

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received NOV 8 1982

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The Tavern on Mutton Hill

and/or common 1812 Tavern

2. Location

street & number Church Hill Road, ~~Old Route Seven~~ N/A not for publication

city, town Charlotte N/A vicinity of ~~Congressional district~~

state Vermont code 50 county Chittenden code 007

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: unoccupied

4. Owner of Property

name Harriet Stone Patrick

street & number Cedar Beach Road

city, town Charlotte N/A vicinity of state Vermont

5. Location of Legal Description

courthouse, registry of deeds, etc. Charlotte Town Clerk's Office

street & number N/A

city, town Charlotte state Vermont

6. Representation in Existing Surveys

title Vermont Historic Sites and Structures Survey has this property been determined eligible? yes no

date August 1976 federal state county local

depository for survey records Vermont Division for Historic Preservation

city, town Montpelier state Vermont

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u> N/A </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Tavern on Mutton Hill is a rectangular six by two bay, two and a half story, gable roofed brick structure with Federal style detailing. Paired end chimneys and parapets distinguish the building. The interior has a central hall plan and upstairs ball room.

The building is located at the base of Mutton Hill 0.6 miles north of Charlotte village on Old Route Seven. The road is a recently abandoned section of U.S. Route Seven, a former stage route connecting Vermont and Southern New England.

Brick for the building was made locally, and laid in a combination of English, Common, and Flemish bonds. The foundation is constructed of dressed redstone. A diamond pattern or "French" style "Vermont Weathering Green" slate roof was laid on the house in c. 1860 over original cedar shingles. Timbers taken from a previous structure are employed in the structural and roofing systems.

The front east facade, facing Old Route Seven, is asymmetrical with a Federal style entryway positioned to the left of the center of the building (see photograph 1). This original entry has a glazed transom with radiating muntins beneath a brick splayed lintel. Hand planed door surrounds decorate the entrance. The present wood door with two glass panels was added in the last quarter of the nineteenth century (see photograph 2). The front and rear walls of the tavern culminate in a frieze and profiled cornice molding.

The twin chimneys on the south and north gable ends are connected by a raised parapet (see photograph 3). These parapets were rebuilt in 1979. Twin quarter round lunette windows light the attic level on both ends. The masonry on the north and south facades indicates former entrances on the gable ends.

On the rear west elevation, a large central section of the wall, where two second story windows and a first story window and door once were located, was removed in 1979. As a result of this alteration a steel beam was installed to support the second floor. The rear elevation includes a stone bulkhead at the south corner of the building.

All of the tavern's windows have twelve over twelve sash set below brick splayed lintels. Original sash remain on the second floor east facade, and on the second floor east window of the north gable end. Other windows have replica twelve over twelve sash which was installed in 1979 to replace early twentieth century two over one sash.

The interior plan includes a spacious original pine-floored central hall and stairway flