two wooden sash behind triple-track aluminum storms. Window surrounds feature molded caps but are otherwise plain. The valenced single-story entry porch has a flat roof and molded cornice, supported by square chamfered posts. Both balustrades and valences feature squared spindles and flat rails. The primary, sidehall entrance in the first bay features a door divided into two segmented panels by intersecting stiles and rails. Glazing in the upper portion of the door consists of a single large pane surrounded by smaller, square panes. A secondary entrance is located on the east elevation of the rear wing. The building appears to be well maintained and in good condition.

2. 65 Williams Street Extension, Michael Diggins House, c.1880, contributing.

This cross-gabled, three-by-three bay, one-and-a-half-story, sidehall plan, vernacular Queen Anne house with full width entry porch and two-story rear wing stands on the northerly side of Williams Street Extension. Renovated c.2007, the main block is supported by a brick foundation, is clad in wood clapboard and features wide corner boards and an asphalt shingle roof pierced by a brick chimney just below the ridge on the west. Fenestration is irregular and window openings contain a mixture of two-over-two wooden sash and one-over-one replacement vinyl sash. The flat-roof entry porch on the south is supported by square posts, features a molded cornice, solid clapboard-clad balustrades, and lattice porch skirt, and shelters the primary entrance in the third bay. The two-story rear addition rests on a mortared rubblestone foundation, features a shallow-pitched gable roof, and is extended east by a two-story, shed-roofed porch. Turned posts support the roof on the upper deck of this porch, while plain, squared posts support it from at street level. A narrow, unpaved driveway runs the length of the house on the east. The building appears to be well maintained and in good condition.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 3

2a. Outbuilding, non-contributing.

A single-story, two-bay, gable-front shed is located toward the rear of the narrow, grassy lot. Sheathed with novelty siding it has a pedestrian door in the first bay of the south elevation, with a contemporary window in the second. Built outside the period of significance, it is included as a non-contributing resource to the district.

3. 63 Williams Street Extension, Frank Moriarty House, c.1895, contributing.

This south-facing, sidehall plan, three-by-three bay, two-and-a-half-story vernacular, gable-front house features a two-and-a-half-story projecting, pedimented cross-gable on the east and a two-and-a-half-story rear wing. Supported by a brick foundation the entire structure is predominantly sheathed with vinyl. Fenestration is irregular and window openings contain two-over-two wood sash and vinyl storms.

Above a molded cornice, the slate roof is pierced on the ridge by a central brick chimney within the main block and a second brick chimney on the rear wing. A two-story, flat-roof porch with molded cornice on the primary façade has been enclosed and sheathed with vertical boards on the street level. The primary entrance is located in the first bay, while two small openings in the second and third bays contain contemporary windows. To the right of the entry is a single pane, full-length, contemporary sidelight. The upper level of this south porch also features an entrance in the first bay, as well as turned posts, decorative brackets, and a low balustrade, with square balusters and rail, modified with a second, higher, hand rail. Lattice panels applied to the interior of the porch posts at the east and west act as privacy screens. It appears as though this screening extended across the south face of the porch at one time, however between the posts sections of lattice have now been removed. A second, inset, two-story porch on the east elevation has been enclosed for three-season use on both levels, each of which feature centrally placed, paired window openings screened with synthetic mesh. These are flanked by one-over-one vinyl sash on the second floor and, on the lower level, by a one-over-one vinyl sash on the south and a pedestrian door on the north. The upper story of this enclosed porch has a slight overhang and the pedestrian entrance is sheltered by a flat-roof Italianate hood, supported by scrolled brackets and drop pendants.

The rear wing is extended north by a two-story, single-bay flat-roofed addition. Attached to the back of this addition is a multi-level stair of contemporary materials. Ascending perpendicular to the house, the bottom stair is sheltered by a standing seam metal shed roof. The upper stair, which ascends parallel to the building, is protected by a slightly-pitched shed roof, which is supported by braced, square posts. A small platform at the top of this stair is enclosed by balustrades, consisting of four regularly spaced, horizontal boards, on the north, east and west.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 4

Overall, the building appears to be well maintained and in good condition. Fencing delineates the property boundaries and consists of a chain link fence along the west and south and a tall wooden fence along the east.

3a. Outbuilding, c.1950, non-contributing.

A paved driveway to the east of the buildings leads to a two-bay gable-front garage, with exterior end chimney, erected at the northeast corner of the lot after c.1950 – which is outside the period of significance and thus renders it as a non-contributing structure within the district. This structure is sheathed with novelty siding and the roof is covered with asphalt shingles.

4. 61 Williams Street Extension, multiple dwelling, c.1900, contributing.

Echoing the design of local connected architecture, which typically consists of main block, rear wing and attached barn with integrated or inset porch, this structure was built as “flats” on the northerly side of Williams Street Extension c.1900. A two-and-a-half-story, two-by-five bay, sidehall multiple dwelling it features modest Queen Anne detailing, a canted two-story porch and bay window on the façade, in the first and second bays respectively, and a rectangular bay window and inset two-story porch on the east. Supported by a brick foundation the exterior walls rise from a water table to a molded cornice and are predominantly sheathed with wood clapboard. The bay window on the primary (south) façade is embellished with fishscale shingles. The first bay on the east elevation is sheltered by a deep overhang supported by a bracket with sunburst inset. Fenestration is irregular and window openings primarily contain one-over-one replacement vinyl sash. Paired historic wooden windows in the north and south gables feature a two-over-two configuration while two, fixed, twenty-four-light windows on the west light the interior stair. A historic two-over-two window has also been retained at street level in the last bay of the east elevation. The majority of window openings are flanked by louvered wooden shutters and feature projecting molded caps above wide frieze boards. A secondary entrance is located on the north elevation. The slate roof is interrupted by matching hip-roof dormers on the east and west, and pierced on the ridge by two brick chimneys. The south and east porches both feature turned spindle valences, plain, contemporary balustrades and lattice porch skirts. The building appears to be well maintained and in good condition. On the east, a paved driveway leads from the street to the rear of the property. Landscaping consists of areas of lawn and low shrubbery along the front façade

5. 57 Williams Street Extension, multiple dwelling, c.1900, contributing.

Like its neighbor to the west, to which it exhibits similar massing and styling, this structure was built as “flats” c.1900. Also reminiscent of local continuous architecture, this two-and-a-half-story sidehall dwelling features modest Queen Anne and Stick Style detailing, cross-gables on

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 5

the east and west, a two-story porch on the primary (south) façade, a two-story bay window and an inset two-story porch on the east and a c.1950 single-story, shed-roof addition on the rear (north). Supported by a brick foundation the structure is clad with wood clapboard and features decorative fish scale shingles on the bay window and in the gables. It has a slate roof with molded cornice, and a shed roof dormer on the west, rear slope. An interior brick chimney pierces the ridge, slightly south of the cross gables. The west cross gable creates a shallow pavilion, one bay wide, and both the east and west gables are accentuated by simple, decorative trusses. The rear addition is supported by a concrete block foundation. The west elevation, along with the southerly portion of the east, is clad with vinyl. This covering extends over the water table, visible wherever original cladding has been retained. Fenestration is irregular and window openings contain historic, two-over-two wooden sash. Windows in the south gable are narrow and paired, while fixed, rectangular Queen Anne windows on the west light the interior stair. Surrounds, where they are not obscured by vinyl siding, feature projecting, molded caps but are otherwise plain. Belt courses – wide above and narrow below – define the window openings on the east bay window. The two-story entry porch, which Sanborn maps indicate originally wrapped around the southeast corner of the building, features colonnettes atop solid shingled balustrades on both the upper and lower levels. The east porch features turned spindle valences on both levels. The lower level is open, while the upper level retains a turned spindle balustrade atop which a second rail, of contemporary two-by-four lumber and lattice panels, has been affixed. A large mature maple tree shades the front of the house, and to the east a paved driveway leads to a c.1950 garage.

5a. Outbuilding, c.1950, non-contributing.

Built outside the period of significance for the district, this two-bay, gable-front garage is sheathed with novelty siding and topped with an asphalt shingle roof. Two openings with rounded corners, containing roll-up doors divided into four four-panel rows by intersecting stiles and rails and glazed in the second row, allow access to the interior. Attached to the west wall of the garage, is a shed-roofed structure supported by square posts with solid, horizontal-board balustrade. Protected by the roof are large, square, storage or yard-waste bins on the south beyond which is a seating area.

6. 53-55 Williams Street Extension, multiple dwelling, c.1900, contributing.

At the eastern end of the district, located on the northerly side of Williams Street Extension, this three-by-seven bay vernacular, sidehall plan, Queen Anne triple-decker features full-façade three-story porches on the north and south and a three-story bay window in the third bay of the façade. It rests on a brick foundation, is sheathed in wood clapboard and has a flat roof with molded cornice, which extends forward to shelter the south porch. Fenestration is largely regular,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 6

and window openings feature two-over-two wood sash behind triple-track aluminum storms. Surrounds are plain with molded caps. The integrated front (south) porch features turned posts and valences with turned spindles. Balustrades are replacements and several have been extended in height with a second railing to accommodate life safety code requirements. The shed-roofed rear (north) porch has been heavily modified, is supported by concrete block piers and is in poor condition. It is enclosed on the east and open on the west. Lattice and wood paneling installed as screening provides some privacy. A wheelchair ramp fashioned of contemporary pressure-treated lumber is installed parallel to the primary façade. A narrow, paved driveway on the east separates the building from 51 Williams Street Extension (#7).

7. 51 Williams Street Extension, house, c.1900 contributing.

Flanked by a three-story apartment house on the west and a large two-and-a-half-story building on the east, this diminutive, one-and-a-half-story, two-by-three bay, gable-front vernacular Queen Anne house features a full-width entry porch and two consecutive one-story, shed-roof rear additions. Supported by a brick foundation the exterior walls are clad with wood clapboard, with plain corner boards, and the roof is sheathed with slate, with a molded cornice. Two prominent gable-roof wall dormers on the east are repeated on the west, and an off-center interior brick chimney pierces the ridge. Fenestration is irregular and window openings feature one-over-one replacement vinyl sash behind aluminum storms with plain surrounds. Windows in the first and second bays on the west are paired, as are those in the south gable. Surrounds are plain with slightly projecting molded hoods. Sheltered by a one-story hip-roofed entry porch, are the primary sidehall entrance and a bay window. The porch roof is supported by turned posts and features a turned balustrade, and post with ball finial, and lattice porch skirt. A contemporary wooden fire escape on the east provides egress from the upper level. The house occupies one of the smallest lots on the street, consisting of little more than 3,000 square feet.

8. 54-56 Williams Street Extension, house, c.1890, contributing.

This two-and-a-half-story, sidehall plan, vernacular Queen Anne gable-front house with shed-roofed, two-story porch on the east, two-story, gable-roof bay window on the north and two-story wing, offset to the west, on the south, is located on the southerly side of Williams Street Extension – on a densely-built block between Atkinson and Myrtle Streets. The main block is supported by a brick foundation, while the wing and east porch rest upon concrete. The exterior walls are sheathed with vinyl, which obscures any extant architectural trim, and the roof with asphalt shingles. The cornice is boxed with plain returns and two off-center brick chimneys pierce the ridge of the main block. The two story east porch features square columns with caps and bases and a plain balustrade. Fenestration is irregular and window openings contain two-over-two historic wooden sash, with the exception of replacement one-over-one, narrow, paired

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 7

vinyl windows in the north gable. The primary entrance is in the third bay and is protected by a small, one-bay, gable-roof entry porch, featuring square columns and balustrade identical to those of the east porch. A secondary entrance is located in the third bay of the east elevation, sheltered by the two-story porch. A third entrance on the west wing is sheltered by a gabled, bracketed hood. The house occupies the majority of an approximately 3500 s.f. lot and is separated from #9 by a small area of lawn.

9. 52 Williams Street Extension, house, c.1890, contributing.

Also on the densely-packed block between Atkinson and Myrtle Streets, this two-and-a-half-story side-gabled vernacular Colonial Revival with small one-story, one-by-one bay, gable-roof addition on the north is deeply set back from Williams Street, southeast of property #8 from which it is separated by a low picket fence and plantings. Oriented gable-end to the road, it features a full-façade, hip-roofed, entry porch on the east, with lattice porch skirt, turned spindle balustrades and Tuscan columns. Resting on a rusticated concrete block foundation, the exterior walls are clad with a combination of vinyl and aluminum, and the roof is sheathed with asphalt shingles. Eaves are close and a tall, narrow, brick chimney pierces the east slope just below the ridge. Fenestration is irregular and window openings contain a mixture of historic two-over-two wooden sash and replacement one-over-one vinyl sash with plain surrounds. The primary entrance, located in the on the east elevation, in the third bay of the main block, is protected by a nine-light, two-panel wooden storm door. A secondary entrance is located on the east wall of the north addition.

10. 58 Williams Street Extension, LA Olive Growers' Association, c.1905, contributing.

The third building in the district located in the densely-developed block between Atkinson and Myrtle Streets, and measuring approximately 32' x 75', this large, two-story, five-by-six bay, gable-front, vernacular Queen Anne structure stands on the easterly corner of Williams and Myrtle Streets. Supported by a brick foundation, the exterior walls are clad with wood clapboard, with wide corner boards, and the roof, which has a molded cornice, in asphalt shingles. Two brick chimneys and a metal stove pipe pierce the ridge. Window openings contain a variety of historic two-over-two and one-over-one wooden sash, as well as one-over-one replacement vinyl sash and enframements are flat and plain. A central, one-story, shed-roofed entry porch with molded cornice on the primary façade (north), spans the central three bays, shelters two entry doors in the second and third bays, and features turned posts, a low, plain balustrade and a lattice porch skirt. On the south elevation a loading bay retains a plain, commercial roll-up door. To the east, is a secondary pedestrian entrance featuring a nine-light, two-panel wooden door behind a contemporary metal storm door. This building is in fair to poor condition – the exterior clapboards show signs of deterioration, and the foundation exhibits several areas of mortar losses

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 8

and voids as well as deteriorating brick. At the rear (south) is a paved parking lot, separating the building from #9, and on the east, a narrow band of lawn separates it from #8.

11. 62 Williams Street Extension, multiple dwelling, c.1905, contributing.

This two-and-a-half-story, vernacular Queen Anne dwelling stands on the westerly corner of Williams and Myrtle Streets. Resting on a brick foundation, the exterior, clapboard-clad walls rise from a water table to wide frieze and molded, boxed cornice. The cross-gabled roof is sheathed with slate and features two shed-roof wall dormers on the east and west respectively, while an off-center brick chimney pierces the ridge. The primary façade features a two-story bay window on the east and a sidehall entrance on the west. Dual, flat-roof, two-story porches in the second bay on this façade (north) as well as inset on the rear end of the east elevation, feature turned posts and balustrades, decorative brackets and vertical lattice porch skirts. Railing posts on the first floor front porch are topped with ball finials. Upper-level balustrades have been fitted with additional, higher, metal, hand-rails to meet life safety code requirements, but the original lower balustrades have been retained. Concrete steps with plain metal handrails descend to from each porch to the street.

Fenestration is irregular and window openings predominantly contain two-over-two wood sash behind contemporary vinyl storms. The east dormer contains small, paired windows while the west contains a single window opening. On the street level of the east bay window, and on both levels of the north bay window, the central bay openings contain leaded glass. On the west, small, square, fixed divided light windows illuminating the interior stair feature stained glass. The cross-gable on the east forms a two-and-a-half-story pavilion, has narrow paired windows in the gable and abay window at street level. The front window in this cutaway bay rests below a second story overhand, supported by scroll brackets with a globular drop finial at the corner. Surrounds are plain with slightly projecting caps and sills. The building covers most of the 3900 s.f. lot, which is separated from Myrtle Street on the east by a narrow band of lawn, and from #12 on the west by a paved driveway. The building appears to be well maintained and is in good condition.

12. 64 Williams Street Extension, multiple dwelling, c.1880, contributing.

Modified over time, this two-story vernacular Queen Anne style apartment building consists of a hip-roof main block with full-width two-story entry porch and a gable-roof rear (south) wing. On the east, the rear two bays of the main block are slightly recessed from the front two bays, although the roof line is not interrupted. Supported by a brick foundation, the majority of the exterior is clad with asbestos shingles above a wooden water table; the rear (south) elevation is clad with wood clapboard. With a wide, overhanging, molded cornice, the roof is sheathed with

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 9

slate. Fenestration is regular and window openings feature one-over-one replacement vinyl sash. Surrounds feature projecting molded caps and plain sills. Retained surrounds indicate that one window on the east elevation has been infilled, as have three doorways on the south – with matching shingles and clapboard respectively. Above the infilled south openings, protruding metal bars with attached hooks suggest that these may have been haylofts for a formerly integrated barn. Integrated under the hip roof, the entry porch features turned posts, a jig-saw cut balustrade on the upper story, a low plain balustrade with square balusters on the lower level and foundation screening. The two center supports on the lower level have been replaced with square posts. Centrally placed, wooden steps, leading from the street to the center-front entrance, are sheltered by a late twentieth-century shed-roofed hood. A metal bulkhead door on the east provides access to the cellar. A small shed-roofed porch on the east wall of the rear wing shelters a secondary entrance. Situated on a lot of approximately 3500 square feet, there is very little undeveloped land associated with this building, which is flanked by driveways on the east and west and bounded on the south by a narrow strip of land.

13. 66 Williams Street Extension, c.1900, contributing.

An earlier structure, erected in this location c.1880, was replaced by this three-story, five by four bay, center entry, vernacular Queen Anne apartment building c.1900. It consists of a square, hip-roof main block with integrated three-story porch on the façade (north) and a three-story, shed-roof addition on the south. The main block is supported by a parged brick foundation, the porch and rear addition rest on concrete. The entire structure is sheathed in vinyl, the roof – which has a molded cornice – with slate shingles. An off-center brick chimney pierces the ridge.

Fenestration is irregular and window openings contain one-over-one replacement vinyl sash. Three window openings on the north elevation of the rear addition have been boarded up with plywood. Window surrounds have been covered by the vinyl siding on all elevations but the north, where they feature slightly projecting molded caps. The three-story north porch features brackets, turned posts and balustrades – although the majority of earlier turned spindles have been replaced with square ones. On the upper two stories, an additional railing of stock lumber has been added above each balustrade to meet life safety code requirements. Posts on the street level deck are also replacement, square posts. On the south elevation, secondary egress to the upper stories is provided by decking and stairs of pressure treated lumber.

14. 68 Williams Street Extension, Cyrus Campbell House, c.1900, contributing.
Demolished March 2009

This modest one-and-a-half-story, gable-front vernacular house, wedged between #13 and #14, with angled west addition has an enclosed hip-roof porch on the façade, added after c.1950. A secondary, much deteriorated, shed-roof porch and small addition are located on the south. The

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 10

main block rests on a brick foundation, while the west addition and south porch are supported by concrete. The exterior walls are sheathed with wood clapboard, with narrow corner boards, and the roof with asphalt shingles. Eaves are close and raked and a central, corbelled brick chimney pierces the ridge. Fenestration is irregular and window openings contain two-over-two wooden sash and one-over-one replacement vinyl sash, and the south. A small window opening on the south elevation contains four-over-four replacement sash. Surrounds are flat and plain and the primary entrance features a contemporary door. Due to extensive deterioration, the building is currently proposed for demolition.

15. 70 Williams Street Extension, multiple dwelling, c.1920, contributing.

Built as a one-story dwelling, this gable-front, sidehall plan, Queen Anne cottage was raised to two-and-a-half-stories between 1927 and 1947. Located on the southerly side of Williams Street Extension, it features a concrete block foundation and first story, a two-story, full-width entry porch on the primary (north) façade, and a shed-roof entry porch on the east. The exterior walls of the upper story are clad in alternating rows of plain and decorative wood shingles and, with wide corner boards, rise to raking eaves. The roof is sheathed with asphalt shingles and a central brick chimney pierces the west slope. The two-story, flat-roof entry porch features turned posts and valences on both the upper and lower levels. The lower balustrade is constructed of four rows of concrete block, with open joints, supported by narrow concrete piers, while the second-story features a tall, plain balustrade. The east porch roof is supported by square posts, has a simple balustrade, and also rests on concrete block piers. Fenestration is irregular and window openings contain one-over-one replacement vinyl sash. Located at the end of Williams Street Extension, the house abuts a steep wooded bank on the west and is separated from #14 by a narrow strip of lawn. Plantings are minimal, limited to a low-growing Hydrangea bush on the east and grass to the east and south.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 8 Page 1

Statement of Significance

The Williams Street Extension Historic District is significant as a well-preserved unified collection of worker housing, necessitated by local industrial and commercial growth in the late nineteenth and early twentieth-centuries. Constructed primarily between c.1880 and 1905, dwellings range from small single-family cottages reminiscent of national folk housing to large multi-level apartment houses. Buildings are simply and similarly styled, predominantly exhibiting Queen Anne and modest Greek Revival detailing. They are set on narrow lots of relatively uniform size, shape and setback – those on the northerly side of the street somewhat larger than those on the south. The period of significance for the district is from 1880 to 1930: the former being the date of the first building campaign on these streets, while the latter marks a shift and decline in the local manufacturing and papermaking era as well as the date by which the district had achieved its general present appearance. All extant dwellings in the district were erected by 1920, the majority by the turn of the century. Although some alterations have been implemented, they are largely limited to changes in exterior cladding, minor fenestration changes, window replacement and porch alterations and in 2008 the district appears much as it did in 1930. Three outbuildings added after 1950 have altered neither its appearance nor its character. As a whole the district retains a high degree of integrity, as do the majority of the fifteen historic structures individually. Although there have been several other National Register Districts established within the village, namely the Bellows Falls Downtown Historic District, the Bellows Falls Neighborhood Historic District, the Westminster Terrace Historic District and the George-Pine-Henry Street Historic District, none have such a cohesive concentration of a single building type: worker housing. Significant on a local level, the Williams Street Extension Historic District meets National Register eligibility requirements under Criterion A, for its associations with local commercial and industrial development, and also under Criterion C, as a distinct and unified late nineteenth-century working-class neighborhood.

Residents primarily rented rather than owned their homes or apartments, and worked in the thriving enterprises of the time as, to name just a few, train engineers for the Rutland Railroad, laborers for the Moore & Thompson Paper Company, and foremen for the Vermont Farm and Machine Company, as well as messengers, bookkeepers, electricians and carpenters for a variety of smaller establishments. Early residents also included, among the men, a post office clerk, roofer, department store salesman, telegraph operator and messenger. A substantial number of women also worked outside the home, one as a “table girl,” others as sales clerks and domestics, and several worked as box makers or finishers in the paper mills.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 8 Page 2

Significant architectural patterns reflected in the district honor and evoke local continuous architecture of main house, wing and integrated barn and include unifying elements such as multiple single- and multi-story entry and side porches, single- and multi-story bay windows, Queen Anne detailing and stylistic features – including turned porch posts and balustrades, fishscale shingles, and multi-light, stained glass and leaded windows – slate roofs and shallow setbacks. Though they are distinctly buildings intended as worker housing, especially the large, multi-story apartment buildings, they nonetheless reflect and complement the architecture of higher-style dwellings of the village at large. In addition, they retain a high degree of integrity of historic materials – clapboard siding, slate roof coverings and wood windows – further contributing to the district’s architectural significance.

Historical Background:

Bellows Falls’ industrial and commercial development began in the late 1700s and experienced a great surge in the second half of the nineteenth century. Its proximity to the Connecticut River led to the creation and use of the Bellows Falls Canal as a major navigation route and the harnessing of the river’s waters for hydropower. Formed in 1791, the *Company for Rendering the Connecticut River Navigable by Bellows Falls* was the first canal company chartered in the United States. Financed by three Englishmen, brothers John, Francis and Hodgson Atkinson, the Bellows Falls Canal was constructed over an eleven-year period, was the first on the continent to be used for navigation and was a major influence in the development and growth of the village. Built to bypass the falls, it consisted of nine locks over half a mile. The canal, river and falls all provided an ideal location for water-powered industries and, with Bill Blake’s construction of the first paper-mill in 1802, Bellows Falls positioned itself to become an epicenter of papermaking. Rockingham’s population increased accordingly, rising thirty-six percent between 1791 and 1800, and an additional sixteen percent to a total of 1,954, by 1810. The village’s first bank, the Bank of Bellows Falls, was incorporated in 1831, and on January 30, 1834 the first village charter was adopted.

In the following two decades growth continued steadily, despite southern Vermont still generally being the most populous area of the state. The public water supply was initiated in 1848 and the following year the arrival of the first train from Boston and the completion of the Rutland Railroad between Bellows Falls and Burlington catapulted the community into a new era of expansion. The Connecticut River and Fitchburg railroads further increased access in and out of the village. Although the railroads replaced the canal as primary means of transport in the mid-1850s, by the turn of the century the waters were being harnessed for power generation. In 1868 the Vermont Farm Machine Company, which would become a major employer, was incorporated

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 8 Page 3

as the Hartford Sorghum Machine Company, and in 1870 the Moore paper mill was established, followed by the Robertson mill in 1872. Consequently, the village experienced a substantial housing boom between c.1860 and c.1900. By 1885 the first sewers were installed from Atkinson to the Square, the main commercial and municipal center of the community, with side streets completed over the course of the following decade, and in 1887 the town hall and opera house was erected.

The village also played a significant role in the state's agricultural history. In the 1880s, apple growing as a major agricultural activity in the state was advanced through the manufacture of apple driers, or evaporators in Bellows Falls. These machines significantly accelerated the drying process, formerly accomplished through hearth, sun or kiln drying, and allowed Vermont apple farmers to export greater quantities of the fruit. The local dairy industry too owed a portion of its success to the village and its access to outside markets: in 1890, before the invention of the refrigerated rail car, the first of Vermont's shipments of fluid milk to Boston was by train from Bellows Falls.

The most populous of Rockingham's five hamlets and villages, and its political hub since 1869, Bellows Falls' expansion is reflected in the Williams Street Extension Historic District. East of Atkinson Street, Williams Street is named for prominent financier James Henry Williams who came to Bellows Falls in 1834 and built his own home here. A c.1872 subdivision plan shows the extension of Williams Street west of Atkinson, on land formerly owned by the Bellows Falls Canal Company, and its division into twelve rectangular lots. On the northerly side of the street, lots were uniformly 56 feet wide and 134 feet deep. On the southerly side, lots were significantly smaller: the two lots east of Myrtle Street were 51½ by 114; those west of Myrtle Street measured 50 by 112. Twelve of the present fifteen historic structures were erected between 1880 and 1900. Two additional buildings appeared in 1905, and the last in 1920.

L.R. Burleigh's lithograph of the village in 1886 gives what is perhaps the first visual representation of the district, showing four buildings approximately where properties #1, #2, #6 and #12 are located today. At the time there were five paper mills in operation within the village (Moore, Arms & Thompson; John Robertson & Son; Willard Russell & Co.; Wyman Flint & Sons; and John T. Moore), along with a grist and flour mill, a planing mill, Derby & Balls' scythe snath factory and the Vermont Farm Machine Co., as well as a saw mill at North Walpole. By 1891, the district density had doubled with the addition of five additional single-family dwellings: a small house where #3 now stands, along with properties #8, #9 and #13.

The c.1880 house at 65 Williams Street Extension (#2) was likely built for Michael Diggins, a

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 8 Page 4

railroad roundhouse night watchman, whose family lived here throughout much of the twentieth century. The Diggins household was a large one, consisting in 1900 of Michael, wife Maria and their three sons, Joseph, James and John, as well as nieces Ellen and Anna Hackett and nephew William Hackett. Maria's sister, May Hackett, came to live in the home in 1910, following Michael's death. James Hackett and Anna (Hackett) Boland, who lived directly west, at 67 Williams Street Extension (#1), may also have been related to Maria Diggins.

Also among the earliest buildings on the street were properties #8 and #9. An early two-story carriage house fronting Myrtle Street may have been associated with #9 – along with a small shed to the dwelling's west. This was removed by 1912 however.

The small house originally on the site of #3 was replaced with a new, two-and-a-half-story dwelling with canted bay window on the east c.1895, presumably for carpenter Frank Moriarty, wife Johanna and their four children. Frank maintained a small carpentry shop on the property, possibly in a small, square outbuilding directly behind the house. Both first generation Americans born to Irish parents, the Moriartys rented out a second unit in the home for added income. Tenants included the families of Edward Ahern, a clerk for one of the railroads (1900), Arthur Trombley, a trainman for the Boston and Maine Railroad (1901) and Patrick C[urtin], who worked in the shipping department for a local creamery (1930). Minor modifications to the building c.1900 included squaring off of the bay window on the east elevation, and the addition of a porch to its north. A second, smaller outbuilding was also constructed to the east of the earlier shed, both of which were removed by 1927, and the two-story porch was added to the front façade of the home c.1912.

Opposite the Moriarty House, the property at 64 Williams Street Extension (#12) was erected c.1880 as a two-story dwelling with a one-story rear addition. C.1900 an entry porch was added, the rear addition raised to two-stories, and a new, two-story addition attached to its rear. At the same time, a rear outbuilding was removed as an adjoining property on Myrtle Street was expanded west. The building may have been converted into apartments at the same time, although this wasn't designated on Sanborn maps until 1947.

1896 saw the formation of the Casein Company of America, which erected a large plant at the south end of the village and became a major employer until its reorganization and relocation in 1904. At around the same time, in 1898, fourteen New England paper-making operations merged to form the giant International Paper Company, which grew to be one of the largest in the world with holdings of an estimated \$40 million at the time of the merger. With some of the company's most substantial mills situated in Bellows Falls, comprising \$4,500,000 of its holdings,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 8 Page 5

Rockingham's population reached almost 6,000 by 1900.

Development of the northerly side of the Williams Street Extension was complete by 1901 with the addition of properties #4, #5 and #7 and the construction of the triple-decker (#6) on the site of a smaller, earlier dwelling at the easterly end of the street. At the west end, c.1900, #14 was erected for carpenter Cyrus Campbell and flats (#13) were constructed on the site of an earlier dwelling.

Renting the large apartment house (#4) to the east of the Moriarty House (#3) were three families: David Sensabough, a machine tender at one of the papermills, lived here with wife Anna and their three young children; railroad conductor Frank Witherbee maintained his residence here with wife Katie and toddler Marguerite; and John Hayes, another papermill worker, occupied a third unit with his wife Margaret and adolescent children Jennie and John. Built for this purpose, the building nonetheless evokes local continuous architecture of main house, wing and integrated barn, by which it may have been influenced. Indeed, some twenty years prior, Henry Street Extension, several blocks to the south, was developed almost entirely with this type of building, as two-family housing, and may have influenced the design of this apartment house.

The c.1900 apartment house directly east (#5) was similarly designed and was occupied by three young families. Daniel and Nellie Sullivan had three children under the age of four, whom Nellie cared for while her husband worked as a locomotive engineer. In the other two units were the families of blacksmith Harry To[lerton] and carpenter A. Allen. With a very similar footprint to its western neighbor, the building appears to have changed little over the years, save for the application of vinyl siding and removal of the easterly section of the entrance porch.

Among the first residents of the c.1900 triple-decker (#6) anchoring the eastern end of the district were the families of papermill foreman John Gately, railroad engineer Norris Ross and papermaker William Smith. A later resident, Wallace Buskey, who worked as a machinist for the Vermont Farm & Machine Company and, later, for Fifield's Garage, lived here for several years with his wife and two children before purchasing and moving into the small house to the east (#7) c.1915. The building's three-story rear porch was added c.1910. A c.1920 one-story outbuilding, spanning the width of both the apartment house and the Buskeys' house, is no longer extant.

C.1905, the large, two-and-a-half-story Queen Anne building (#11) at the corner of Myrtle and Williams Streets was erected as a two-unit dwelling. Around the same time, the one-and-a-half-

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 8 Page 6

story stable west of property #9 was moved and/or rebuilt further south, in order to accommodate the new bottling plant for the New England branch of the Los Angeles Olive Growers' Association (#10). Managed by Charles W. Butterfield, who maintained a home on School Street, in a wealthier neighborhood closer to the village center, the plant was in operation until the late 1920s. Built as a two-and-a-half-story building, it originally had a one-story addition on the south. Charles, a florist and gardener, owned much of this block between Atkinson and Myrtle Streets, upon which were also a large hot house and stable. His wife Helen later developed Butterfield Avenue in this location. Charles was also active in town affairs – serving as Constable in 1877 and Selectman between 1888 and 1891.

The Los Angeles Olive Growers' Association bottled olive oil pressed by its subsidiary Sylmar Olive Company which had at one time maintained one of the largest olive groves in the world, 2,000 acres in California's San Fernando Valley. The company bottled up to 800 gallons of oil a day, or 50,000 per year. How much was bottled in this packing plant in Bellows Falls, or why this location was chosen for the operation, is not clear. However, by 1927 the L.A. Olive Growers' Association had vacated the premises and the building was converted to use as a second-hand furniture store and electrical shop on the street level and a community hall on the second. By 1947 the rear addition had been removed and the building was functioning as an auto body repair shop.

The last building to be constructed in the district was a small one-story house, built into the bank at the southwest corner, c.1925 (#15). It was raised to two stories by the mid-1940s, with the addition of a concrete block first floor. This unusual treatment may have been implemented to combat moisture run-off from the adjacent slope. By the time of the home's original construction, Rockingham's population had peaked, reaching 6,231 in 1920, and had begun to decline. This was attributable, in large part, to changes in international trade and competition from Canadian paper mills, along with a 1921 strike requiring National Guard intervention, which forced the reorganization of International Paper. Within a decade it had departed from Bellows Falls along with 15% of the population and many of its former buildings demolished to make way for New England Power Company's new hydro-electric power plant.

The Williams Street Extension Historic District exists as a remarkably intact late nineteenth- and early twentieth-century working-class neighborhood which continues to convey its associations with Bellows Falls' industrial, commercial and manufacturing past. Although the district is comprised of structures of varying sizes, it has many unifying features – both in materials and design. Exterior walls are clad principally with clapboard, and roofs with slate. Porches especially were integral to the design and function of the neighborhood, providing outdoor

Williams Street Extension Historic District
Name of Property

Windham County
County and State

Vermont

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

- 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:

- X State Historic Preservation Office
 - Other State Agency
 - Federal Agency
 - X Local government
 - X University
 - X Other
- Name of repository:
Vermont State Historical Society Library

10. Geographical Data

Acreage of Property 2

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

1 18T 707337 4778591
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

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	Liisa Reimann	date	01.23.09
organization	New England Preservation Collaborative, Inc.	telephone	802-999-1634
street & number	P.O. Box 132	zip code	05601
city or town	Montpelier	state	VT

Williams Street Extension Historic District
Name of Property

Windham County
County and State

Vermont

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps USGS map, 7.5 minute series, Bellows Falls, NH/VT
Photographs 1-15
Additional Items none

Property Owner

name/title	Multiple ownership – see attached	date
organization		telephone
street&number		zip code
city or town	state	

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 8 Page 7

extensions of living areas and opportunity for a variety of household uses. As with other developments during this time period, when healthy living conditions and sanitation were increasingly recognized as vital to personal, community and commercial well-being, urban housing nationwide had begun adopting these ideals. The lack of garages is also consistent throughout the district – only two exist in the neighborhood, both of which were constructed after 1950.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 9 Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 9 Page 2

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 10 Page 1

Boundary Description

The boundary of the Williams Street Extension Historic District begins at the northwest corner of Property #1 (67 Williams Street Extension, tax parcel 2333267) and proceeds east along the northerly lines of Property #2 (65 Williams Street Extension, tax parcel 2333265), Property #3 (63 Williams Street Extension, tax parcel 2333263), Property #4 (61 Williams Street Extension, tax parcel 2333261), Property #5 (57 Williams Street Extension, tax parcel 2333257), Property #6 (53-55 Williams Street Extension, tax parcel 2333253), and Property #7 (51 Williams Street Extension, tax parcel 2333251). At the northeast corner of said Property #7, the boundary travels south to the southeast corner of said Property #7, crosses Williams Street Extension and continues south to the southeast corner of Property #9 (52 Williams Street Extension, tax parcel 2333252). Here the boundary turns west and travels along the southerly property lines of said Property #9 and Property #10 (58 Williams Street Extension, tax parcel 2333258) to the southwest corner of said Property #10. From this point the boundary travels north along the western edge of Myrtle Street, until it is in line with the southeast corner of Property #11 (62 Williams Street Extension, tax parcel 2333262), at which point it bears west to cross Myrtle Street to the southeast corner of said Property #11. From this point the boundary travels west to the southwest corner of Property #12 (64 Williams Street Extension, tax parcel 2333264), then slightly south to the southeast corner of Property #13 (66 Williams Street Extension, tax parcel 2333264), and then west again along the southerly lines of said Property #13, Property #14 (68 Williams Street Extension, tax parcel 2333264) and Property #15 (70 Williams Street Extension, tax parcel 2333270) to the southwest corner of said Property #15. Upon reaching this point, the boundary continues north to the northwest corner of said Property #1, the point of beginning.

Boundary Justification

The Williams Street Extension Historic District extends east from the western end of Williams Street Extension and ends one lot prior to the intersection with Atkinson Street. The easterly property lines of adjacent properties fronting Atkinson Street offer a logical choice for the eastern boundary of the Williams Street Historic District, as they are of a different character. Along the western edge of Williams Street, the steep embankment provides a logical choice for the western boundary. The northern and southern boundaries are delineated by the boundaries of the included properties. The district is residential in character, unified by the properties' many shared physical and architectural features, and were erected within the same general era as a response to industrial growth both in Bellows Falls Village and the Town of Rockingham. It is distinguished from adjacent neighborhoods, primarily to the north and south, which are nearly exclusively comprised of one-and-a-half-story, gable-front, single family dwellings, due to its predominance of large two-and-a-half- to three-story multi-family dwellings with hip, gable and

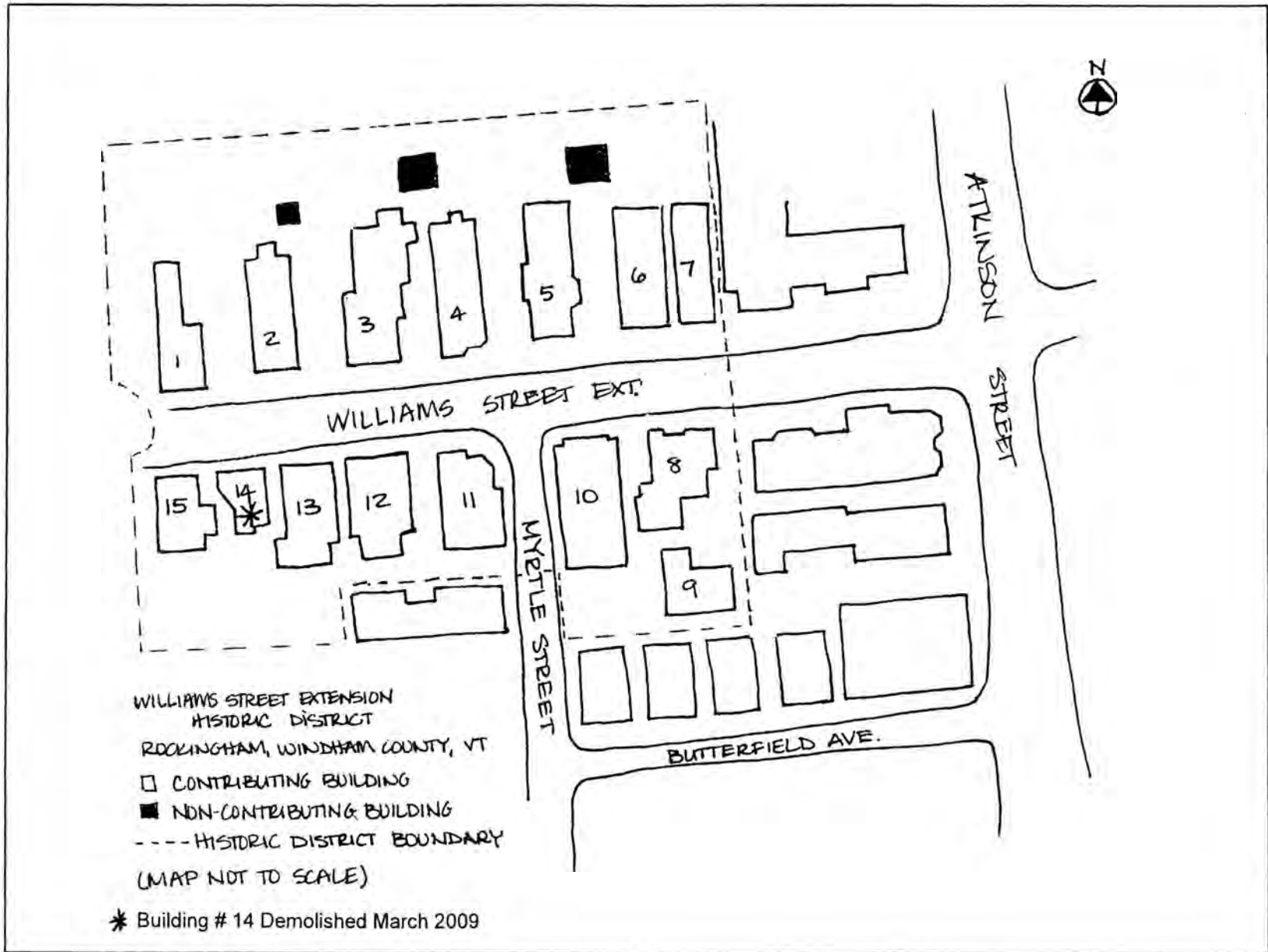
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 10 Page 2

flat roofs. This boundary is sufficient to convey the historic significance of the Williams Street Extension Historic District.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section Property Owners Page 1

-
- | | |
|------------------------------------|--|
| 1. 67 Williams Street Extension | John R. and Lori J. Morrisey
67 Williams Street Extension
Bellows Falls, VT 05101 |
| 2. 65 Williams Street Extension | Colin Haviland
65 Williams Street Extension
Bellows Falls, VT 05101 |
| 3. 63 Williams Street Extension | David and Candace Montesi
PO Box 135
Proctorsville, VT 05153 |
| 4. 61 Williams Street Extension | Parker Justin Sterner and Sarah Sterner
PO Box 986
Walpole, NH 03608 |
| 5. 57 Williams Street Extension | Daniel R. and Nancy A. Winter
47 Williams Street
Bellows Falls, VT 05101 |
| 6. 53-55 Williams Street Extension | Allen E. Wade and Edward L. Foster
82 Alden Road
Bellows Falls, VT 05101 |
| 7. 51 Williams Street Extension | Karen L. Bills
51 Williams Street Extension
Bellows Falls, VT 05101 |
| 8. 54-56 Williams Street Extension | Edward S. and Agnes R. Zielinski
54-56 Williams Street Extension
Bellows Falls, VT 05101 |

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section **Property Owners** Page 2

- | | |
|---|---|
| 9. 52 Williams Street Extension | Helen, William and Edward Atkins
52 Williams Street
Bellows Falls, VT 05101 |
| 10. 58 Williams Street Extension | John T. and Suzanne Y. Stoodley
7836 US Route 5
Westminster, VT 05158 |
| 11. 62 Williams Street Extension | RACLT/Brattleboro Area Comm. Land Trust
90 Main Street, Suite 1
Springfield, VT 05156 |
| 12. 64 Williams Street Extension | RACLT/Brattleboro Area Comm. Land Trust
90 Main Street, Suite 1
Springfield, VT 05156 |
| 13. 66 Williams Street Extension | RACLT/Brattleboro Area Comm. Land Trust
90 Main Street, Suite 1
Springfield, VT 05156 |
| 14. 68 Williams Street Extension
Demolished March 2009 | RACLT/Brattleboro Area Comm. Land Trust
90 Main Street, Suite 1
Springfield, VT 05156 |
| 15. 70 Williams Street Extension | RACLT/Brattleboro Area Comm. Land Trust
90 Main Street, Suite 1
Springfield, VT 05156 |

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section Table of Properties Page 1

Map #	Address	Historic Name	Year Built	Style	Contributing
1	67 Williams St. Ext.	House	c.1880	Greek Revival	Y
2	65 Williams St. Ext.	Michael Diggins House	c.1880	Vernacular Queen Anne	Y
2a	65 Williams St. Ext.	Outbuilding	After c.1950	No Style	N
3	63 Williams St. Ext.	Frank Moriarty House	c.1895	Queen Anne	Y
3a	63 Williams St. Ext.	Garage	After c.1950	No Style	N
4	61 Williams St. Ext.	House	c.1900	Queen Anne	Y
5	57 Williams St. Ext.	House	c.1900	Queen Anne	Y
5a	57 Williams St. Ext.	Garage	After c.1950	No Style	N
6	53-55 Williams St. Ext.	Flats	c.1900	Queen Anne	Y
7	51 Williams St. Ext.	House	c.1900	Vernacular Queen Anne	Y
8	54-56 Williams St. Ext.	House	c.1890	Greek Revival	Y
9	52 Williams St. Ext.	House	c.1890	Vernacular Colonial Revival	Y
10	58 Williams St. Ext.	Los Angeles Olive Growers' Association	c.1905	Vernacular Queen Anne	Y
11	62 Williams St. Ext.	House	c.1905	Queen Anne	Y
12	64 Williams St. Ext.	Flats	c.1880	Queen Anne	Y
13	66 Williams St. Ext.	House	c.1900	Queen Anne	Y
14	68 Williams St. Ext.	Cyrus Campbell House	c.1900	Vernacular	Demolished March 2009
15	70 Williams St. Ext.	House	c.1920	Queen Anne	Y

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section **Photos** Page 1

Photo Description

The following information is the same for photographs 1, 3-9, 11, 12, 14, 15:

Williams Street Extension Historic District, Rockingham
Windham County, Vermont
Photographer: Liisa Reimann
July 14, 2008

The following information is the same for photographs 2, 10, 13:

Williams Street Extension Historic District, Rockingham
Windham County, Vermont
Photographer: Neil Dixon
September 18, 2008

CD with all images on file at Vermont Division for Historic Preservation.

Photograph 1 of 15, view NW of Williams Street Extension, from Atkinson Street.

- 2 of 15, view NW of 67 Williams St. Ext. (property 1).
- 3 of 15, view NW of 65 Williams St. Ext. (property 2).
- 4 of 15, view NW of (L-R) 65 and 63 Williams St. Ext. (properties 2 and 3).
- 5 of 15, view NW of 61 Williams St. Ext. (property 4).
- 6 of 15, view NE of 57 Williams St. Ext. (property 5).
- 7 of 15, view NW of 57 Williams St. Ext. (property 5).
- 8 of 15, view NW of (L-R) 53-55 and 51 Williams St. Ext. (properties 6 and 7).
- 9 of 15, view SE of 54-56 Williams St. Ext. (property 8).
- 10 of 15, view SW of 52 Williams St. Ext. (property 9).
- 11 of 15, view SW of 58 Williams St. Ext. (property 10).
- 12 of 15, view SW of 62 Williams St. Ext. (property 11).
- 13 of 15, view SW of 64 Williams St. Ext. (property 12).
- 14 of 15, view SE of (L-R) 66, 68 Williams St. Ext. (properties 13 and 14).
- 15 of 15, view SW of 70 Williams St. Ext. (property 15).

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Williams Street Extension Historic District

MULTIPLE NAME:

STATE & COUNTY: VERMONT, Windham

DATE RECEIVED: 9/25/09 DATE OF PENDING LIST: 10/09/09
DATE OF 16TH DAY: 10/24/09 DATE OF 45TH DAY: 11/08/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000893

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: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11/5/09 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA *[Signature]*

REVIEWER *[Signature]*

DISCIPLINE *[Signature]*

TELEPHONE _____

DATE 11/5/09

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.



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:

United States Department of the Interior National Park Service National Register of Historic Places

Comments Evaluation/Return Sheet

Property Name: Williams Street Extension Historic District
Property Location: Bellows Falls, Windham County, VT
Reference Number: 09000893
Date of Return: November 13, 2009

Reasons for Return

The Williams Street Extension Historic District nomination is being returned for technical corrections and additional information needs as described below.

The district nomination was submitted under Criteria A and C, with areas of significance in Architecture and Commerce. The nomination was submitted at the local level of significance with a period of significance from c. 1880 - 1930.

Section 8. Statement of Significance. This nomination does not adequately address the significance of this district at the local level for architecture; there is no local context for worker housing within Bellows Falls, nor does the nomination adequately address the significance under commerce for the Los Angeles Olive Growers' Association building. A local context for rental housing within the village has also not been addressed.

Further explanation is needed regarding the housing development and architecture of the Bellows Falls' expansion. Why is the Williams Street Extension significant as multi-family worker housing within the community, as compared to other streets with worker housing—constructed during the same time period and with similar design elements?

In Section 8, page 1, the text indicates the “dwellings range from small single-family cottages...to large multi-level apartment houses...” However, the house located on the southwest corner of Atkinson and Williams Street Extension also appears to be multi-family; others northwest of this street include a mixture of similar housing types. During this time period, what do the Sanborn Maps show for the surrounding streets and neighborhoods?

On page 6, additional information is needed on the commercial activity of the Los Angeles Olive Growers’ Association. Throughout the period of significance, how many employees worked at the bottling facility and what were the production levels? How does this operation fit within the larger context of other commercial operations in the village?

The nomination indicates an ending period of significance of 1930, based on the “decline in the local manufacturing and papermaking era...” however, since the last building in the district was erected by 1920, and the olive oil bottling facility left in 1927, the ending period should be based on a date associated to this particular neighborhood. Please clarify.

Please call me at 202-354-2239, or e-mail at <lisa_deline@nps.gov> if you have any questions.

Lisa Deline, Historian
National Register of Historic Places
November 13, 2009

09000393



**United States Department of 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 Williams Street Extension Historic District
other names/site number

2. Location

street & number	51-58, 61-68, 70 Williams Street	N/A	not for publication
city or town	Rockingham	N/A	vicinity
state Vermont	code VT	county Windham	code 025
			zip code 05101

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.)

Nay E. Bone Deputy State Historic Preservation Officer July 6, 2010
Signature of certifying official/Title Date

Vermont Division for Historic Preservation
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 official/Title Date

State or Federal agency and bureau

Williams Street Extension Historic District

Windham County

Vermont

Name of Property

County and State

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.
 ___ See continuation sheet.
 ___ removed from the National Register.
 ___ other, (explain:)

7/13/00

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (check as many boxes as as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	14	3 buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	0 sites
<input type="checkbox"/> public-State	<input type="checkbox"/> structure	0	0 structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> site	0	0 objects
	<input type="checkbox"/> object	14	3 total

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

N/A

Number of contributing resources
is previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/specialty store

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Greek Revival

Queen Anne

Late Victorian

Materials

(Enter categories from instructions)

Foundation BRICK

CONCRETE

walls WOOD/Weatherboard

ASBESTOS

SYNTHETICS/Vinyl

roof STONE/Slate

ASPHALT

METAL/Aluminum

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

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 1

General Description

Set within the Village of Bellows Falls in the Township of Rockingham, in southeastern Vermont, the Williams Street Extension Historic District is a dead-end residential street west of Atkinson Street, a central north-south thoroughfare. A linear neighborhood several blocks to the northwest of Bellows Falls Neighborhood Historic District, listed on the National Register of Historic Places in 2002, Williams Street Extension provides a termination point for Myrtle Street, which runs north-south, at its approximate mid-point. The street is wide, with concrete sidewalks and a narrow green belt and terminates at a steep bank which ascends to a plateau and more residential neighborhoods beyond. Close to community amenities, including several churches, schools and stores, it consists of fifteen residential structures, is of moderate density and reflects the development of this area during the late 19th and early 20th centuries, when increased industrial and railroad activity spurred the need for additional worker housing. Buildings are primarily closely spaced, vernacular Queen Anne, wood frame late 19th and early 20th century, one-and-a-half- to three-story dwellings with uniform and shallow setbacks on level, rectangular lots. They share common materials, namely clapboard siding, slate roofs and true-divided wood windows, and display predominantly Queen Anne styling (including #4, #5, #6, #11 and #13) as well as Greek Revival (#1, and #8) and Colonial Revival (#9). Of the eighteen structures, fifteen are historic and contribute to the character of the district. They retain a high degree of integrity of location, design, materials, workmanship, feeling and association for the period of significance, identified as 1880-1930. Changes to the district have been relatively minor, consisting largely of the application of synthetic siding, window replacement, porch alterations and loss of minor outbuildings.

Comprised additionally of the Village of Saxtons River, three hamlets, Bartonsville, Brockways Mills and Cambridgeport, and outlying areas, Rockingham was settled in 1753. Bounded on the east by the Connecticut River and the State of New Hampshire, Bellows Falls Village has traditionally been the largest and most affluent of the communities making up the Town of Rockingham. It contains a diverse collection of architecture, including Federal, Second Empire, Queen Anne and Colonial Revival styles. Neighborhoods are as diverse as the buildings which they contain – pockets of grand, high-style mansions are surrounded by areas of commercial activity and rows of smaller, more modest dwellings and apartment houses. Slightly south of the village, the Connecticut and Saxtons Rivers converge – creating a site that has enabled much industrial activity and resulting prosperity for the community.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 2

Individual Property Descriptions

1. 67 Williams Street Extension, c.1880, contributing.

This gable-front, one-and-a-half-story, three-by-four bay rectangular vernacular Queen Anne house with long rear one-story addition stands at the end of the street on a narrow lot of approximately half an acre abutting a steep wooded bank on the west. Facing south, the house is supported by a brick foundation and features modest Greek Revival and Queen Anne detailing, and a full-width entry porch on the façade. The exterior walls are sheathed in clapboard and the roof is clad with standing seam metal on the main block and asphalt shingles on the rear addition. Corner pilasters rise from a water table to a boxed, molded cornice with plain narrow returns. A single, central, brick chimney pierces the ridge of the main block. Fenestration is regular and window openings feature two-over-two wooden sash behind triple-track aluminum storms. Window surrounds feature molded caps but are otherwise plain. The valenced single-story entry porch has a flat roof and molded cornice, supported by square chamfered posts. Both balustrades and valences feature squared spindles and flat rails. The primary, sidehall entrance in the first bay features a door divided into two segmented panels by intersecting stiles and rails. Glazing in the upper portion of the door consists of a single large pane surrounded by smaller, square panes. A secondary entrance is located on the east elevation of the rear wing. The building appears to be well maintained and in good condition.

2. 65 Williams Street Extension, Michael Diggins House, c.1880, contributing.

This cross-gabled, three-by-three bay, one-and-a-half-story, sidehall plan, vernacular Queen Anne house with full width entry porch and two-story rear wing stands on the the northerly side of Williams Street Extension. Renovated c.2007, the main block is supported by a brick foundation, is clad in wood clapboard and features wide corner boards and an asphalt shingle roof pierced by a brick chimney just below the ridge on the west. Fenestration is irregular and window openings contain a mixture of two-over-two wooden sash and one-over-one replacement vinyl sash. The flat-roof entry porch on the south is supported by square posts, features a molded cornice, solid clapboard-clad balustrades, and lattice porch skirt, and shelters the primary entrance in the third bay. The two-story rear addition rests on a mortared rubblestone foundation, features a shallow-pitched gable roof, and is extended east by a two-story, shed-roofed porch. Turned posts support the roof on the upper deck of this porch, while plain, squared posts support it from at street level. A narrow, unpaved driveway runs the length of the house on the east. The building appears to be well maintained and in good condition.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 3

2a. Outbuilding, non-contributing.

A single-story, two-bay, gable-front shed is located toward the rear of the narrow, grassy lot. Sheathed with novelty siding it has a pedestrian door in the first bay of the south elevation, with a contemporary window in the second. Built outside the period of significance, it is included as a non-contributing resource to the district.

3. 63 Williams Street Extension, Frank Moriarty House, c.1895, contributing.

This south-facing, sidehall plan, three-by-three bay, two-and-a-half-story vernacular, gable-front house features a two-and-a-half-story projecting, pedimented cross-gable on the east and a two-and-a-half-story rear wing. Supported by a brick foundation the entire structure is predominantly sheathed with vinyl. Fenestration is irregular and window openings contain two-over-two wood sash and vinyl storms.

Above a molded cornice, the slate roof is pierced on the ridge by a central brick chimney within the main block and a second brick chimney on the rear wing. A two-story, flat-roof porch with molded cornice on the primary façade has been enclosed and sheathed with vertical boards on the street level. The primary entrance is located in the first bay, while two small openings in the second and third bays contain contemporary windows. To the right of the entry is a single pane, full-length, contemporary sidelight. The upper level of this south porch also features an entrance in the first bay, as well as turned posts, decorative brackets, and a low balustrade, with square balusters and rail, modified with a second, higher, hand rail. Lattice panels applied to the interior of the porch posts at the east and west act as privacy screens. It appears as though this screening extended across the south face of the porch at one time, however between the posts sections of lattice have now been removed. A second, inset, two-story porch on the east elevation has been enclosed for three-season use on both levels, each of which feature centrally placed, paired window openings screened with synthetic mesh. These are flanked by one-over-one vinyl sash on the second floor and, on the lower level, by a one-over-one vinyl sash on the south and a pedestrian door on the north. The upper story of this enclosed porch has a slight overhang and the pedestrian entrance is sheltered by a flat-roof Italianate hood, supported by scrolled brackets and drop pendants.

The rear wing is extended north by a two-story, single-bay flat-roofed addition. Attached to the back of this addition is a multi-level stair of contemporary materials. Ascending perpendicular to the house, the bottom stair is sheltered by a standing seam metal shed roof. The upper stair, which ascends parallel to the building, is protected by a slightly-pitched shed roof, which is supported by braced, square posts. A small platform at the top of this stair is enclosed by balustrades, consisting of four regularly spaced, horizontal boards, on the north, east and west.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 4

Overall, the building appears to be well maintained and in good condition. Fencing delineates the property boundaries and consists of a chain link fence along the west and south and a tall wooden fence along the east.

3a. Outbuilding, c.1950, non-contributing.

A paved driveway to the east of the buildings leads to a two-bay gable-front garage, with exterior end chimney, erected at the northeast corner of the lot after c.1950 – which is outside the period of significance and thus renders it as a non-contributing structure within the district. This structure is sheathed with novelty siding and the roof is covered with asphalt shingles.

4. 61 Williams Street Extension, multiple dwelling, c.1900, contributing.

Echoing the design of local connected architecture, which typically consists of main block, rear wing and attached barn with integrated or inset porch, this structure was built as “flats” on the northerly side of Williams Street Extension c.1900. A two-and-a-half-story, two-by-five bay, sidehall multiple dwelling it features modest Queen Anne detailing, a canted two-story porch and bay window on the façade, in the first and second bays respectively, and a rectangular bay window and inset two-story porch on the east. Supported by a brick foundation the exterior walls rise from a water table to a molded cornice and are predominantly sheathed with wood clapboard. The bay window on the primary (south) façade is embellished with fishscale shingles. The first bay on the east elevation is sheltered by a deep overhang supported by a bracket with sunburst inset. Fenestration is irregular and window openings primarily contain one-over-one replacement vinyl sash. Paired historic wooden windows in the north and south gables feature a two-over-two configuration while two, fixed, twenty-four-light windows on the west light the interior stair. A historic two-over-two window has also been retained at street level in the last bay of the east elevation. The majority of window openings are flanked by louvered wooden shutters and feature projecting molded caps above wide frieze boards. A secondary entrance is located on the north elevation. The slate roof is interrupted by matching hip-roof dormers on the east and west, and pierced on the ridge by two brick chimneys. The south and east porches both feature turned spindle valences, plain, contemporary balustrades and lattice porch skirts. The building appears to be well maintained and in good condition. On the east, a paved driveway leads from the street to the rear of the property. Landscaping consists of areas of lawn and low shrubbery along the front façade

5. 57 Williams Street Extension, multiple dwelling, c.1900, contributing.

Like its neighbor to the west, to which it exhibits similar massing and styling, this structure was built as “flats” c.1900. Also reminiscent of local continuous architecture, this two-and-a-half-story sidehall dwelling features modest Queen Anne and Stick Style detailing, cross-gables on

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 5

the east and west, a two-story porch on the primary (south) façade, a two-story bay window and an inset two-story porch on the east and a c.1950 single-story, shed-roof addition on the rear (north). Supported by a brick foundation the structure is clad with wood clapboard and features decorative fish scale shingles on the bay window and in the gables. It has a slate roof with molded cornice, and a shed roof dormer on the west, rear slope. An interior brick chimney pierces the ridge, slightly south of the cross gables. The west cross gable creates a shallow pavilion, one bay wide, and both the east and west gables are accentuated by simple, decorative trusses. The rear addition is supported by a concrete block foundation. The west elevation, along with the southerly portion of the east, is clad with vinyl. This covering extends over the water table, visible wherever original cladding has been retained. Fenestration is irregular and window openings contain historic, two-over-two wooden sash. Windows in the south gable are narrow and paired, while fixed, rectangular Queen Anne windows on the west light the interior stair. Surrounds, where they are not obscured by vinyl siding, feature projecting, molded caps but are otherwise plain. Belt courses – wide above and narrow below – define the window openings on the east bay window. The two-story entry porch, which Sanborn maps indicate originally wrapped around the southeast corner of the building, features colonnettes atop solid shingled balustrades on both the upper and lower levels. The east porch features turned spindle valences on both levels. The lower level is open, while the upper level retains a turned spindle balustrade atop which a second rail, of contemporary two-by-four lumber and lattice panels, has been affixed. A large mature maple tree shades the front of the house, and to the east a paved driveway leads to a c.1950 garage.

5a. Outbuilding, c.1950, non-contributing.

Built outside the period of significance for the district, this two-bay, gable-front garage is sheathed with novelty siding and topped with an asphalt shingle roof. Two openings with rounded corners, containing roll-up doors divided into four four-panel rows by intersecting stiles and rails and glazed in the second row, allow access to the interior. Attached to the west wall of the garage, is a shed-roofed structure supported by square posts with solid, horizontal-board balustrade. Protected by the roof are large, square, storage or yard-waste bins on the south beyond which is a seating area.

6. 53-55 Williams Street Extension, multiple dwelling, c.1900, contributing.

At the eastern end of the district, located on the northerly side of Williams Street Extension, this three-by-seven bay vernacular, sidehall plan, Queen Anne triple-decker features full-façade three-story porches on the north and south and a three-story bay window in the third bay of the façade. It rests on a brick foundation, is sheathed in wood clapboard and has a flat roof with molded cornice, which extends forward to shelter the south porch. Fenestration is largely regular,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 6

and window openings feature two-over-two wood sash behind triple-track aluminum storms. Surrounds are plain with molded caps. The integrated front (south) porch features turned posts and valences with turned spindles. Balustrades are replacements and several have been extended in height with a second railing to accommodate life safety code requirements. The shed-roofed rear (north) porch has been heavily modified, is supported by concrete block piers and is in poor condition. It is enclosed on the east and open on the west. Lattice and wood paneling installed as screening provides some privacy. A wheelchair ramp fashioned of contemporary pressure-treated lumber is installed parallel to the primary façade. A narrow, paved driveway on the east separates the building from 51 Williams Street Extension (#7).

7. 51 Williams Street Extension, house, c.1900 contributing.

Flanked by a three-story apartment house on the west and a large two-and-a-half-story building on the east, this diminutive, one-and-a-half-story, two-by-three bay, gable-front vernacular Queen Anne house features a full-width entry porch and two consecutive one-story, shed-roof rear additions. Supported by a brick foundation the exterior walls are clad with wood clapboard, with plain corner boards, and the roof is sheathed with slate, with a molded cornice. Two prominent gable-roof wall dormers on the east are repeated on the west, and an off-center interior brick chimney pierces the ridge. Fenestration is irregular and window openings feature one-over-one replacement vinyl sash behind aluminum storms with plain surrounds. Windows in the first and second bays on the west are paired, as are those in the south gable. Surrounds are plain with slightly projecting molded hoods. Sheltered by a one-story hip-roofed entry porch, are the primary sidehall entrance and a bay window. The porch roof is supported by turned posts and features a turned balustrade, and post with ball finial, and lattice porch skirt. A contemporary wooden fire escape on the east provides egress from the upper level. The house occupies one of the smallest lots on the street, consisting of little more than 3,000 square feet.

8. 54-56 Williams Street Extension, house, c.1890, contributing.

This two-and-a-half-story, sidehall plan, vernacular Queen Anne gable-front house with shed-roofed, two-story porch on the east, two-story, gable-roof bay window on the north and two-story wing, offset to the west, on the south, is located on the southerly side of Williams Street Extension – on a densely-built block between Atkinson and Myrtle Streets. The main block is supported by a brick foundation, while the wing and east porch rest upon concrete. The exterior walls are sheathed with vinyl, which obscures any extant architectural trim, and the roof with asphalt shingles. The cornice is boxed with plain returns and two off-center brick chimneys pierce the ridge of the main block. The two story east porch features square columns with caps and bases and a plain balustrade. Fenestration is irregular and window openings contain two-over-two historic wooden sash, with the exception of replacement one-over-one, narrow, paired

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 7

vinyl windows in the north gable. The primary entrance is in the third bay and is protected by a small, one-bay, gable-roof entry porch, featuring square columns and balustrade identical to those of the east porch. A secondary entrance is located in the third bay of the east elevation, sheltered by the two-story porch. A third entrance on the west wing is sheltered by a gabled, bracketed hood. The house occupies the majority of an approximately 3500 s.f. lot and is separated from #9 by a small area of lawn.

9. 52 Williams Street Extension, house, c.1890, contributing.

Also on the densely-packed block between Atkinson and Myrtle Streets, this two-and-a-half-story side-gabled vernacular Colonial Revival with small one-story, one-by-one bay, gable-roof addition on the north is deeply set back from Williams Street, southeast of property #8 from which it is separated by a low picket fence and plantings. Oriented gable-end to the road, it features a full-façade, hip-roofed, entry porch on the east, with lattice porch skirt, turned spindle balustrades and Tuscan columns. Resting on a rusticated concrete block foundation, the exterior walls are clad with a combination of vinyl and aluminum, and the roof is sheathed with asphalt shingles. Eaves are close and a tall, narrow, brick chimney pierces the east slope just below the ridge. Fenestration is irregular and window openings contain a mixture of historic two-over-two wooden sash and replacement one-over-one vinyl sash with plain surrounds. The primary entrance, located in the on the east elevation, in the third bay of the main block, is protected by a nine-light, two-panel wooden storm door. A secondary entrance is located on the east wall of the north addition.

10. 58 Williams Street Extension, LA Olive Growers' Association, c.1905, contributing.

The third building in the district located in the densely-developed block between Atkinson and Myrtle Streets, and measuring approximately 32' x 75', this large, two-story, five-by-six bay, gable-front, vernacular Queen Anne structure stands on the easterly corner of Williams and Myrtle Streets. Supported by a brick foundation, the exterior walls are clad with wood clapboard, with wide corner boards, and the roof, which has a molded cornice, in asphalt shingles. Two brick chimneys and a metal stove pipe pierce the ridge. Window openings contain a variety of historic two-over-two and one-over-one wooden sash, as well as one-over-one replacement vinyl sash and enframements are flat and plain. A central, one-story, shed-roofed entry porch with molded cornice on the primary façade (north), spans the central three bays, shelters two entry doors in the second and third bays, and features turned posts, a low, plain balustrade and a lattice porch skirt. On the south elevation a loading bay retains a plain, commercial roll-up door. To the east, is a secondary pedestrian entrance featuring a nine-light, two-panel wooden door behind a contemporary metal storm door. This building is in fair to poor condition – the exterior clapboards show signs of deterioration, and the foundation exhibits several areas of mortar losses

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 8

and voids as well as deteriorating brick. At the rear (south) is a paved parking lot, separating the building from #9, and on the east, a narrow band of lawn separates it from #8.

11. 62 Williams Street Extension, multiple dwelling, c.1905, contributing.

This two-and-a-half-story, vernacular Queen Anne dwelling stands on the westerly corner of Williams and Myrtle Streets. Resting on a brick foundation, the exterior, clapboard-clad walls rise from a water table to wide frieze and molded, boxed cornice. The cross-gabled roof is sheathed with slate and features two shed-roof wall dormers on the east and west respectively, while an off-center brick chimney pierces the ridge. The primary façade features a two-story bay window on the east and a sidehall entrance on the west. Dual, flat-roof, two-story porches in the second bay on this façade (north) as well as inset on the rear end of the east elevation, feature turned posts and balustrades, decorative brackets and vertical lattice porch skirts. Railing posts on the first floor front porch are topped with ball finials. Upper-level balustrades have been fitted with additional, higher, metal, hand-rails to meet life safety code requirements, but the original lower balustrades have been retained. Concrete steps with plain metal handrails descend to from each porch to the street.

Fenestration is irregular and window openings predominantly contain two-over-two wood sash behind contemporary vinyl storms. The east dormer contains small, paired windows while the west contains a single window opening. On the street level of the east bay window, and on both levels of the north bay window, the central bay openings contain leaded glass. On the west, small, square, fixed divided light windows illuminating the interior stair feature stained glass. The cross-gable on the east forms a two-and-a-half-story pavilion, has narrow paired windows in the gable and abay window at street level. The front window in this cutaway bay rests below a second story overhand, supported by scroll brackets with a globular drop finial at the corner. Surrounds are plain with slightly projecting caps and sills. The building covers most of the 3900 s.f. lot, which is separated from Myrtle Street on the east by a narrow band of lawn, and from #12 on the west by a paved driveway. The building appears to be well maintained and is in good condition.

12. 64 Williams Street Extension, multiple dwelling, c.1880, contributing.

Modified over time, this two-story vernacular Queen Anne style apartment building consists of a hip-roof main block with full-width two-story entry porch and a gable-roof rear (south) wing. On the east, the rear two bays of the main block are slightly recessed from the front two bays, although the roof line is not interrupted. Supported by a brick foundation, the majority of the exterior is clad with asbestos shingles above a wooden water table; the rear (south) elevation is clad with wood clapboard. With a wide, overhanging, molded cornice, the roof is sheathed with

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 9

slate. Fenestration is regular and window openings feature one-over-one replacement vinyl sash. Surrounds feature projecting molded caps and plain sills. Retained surrounds indicate that one window on the east elevation has been infilled, as have three doorways on the south – with matching shingles and clapboard respectively. Above the infilled south openings, protruding metal bars with attached hooks suggest that these may have been haylofts for a formerly integrated barn. Integrated under the hip roof, the entry porch features turned posts, a jig-saw cut balustrade on the upper story, a low plain balustrade with square balusters on the lower level and foundation screening. The two center supports on the lower level have been replaced with square posts. Centrally placed, wooden steps, leading from the street to the center-front entrance, are sheltered by a late twentieth-century shed-roofed hood. A metal bulkhead door on the east provides access to the cellar. A small shed-roofed porch on the east wall of the rear wing shelters a secondary entrance. Situated on a lot of approximately 3500 square feet, there is very little undeveloped land associated with this building, which is flanked by driveways on the east and west and bounded on the south by a narrow strip of land.

13. 66 Williams Street Extension, c.1900, contributing.

An earlier structure, erected in this location c.1880, was replaced by this three-story, five by four bay, center entry, vernacular Queen Anne apartment building c.1900. It consists of a square, hip-roof main block with integrated three-story porch on the façade (north) and a three-story, shed-roof addition on the south. The main block is supported by a parged brick foundation, the porch and rear addition rest on concrete. The entire structure is sheathed in vinyl, the roof – which has a molded cornice – with slate shingles. An off-center brick chimney pierces the ridge. Fenestration is irregular and window openings contain one-over-one replacement vinyl sash. Three window openings on the north elevation of the rear addition have been boarded up with plywood. Window surrounds have been covered by the vinyl siding on all elevations but the north, where they feature slightly projecting molded caps. The three-story north porch features brackets, turned posts and balustrades – although the majority of earlier turned spindles have been replaced with square ones. On the upper two stories, an additional railing of stock lumber has been added above each balustrade to meet life safety code requirements. Posts on the street level deck are also replacement, square posts. On the south elevation, secondary egress to the upper stories is provided by decking and stairs of pressure treated lumber.

14. 68 Williams Street Extension, Cyrus Campbell House, c.1900, contributing.
Demolished March 2009

This modest one-and-a-half-story, gable-front vernacular house, wedged between #13 and #14, with angled west addition has an enclosed hip-roof porch on the façade, added after c.1950. A secondary, much deteriorated, shed-roof porch and small addition are located on the south. The

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 7 Page 10

main block rests on a brick foundation, while the west addition and south porch are supported by concrete. The exterior walls are sheathed with wood clapboard, with narrow corner boards, and the roof with asphalt shingles. Eaves are close and raked and a central, corbelled brick chimney pierces the ridge. Fenestration is irregular and window openings contain two-over-two wooden sash and one-over-one replacement vinyl sash, and the south. A small window opening on the south elevation contains four-over-four replacement sash. Surrounds are flat and plain and the primary entrance features a contemporary door. Due to extensive deterioration, the building is currently proposed for demolition.

15. 70 Williams Street Extension, multiple dwelling, c.1920, contributing.

Built as a one-story dwelling, this gable-front, sidehall plan, Queen Anne cottage was raised to two-and-a-half-stories between 1927 and 1947. Located on the southerly side of Williams Street Extension, it features a concrete block foundation and first story, a two-story, full-width entry porch on the primary (north) façade, and a shed-roof entry porch on the east. The exterior walls of the upper story are clad in alternating rows of plain and decorative wood shingles and, with wide corner boards, rise to raking eaves. The roof is sheathed with asphalt shingles and a central brick chimney pierces the west slope. The two-story, flat-roof entry porch features turned posts and valences on both the upper and lower levels. The lower balustrade is constructed of four rows of concrete block, with open joints, supported by narrow concrete piers, while the second-story features a tall, plain balustrade. The east porch roof is supported by square posts, has a simple balustrade, and also rests on concrete block piers. Fenestration is irregular and window openings contain one-over-one replacement vinyl sash. Located at the end of Williams Street Extension, the house abuts a steep wooded bank on the west and is separated from #14 by a narrow strip of lawn. Plantings are minimal, limited to a low-growing Hydrangea bush on the east and grass to the east and south.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the 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
ARCHITECTURE

Period of Significance

c.1880-1930

Significant Dates

1880, 1900, 1905, 1925, 1930

Significant Person

(Complete if Criterion B is marked)

n/a

Cultural Affiliation

n/a

Architect/Builder

Campbell, Cyrus
Moriarty, Frank
Unknown

Narrative Statement of Significance

(Explain the significance 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

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 8 Page 1

Statement of Significance

The Williams Street Extension Historic District is significant as a well-preserved unified collection of worker housing, necessitated by local industrial and commercial growth in the late nineteenth and early twentieth-centuries. Constructed primarily between c.1880 and 1905, dwellings range from small single-family cottages reminiscent of national folk housing to large multi-level apartment houses. Buildings are simply and similarly styled, predominantly exhibiting Queen Anne and modest Greek Revival detailing. They are set on narrow lots of relatively uniform size, shape and setback – those on the northerly side of the street somewhat larger than those on the south. The period of significance for the district is from 1880 to 1930: the former being the date of the first building campaign on these streets, while the latter marks a shift and decline in the local manufacturing and papermaking era as well as the date by which the district had achieved its general present appearance. All extant dwellings in the district were erected by 1920, the majority by the turn of the century. Although some alterations have been implemented, they are largely limited to changes in exterior cladding, minor fenestration changes, window replacement and porch alterations and in 2008 the district appears much as it did in 1930. Three outbuildings added after 1950 have altered neither its appearance nor its character. As a whole the district retains a high degree of integrity, as do the majority of the fifteen historic structures individually. Although there have been several other National Register Districts established within the village, namely the Bellows Falls Downtown Historic District, the Bellows Falls Neighborhood Historic District, the Westminster Terrace Historic District and the George-Pine-Henry Street Historic District, none have such a cohesive concentration of a single building type: worker housing. Significant on a local level, the Williams Street Extension Historic District meets National Register eligibility requirements under Criterion A, for its associations with local commercial and industrial development, and also under Criterion C, as a distinct and unified late nineteenth-century working-class neighborhood.

Residents primarily rented rather than owned their homes or apartments, and worked in the thriving enterprises of the time as, to name just a few, train engineers for the Rutland Railroad, laborers for the Moore & Thompson Paper Company, and foremen for the Vermont Farm and Machine Company, as well as messengers, bookkeepers, electricians and carpenters for a variety of smaller establishments. Early residents also included, among the men, a post office clerk, roofer, department store salesman, telegraph operator and messenger. A substantial number of women also worked outside the home, one as a “table girl,” others as sales clerks and domestics, and several worked as box makers or finishers in the paper mills.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 8 Page 2

Significant architectural patterns reflected in the district honor and evoke local continuous architecture of main house, wing and integrated barn and include unifying elements such as multiple single- and multi-story entry and side porches, single- and multi-story bay windows, Queen Anne detailing and stylistic features – including turned porch posts and balustrades, fishscale shingles, and multi-light, stained glass and leaded windows – slate roofs and shallow setbacks. Though they are distinctly buildings intended as worker housing, especially the large, multi-story apartment buildings, they nonetheless reflect and complement the architecture of higher-style dwellings of the village at large. In addition, they retain a high degree of integrity of historic materials – clapboard siding, slate roof coverings and wood windows – further contributing to the district's architectural significance.

Historical Background:

Bellows Falls' industrial and commercial development began in the late 1700s and experienced a great surge in the second half of the nineteenth century. Its proximity to the Connecticut River led to the creation and use of the Bellows Falls Canal as a major navigation route and the harnessing of the river's waters for hydropower. Formed in 1791, the *Company for Rendering the Connecticut River Navigable by Bellows Falls* was the first canal company chartered in the United States. Financed by three Englishmen, brothers John, Francis and Hodgson Atkinson, the Bellows Falls Canal was constructed over an eleven-year period, was the first on the continent to be used for navigation and was a major influence in the development and growth of the village. Built to bypass the falls, it consisted of nine locks over half a mile. The canal, river and falls all provided an ideal location for water-powered industries and, with Bill Blake's construction of the first paper-mill in 1802, Bellows Falls positioned itself to become an epicenter of papermaking. Rockingham's population increased accordingly, rising thirty-six percent between 1791 and 1800, and an additional sixteen percent to a total of 1,954, by 1810. The village's first bank, the Bank of Bellows Falls, was incorporated in 1831, and on January 30, 1834 the first village charter was adopted.

In the following two decades growth continued steadily, despite southern Vermont still generally being the most populous area of the state. The public water supply was initiated in 1848 and the following year the arrival of the first train from Boston and the completion of the Rutland Railroad between Bellows Falls and Burlington catapulted the community into a new era of expansion. The Connecticut River and Fitchburg railroads further increased access in and out of the village. Although the railroads replaced the canal as primary means of transport in the mid-1850s, by the turn of the century the waters were being harnessed for power generation. In 1868 the Vermont Farm Machine Company, which would become a major employer, was incorporated

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 8 Page 3

as the Hartford Sorghum Machine Company, and in 1870 the Moore paper mill was established, followed by the Robertson mill in 1872. Consequently, the village experienced a substantial housing boom between c.1860 and c.1900. By 1885 the first sewers were installed from Atkinson to the Square, the main commercial and municipal center of the community, with side streets completed over the course of the following decade, and in 1887 the town hall and opera house was erected.

The village also played a significant role in the state's agricultural history. In the 1880s, apple growing as a major agricultural activity in the state was advanced through the manufacture of apple driers, or evaporators in Bellows Falls. These machines significantly accelerated the drying process, formerly accomplished through hearth, sun or kiln drying, and allowed Vermont apple farmers to export greater quantities of the fruit. The local dairy industry too owed a portion of its success to the village and its access to outside markets: in 1890, before the invention of the refrigerated rail car, the first of Vermont's shipments of fluid milk to Boston was by train from Bellows Falls.

The most populous of Rockingham's five hamlets and villages, and its political hub since 1869, Bellows Falls' expansion is reflected in the Williams Street Extension Historic District. East of Atkinson Street, Williams Street is named for prominent financier James Henry Williams who came to Bellows Falls in 1834 and built his own home here. A c.1872 subdivision plan shows the extension of Williams Street west of Atkinson, on land formerly owned by the Bellows Falls Canal Company, and its division into twelve rectangular lots. On the northerly side of the street, lots were uniformly 56 feet wide and 134 feet deep. On the southerly side, lots were significantly smaller: the two lots east of Myrtle Street were 51½ by 114; those west of Myrtle Street measured 50 by 112. Twelve of the present fifteen historic structures were erected between 1880 and 1900. Two additional buildings appeared in 1905, and the last in 1920.

L.R. Burleigh's lithograph of the village in 1886 gives what is perhaps the first visual representation of the district, showing four buildings approximately where properties #1, #2, #6 and #12 are located today. At the time there were five paper mills in operation within the village (Moore, Arms & Thompson; John Robertson & Son; Willard Russell & Co.; Wyman Flint & Sons; and John T. Moore), along with a grist and flour mill, a planing mill, Derby & Balls' scythe snath factory and the Vermont Farm Machine Co., as well as a saw mill at North Walpole. By 1891, the district density had doubled with the addition of five additional single-family dwellings: a small house where #3 now stands, along with properties #8, #9 and #13.

The c.1880 house at 65 Williams Street Extension (#2) was likely built for Michael Diggins, a

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 8 Page 4

railroad roundhouse night watchman, whose family lived here throughout much of the twentieth century. The Diggins household was a large one, consisting in 1900 of Michael, wife Maria and their three sons, Joseph, James and John, as well as nieces Ellen and Anna Hackett and nephew William Hackett. Maria's sister, May Hackett, came to live in the home in 1910, following Michael's death. James Hackett and Anna (Hackett) Boland, who lived directly west, at 67 Williams Street Extension (#1), may also have been related to Maria Diggins.

Also among the earliest buildings on the street were properties #8 and #9. An early two-story carriage house fronting Myrtle Street may have been associated with #9 – along with a small shed to the dwelling's west. This was removed by 1912 however.

The small house originally on the site of #3 was replaced with a new, two-and-a-half-story dwelling with canted bay window on the east c.1895, presumably for carpenter Frank Moriarty, wife Johanna and their four children. Frank maintained a small carpentry shop on the property, possibly in a small, square outbuilding directly behind the house. Both first generation Americans born to Irish parents, the Moriartys rented out a second unit in the home for added income. Tenants included the families of Edward Ahern, a clerk for one of the railroads (1900), Arthur Trombley, a trainman for the Boston and Maine Railroad (1901) and Patrick C[urtin], who worked in the shipping department for a local creamery (1930). Minor modifications to the building c.1900 included squaring off of the bay window on the east elevation, and the addition of a porch to its north. A second, smaller outbuilding was also constructed to the east of the earlier shed, both of which were removed by 1927, and the two-story porch was added to the front façade of the home c.1912.

Opposite the Moriarty House, the property at 64 Williams Street Extension (#12) was erected c.1880 as a two-story dwelling with a one-story rear addition. C.1900 an entry porch was added, the rear addition raised to two-stories, and a new, two-story addition attached to its rear. At the same time, a rear outbuilding was removed as an adjoining property on Myrtle Street was expanded west. The building may have been converted into apartments at the same time, although this wasn't designated on Sanborn maps until 1947.

1896 saw the formation of the Casein Company of America, which erected a large plant at the south end of the village and became a major employer until its reorganization and relocation in 1904. At around the same time, in 1898, fourteen New England paper-making operations merged to form the giant International Paper Company, which grew to be one of the largest in the world with holdings of an estimated \$40 million at the time of the merger. With some of the company's most substantial mills situated in Bellows Falls, comprising \$4,500,000 of its holdings,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 8 Page 5

Rockingham's population reached almost 6,000 by 1900.

Development of the northerly side of the Williams Street Extension was complete by 1901 with the addition of properties #4, #5 and #7 and the construction of the triple-decker (#6) on the site of a smaller, earlier dwelling at the easterly end of the street. At the west end, c.1900, #14 was erected for carpenter Cyrus Campbell and flats (#13) were constructed on the site of an earlier dwelling.

Renting the large apartment house (#4) to the east of the Moriarty House (#3) were three families: David Sensabough, a machine tender at one of the papermills, lived here with wife Anna and their three young children; railroad conductor Frank Witherbee maintained his residence here with wife Katie and toddler Marguerite; and John Hayes, another papermill worker, occupied a third unit with his wife Margaret and adolescent children Jennie and John. Built for this purpose, the building nonetheless evokes local continuous architecture of main house, wing and integrated barn, by which it may have been influenced. Indeed, some twenty years prior, Henry Street Extension, several blocks to the south, was developed almost entirely with this type of building, as two-family housing, and may have influenced the design of this apartment house.

The c.1900 apartment house directly east (#5) was similarly designed and was occupied by three young families. Daniel and Nellie Sullivan had three children under the age of four, whom Nellie cared for while her husband worked as a locomotive engineer. In the other two units were the families of blacksmith Harry To[lerton] and carpenter A. Allen. With a very similar footprint to its western neighbor, the building appears to have changed little over the years, save for the application of vinyl siding and removal of the easterly section of the entrance porch.

Among the first residents of the c.1900 triple-decker (#6) anchoring the eastern end of the district were the families of papermill foreman John Gately, railroad engineer Norris Ross and papermaker William Smith. A later resident, Wallace Buskey, who worked as a machinist for the Vermont Farm & Machine Company and, later, for Fifield's Garage, lived here for several years with his wife and two children before purchasing and moving into the small house to the east (#7) c.1915. The building's three-story rear porch was added c.1910. A c.1920 one-story outbuilding, spanning the width of both the apartment house and the Buskeys' house, is no longer extant.

C.1905, the large, two-and-a-half-story Queen Anne building (#11) at the corner of Myrtle and Williams Streets was erected as a two-unit dwelling. Around the same time, the one-and-a-half-

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 8 Page 6

story stable west of property #9 was moved and/or rebuilt further south, in order to accommodate the new bottling plant for the New England branch of the Los Angeles Olive Growers' Association (#10). Managed by Charles W. Butterfield, who maintained a home on School Street, in a wealthier neighborhood closer to the village center, the plant was in operation until the late 1920s. Built as a two-and-a-half-story building, it originally had a one-story addition on the south. Charles, a florist and gardener, owned much of this block between Atkinson and Myrtle Streets, upon which were also a large hot house and stable. His wife Helen later developed Butterfield Avenue in this location. Charles was also active in town affairs – serving as Constable in 1877 and Selectman between 1888 and 1891.

The Los Angeles Olive Growers' Association bottled olive oil pressed by its subsidiary Sylmar Olive Company which had at one time maintained one of the largest olive groves in the world, 2,000 acres in California's San Fernando Valley. The company bottled up to 800 gallons of oil a day, or 50,000 per year. How much was bottled in this packing plant in Bellows Falls, or why this location was chosen for the operation, is not clear. However, by 1927 the L.A. Olive Growers' Association had vacated the premises and the building was converted to use as a second-hand furniture store and electrical shop on the street level and a community hall on the second. By 1947 the rear addition had been removed and the building was functioning as an auto body repair shop.

The last building to be constructed in the district was a small one-story house, built into the bank at the southwest corner, c.1925 (#15). It was raised to two stories by the mid-1940s, with the addition of a concrete block first floor. This unusual treatment may have been implemented to combat moisture run-off from the adjacent slope. By the time of the home's original construction, Rockingham's population had peaked, reaching 6,231 in 1920, and had begun to decline. This was attributable, in large part, to changes in international trade and competition from Canadian paper mills, along with a 1921 strike requiring National Guard intervention, which forced the reorganization of International Paper. Within a decade it had departed from Bellows Falls along with 15% of the population and many of its former buildings demolished to make way for New England Power Company's new hydro-electric power plant.

The Williams Street Extension Historic District exists as a remarkably intact late nineteenth- and early twentieth-century working-class neighborhood which continues to convey its associations with Bellows Falls' industrial, commercial and manufacturing past. Although the district is comprised of structures of varying sizes, it has many unifying features – both in materials and design. Exterior walls are clad principally with clapboard, and roofs with slate. Porches especially were integral to the design and function of the neighborhood, providing outdoor

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 8 Page 7

extensions of living areas and opportunity for a variety of household uses. As with other developments during this time period, when healthy living conditions and sanitation were increasingly recognized as vital to personal, community and commercial well-being, urban housing nationwide had begun adopting these ideals. The lack of garages is also consistent throughout the district – only two exist in the neighborhood, both of which were constructed after 1950.

Williams Street Extension Historic District
Name of Property

Windham County
County and State

Vermont

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

- 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:

- X State Historic Preservation Office
 - Other State Agency
 - Federal Agency
 - X Local government
 - X University
 - X Other
- Name of repository:
Vermont State Historical Society Library

10. Geographical Data

Acreege of Property 2

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

1 18T 707337 4778591
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

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	Liisa Reimann	date	01.23.09
organization	New England Preservation Collaborative, Inc.	telephone	802-999-1634
street & number	P.O. Box 132	zip code	05601
city or town	Montpelier	state	VT

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 9 Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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Rockingham, Windham County, Vermont

Section 9 Page 2

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 10 Page 1

Boundary Description

The boundary of the Williams Street Extension Historic District begins at the northwest corner of Property #1 (67 Williams Street Extension, tax parcel 2333267) and proceeds east along the northerly lines of Property #2 (65 Williams Street Extension, tax parcel 2333265), Property #3 (63 Williams Street Extension, tax parcel 2333263), Property #4 (61 Williams Street Extension, tax parcel 2333261), Property #5 (57 Williams Street Extension, tax parcel 2333257), Property #6 (53-55 Williams Street Extension, tax parcel 2333253), and Property #7 (51 Williams Street Extension, tax parcel 2333251). At the northeast corner of said Property #7, the boundary travels south to the southeast corner of said Property #7, crosses Williams Street Extension and continues south to the southeast corner of Property #9 (52 Williams Street Extension, tax parcel 2333252). Here the boundary turns west and travels along the southerly property lines of said Property #9 and Property #10 (58 Williams Street Extension, tax parcel 2333258) to the southwest corner of said Property #10. From this point the boundary travels north along the western edge of Myrtle Street, until it is in line with the southeast corner of Property #11 (62 Williams Street Extension, tax parcel 2333262), at which point it bears west to cross Myrtle Street to the southeast corner of said Property #11. From this point the boundary travels west to the southwest corner of Property #12 (64 Williams Street Extension, tax parcel 2333264), then slightly south to the southeast corner of Property #13 (66 Williams Street Extension, tax parcel 2333264), and then west again along the southerly lines of said Property #13, Property #14 (68 Williams Street Extension, tax parcel 2333264) and Property #15 (70 Williams Street Extension, tax parcel 2333270) to the southwest corner of said Property #15. Upon reaching this point, the boundary continues north to the northwest corner of said Property #1, the point of beginning.

Boundary Justification

The Williams Street Extension Historic District extends east from the western end of Williams Street Extension and ends one lot prior to the intersection with Atkinson Street. The easterly property lines of adjacent properties fronting Atkinson Street offer a logical choice for the eastern boundary of the Williams Street Historic District, as they are of a different character. Along the western edge of Williams Street, the steep embankment provides a logical choice for the western boundary. The northern and southern boundaries are delineated by the boundaries of the included properties. The district is residential in character, unified by the properties' many shared physical and architectural features, and were erected within the same general era as a response to industrial growth both in Bellows Falls Village and the Town of Rockingham. It is distinguished from adjacent neighborhoods, primarily to the north and south, which are nearly exclusively comprised of one-and-a-half-story, gable-front, single family dwellings, due to its predominance of large two-and-a-half- to three-story multi-family dwellings with hip, gable and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section 10 Page 2

flat roofs. This boundary is sufficient to convey the historic significance of the Williams Street Extension Historic District.

Williams Street Extension Historic District
Name of Property

Windham County
County and State

Vermont

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps USGS map, 7.5 minute series, Bellows Falls, NH/VT

Photographs 1-15

Additional Items none

Property Owner

name/title Multiple ownership – see attached

organization

street&number

city or town

state

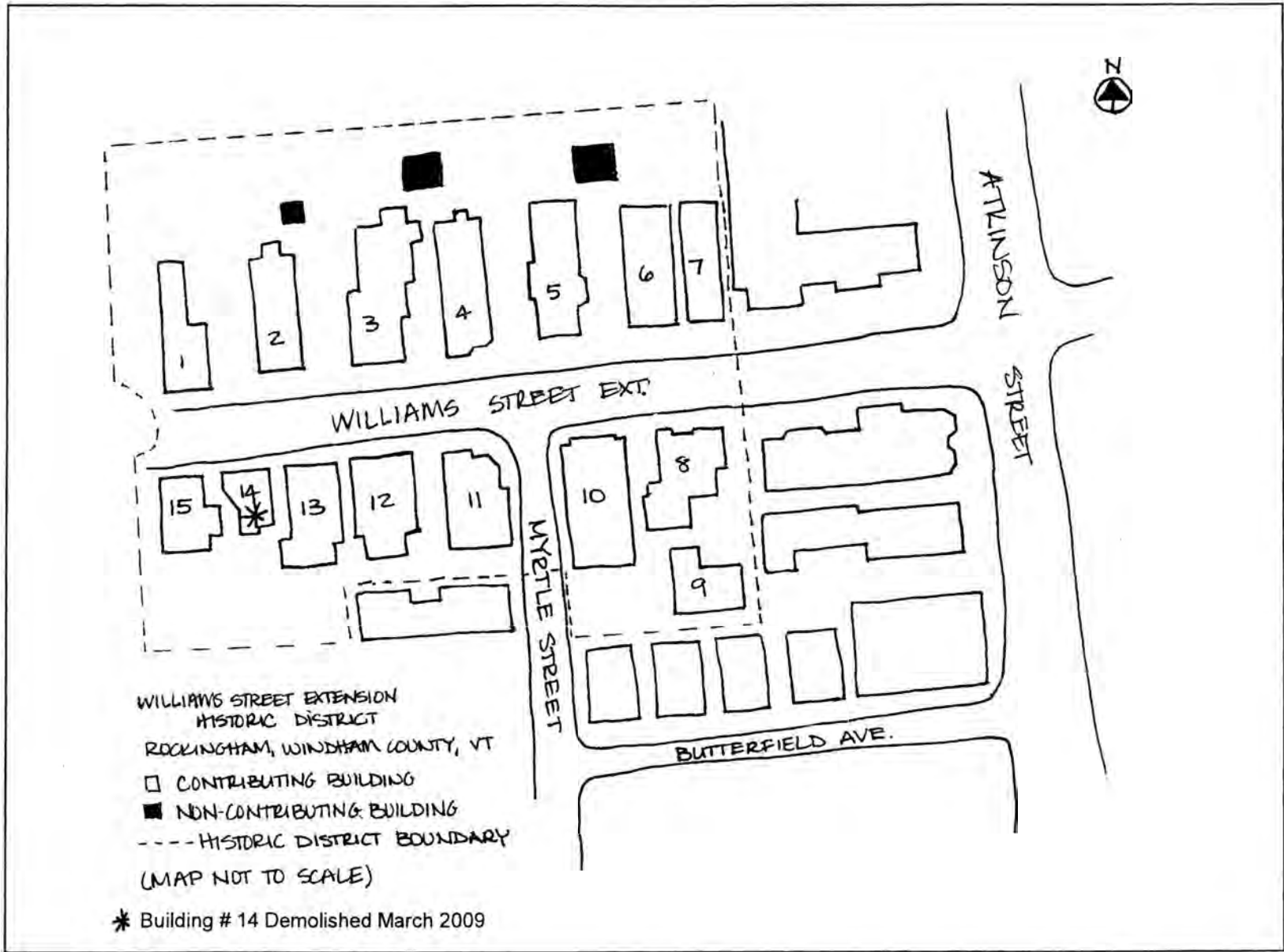
date

telephone

zip code

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.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section Table of Properties Page 1

Map #	Address	Historic Name	Year Built	Style	Contributing
1	67 Williams St. Ext.	House	c.1880	Greek Revival	Y
2	65 Williams St. Ext.	Michael Diggins House	c.1880	Vernacular Queen Anne	Y
2a	65 Williams St. Ext.	Outbuilding	After c.1950	No Style	N
3	63 Williams St. Ext.	Frank Moriarty House	c.1895	Queen Anne	Y
3a	63 Williams St. Ext.	Garage	After c.1950	No Style	N
4	61 Williams St. Ext.	House	c.1900	Queen Anne	Y
5	57 Williams St. Ext.	House	c.1900	Queen Anne	Y
5a	57 Williams St. Ext.	Garage	After c.1950	No Style	N
6	53-55 Williams St. Ext.	Flats	c.1900	Queen Anne	Y
7	51 Williams St. Ext.	House	c.1900	Vernacular Queen Anne	Y
8	54-56 Williams St. Ext.	House	c.1890	Greek Revival	Y
9	52 Williams St. Ext.	House	c.1890	Vernacular Colonial Revival	Y
10	58 Williams St. Ext.	Los Angeles Olive Growers' Association	c.1905	Vernacular Queen Anne	Y
11	62 Williams St. Ext.	House	c.1905	Queen Anne	Y
12	64 Williams St. Ext.	Flats	c.1880	Queen Anne	Y
13	66 Williams St. Ext.	House	c.1900	Queen Anne	Y
14	68 Williams St. Ext.	Cyrus Campbell House	c.1900	Vernacular	Demolished March 2009
15	70 Williams St. Ext.	House	c.1920	Queen Anne	Y

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section **Photos** Page 1

Photo Description

The following information is the same for photographs 1, 3-9, 11, 12, 14, 15:

Williams Street Extension Historic District, Rockingham
Windham County, Vermont
Photographer: Liisa Reimann
July 14, 2008

The following information is the same for photographs 2, 10, 13:

Williams Street Extension Historic District, Rockingham
Windham County, Vermont
Photographer: Neil Dixon
September 18, 2008

CD with all images on file at Vermont Division for Historic Preservation.

Photograph 1 of 15, view NW of Williams Street Extension, from Atkinson Street.

- 2 of 15, view NW of 67 Williams St. Ext. (property 1).
- 3 of 15, view NW of 65 Williams St. Ext. (property 2).
- 4 of 15, view NW of (L-R) 65 and 63 Williams St. Ext. (properties 2 and 3).
- 5 of 15, view NW of 61 Williams St. Ext. (property 4).
- 6 of 15, view NE of 57 Williams St. Ext. (property 5).
- 7 of 15, view NW of 57 Williams St. Ext. (property 5).
- 8 of 15, view NW of (L-R) 53-55 and 51 Williams St. Ext. (properties 6 and 7).
- 9 of 15, view SE of 54-56 Williams St. Ext. (property 8).
- 10 of 15, view SW of 52 Williams St. Ext. (property 9).
- 11 of 15, view SW of 58 Williams St. Ext. (property 10).
- 12 of 15, view SW of 62 Williams St. Ext. (property 11).
- 13 of 15, view SW of 64 Williams St. Ext. (property 12).
- 14 of 15, view SE of (L-R) 66, 68 Williams St. Ext. (properties 13 and 14).
- 15 of 15, view SW of 70 Williams St. Ext. (property 15).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section Property Owners Page 1

-
- | | |
|------------------------------------|--|
| 1. 67 Williams Street Extension | John R. and Lori J. Morrisey
67 Williams Street Extension
Bellows Falls, VT 05101 |
| 2. 65 Williams Street Extension | Colin Haviland
65 Williams Street Extension
Bellows Falls, VT 05101 |
| 3. 63 Williams Street Extension | David and Candace Montesi
PO Box 135
Proctorsville, VT 05153 |
| 4. 61 Williams Street Extension | Parker Justin Sterner and Sarah Sterner
PO Box 986
Walpole, NH 03608 |
| 5. 57 Williams Street Extension | Daniel R. and Nancy A. Winter
47 Williams Street
Bellows Falls, VT 05101 |
| 6. 53-55 Williams Street Extension | Allen E. Wade and Edward L. Foster
82 Alden Road
Bellows Falls, VT 05101 |
| 7. 51 Williams Street Extension | Karen L. Bills
51 Williams Street Extension
Bellows Falls, VT 05101 |
| 8. 54-56 Williams Street Extension | Edward S. and Agnes R. Zielinski
54-56 Williams Street Extension
Bellows Falls, VT 05101 |

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Williams Street Extension Historic District
Rockingham, Windham County, Vermont

Section Property Owners Page 2

- | | |
|---|---|
| 9. 52 Williams Street Extension | Helen, William and Edward Atkins
52 Williams Street
Bellows Falls, VT 05101 |
| 10. 58 Williams Street Extension | John T. and Suzanne Y. Stoodley
7836 US Route 5
Westminster, VT 05158 |
| 11. 62 Williams Street Extension | RACLT/Brattleboro Area Comm. Land Trust
90 Main Street, Suite 1
Springfield, VT 05156 |
| 12. 64 Williams Street Extension | RACLT/Brattleboro Area Comm. Land Trust
90 Main Street, Suite 1
Springfield, VT 05156 |
| 13. 66 Williams Street Extension | RACLT/Brattleboro Area Comm. Land Trust
90 Main Street, Suite 1
Springfield, VT 05156 |
| 14. 68 Williams Street Extension
Demolished March 2009 | RACLT/Brattleboro Area Comm. Land Trust
90 Main Street, Suite 1
Springfield, VT 05156 |
| 15. 70 Williams Street Extension | RACLT/Brattleboro Area Comm. Land Trust
90 Main Street, Suite 1
Springfield, VT 05156 |

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Williams Street Extension Historic District

MULTIPLE NAME:

STATE & COUNTY: VERMONT, Windham

DATE RECEIVED: 7/07/10 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 8/21/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000893

DETAILED EVALUATION:

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER  _____

DISCIPLINE Historic _____

TELEPHONE _____

DATE 7/13/10 _____

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



1. Williams Street Extension
Williams Street Extension Historic District
Rochester, Windham County, Vermont
Photographer: Lisa Helmann 7/14/08
View NW



2. @7 Williams St. Extension (#1)

Williams St. Extension Historic District
Rochingham, Windham County, Vermont

Photographer: Neil Dixon, 9/15/08

View NW



3. 65 Williams St. Extension (#2)
Williams St. Extension Historic District
Rockingham, Windham County, Vermont
Photographer: Lisa Belmann, 7/14/08
View NW



4. L-R - 65, 63 Williams St. Extension (#2, #3)
Williams St. Extension Historic District
Rockingham, Windham County, Vermont
Photographer: Lisa Reimann 7/14/08
View NW



5. 61 Williams St. Extension (#4)
Williams St. Extension Historic District
Rockingham, Windham County, Vermont
Photographer: Lisa Reimann Thibos
New NW



6. 57 Williams St. Extension (#5)
Williams St. Extension Historic District
Rockingham, Windham County, Vermont
Photographer: Lisa Reimann 9114108
View NE



7. 57 Williams St. Extension (#5)
Williams St. Extension Historic District
Rockingham, Windham County, Vermont
Photographer: Neil Dixon 9/18/08
View NW



8. ER: 53-55, 51 Williams St. Extension (#6, #7)
Williams St. Extension Historic District
Rockingham, Windham County, Vermont
Photographer: Lisa Reimann 7/14/08
View NW



9, 54-~~16~~ Williams St. Extension (#8)
Williams St. Extension Historic District
Rockingham, Windham County, Vermont
Photographer: Lisa Reimann 7/14/08
View SE



10.52 Williams St. Extension (#9)

Williams St. Extension Historic District
Rockingham, Windham County, Vermont

Photographer: Neil Dixon 9/18/08

VIEW SW



11. 58 Williams St. Extension (#10)
Williams St. Extension Historic District
Rockingham, Windham County, Vermont
Photographer: Lisa Reimann 714108
View SW



12, 62 Williams St Extension (#11)
Williams St. Extension Historic District
Rockingham, Windham County, Vermont
Photographer Lisa Reimann 7/14/08
View SW



13. Old Williams Street Extension (#12)
Williams St. Extension Historic District
Rockingham, Windham County, Vermont
Photographer: Neil Dixon, 9/18/08
New SU/



14. L-R : 66, 68 Williams St. Extension (#13, 14)
Williams St. Extension Historic District
Rockingham, Windham County, Vermont
Photographer Lisa Reimann 7/14/08
View SE

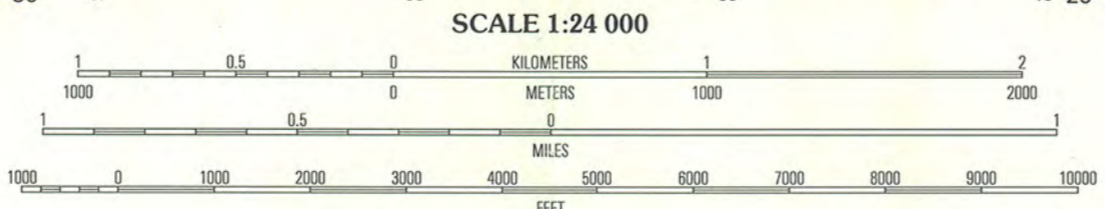
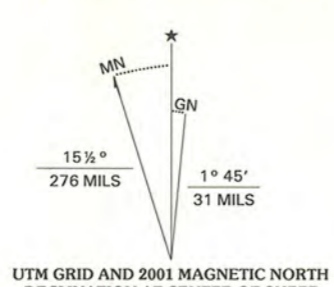


15. 70 Williams St. Extension (#15)
Williams St. Extension #15 District
Rockingham, Windham County, Vermont
Photographer: Lisa Reimann 7/14/08
View SW

Williams Street Extension Historic District
Rockingham, Windham County, Vermont
18 701228 4718997



Produced by the United States Geological Survey
Topography compiled 1998. Planimetry derived from imagery taken 1998 and other sources. Survey control current as of 1980 boundaries current as of 2001.
North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 18 10 000-foot ticks: New Hampshire Coordinate System of 1983 2 500-meter ticks: Vermont Coordinate System of 1983
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.
There may be private inholdings within the boundaries of the National or State reservations shown on this map.
Houses of worship, schools, and other labeled buildings verified 1980.



CONTOUR INTERVAL 6 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM METERS TO FEET, MULTIPLY BY 3.2808



ROAD CLASSIFICATION

Primary highway hard surface	Light-duty road, hard or improved surface
Secondary highway hard surface	Unimproved road
Interstate Route	U.S. Route
	State Route

ADJOINING 7.5 QUADRANGLES

1	2	3	1 Chester
			2 Springfield
			3 Claremont South
4		5	4 Saxtons River
			5 Alstead
			6 Westminster West
6	7	8	7 Walpole
			8 Gilsum

BELLOWS FALLS, VT-NH

1998

NIMA 6570 III NW-SERIES 9813

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

48A
USGS 112464 BELLOWS FALLS
\$ 6.25



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*



September 24, 2009

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 nomination for the following property:

Williams Street Extension Historic District, Rockingham, Windham County, Vermont

This property is being submitted under the Preservation Act of 1966, as amended in 1980, for inclusion in the National Register of Historic Places.

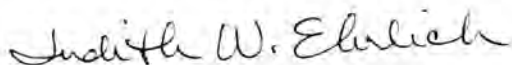
Part One Tax Credit applications for 62, 64, 66, and 70 Williams Street Extension were approved on 8/14/08.

The Rockingham Historical Preservation Commission, a CLG commission, approved the nomination on April 9, 2009. A copy of the review sheet is enclosed.

If you have any questions concerning the nomination please do not hesitate to contact me at (802) 828-3049 or judith.ehrlich@state.vt.us.

Sincerely,

DIVISION FOR HISTORIC PRESERVATION



Judith Williams Ehrlich
Director of Operations





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*

July 6, 2010

09 000 893

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 resubmittals of the National Register nominations for the following properties:

Williams Street Extension Historic District, Rockingham, Windham County, Vermont

Westminster Terrace Historic District, Rockingham and Westminster, Windham County, Vermont

George-Pine-Henry Street Historic District, Rockingham, 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. These nominations were previously returned for additional information. Following a discussion with you, Carol Shull, and Lisa Deline, we made the needed corrections and are providing additional background and contextual information for a Supplemental Listing Record for the three nominations herein and via e-mail.

If you have any further questions concerning the nominations please do not hesitate to contact me at (802) 828-3045 or nancy.boone@state.vt.us.

Thank you very much.

Sincerely,

DIVISION FOR HISTORIC PRESERVATION

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



**CERTIFIED LOCAL GOVERNMENT
FINAL REVIEW & RECOMMENDATION SHEET**

Submit this completed form to the Vermont Division for Historic Preservation, National Life, Floor 2, Montpelier VT 05620-1201

<i>Name of CLG</i> <u>Rockingham</u>	Site Visit: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Name of Property</i> <u>Williams Street</u>	Date nomination received by CLG: <u>1/09</u>
<i>Address</i> <u>Extension</u>	Date reviewed by CLG: <u>3/2/09</u>
<i>Owner</i> <u>Vermont Land Trust</u>	Date of sent to Division: <u>3/5/09</u>
<i>Nomination requested by</i>	Was nomination distributed to CLG members? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No:

1. Did the CLG seek the Division's assistance in evaluating the eligibility of this property? Yes No

2. National Register Criteria Met:

- Historic Association
- Architectural Merit
- Association with Famous People
- Likely to Yield Important Information

3. Exceptions to Criteria Apply:

- Cemetery
- Reconstructed Property
- Religious Use
- Moved Property
- Grave
- Less Than 50 Years Old
- Birthplace
- Commemorative Property:

4. Criteria Considerations Apply: _____

5. Level of Significance: Local State National

6. Possesses Sufficient Integrity: Yes No

7. Additional Comments: _____

7. How was the public invited to comment in the national register nomination process?

- Commission's agenda was published in newspaper 15 days prior to meeting.
- Copies of the proposed nomination were made available to the public.

8. CLG recommendation: Approve Deny (explain) Town requests to

expedite review of 60 days
4/9/09
 Date John A. Ruppman
CLG Commission Representative

9. Local Government Official recommendation: Approve Deny (explain) _____

(Same recommendation as above)
4/10/09
 Date [Signature]
Chief Elected Official

Recommendation: SLR Return

Action: SLR Return None

VT

Documentation Issues-Discussion Sheet

State Name: ~~VT~~ County Name Windham Resource Name Williams St. Extension
H-D

Reference No. 893 Multiple Name _____

Solution:

~~Return~~

PR

Problem: - Sec 3 incomplete
- Sec 8 weak for commerce

Agree

Resolution:

SLR: Yes No

Database Change: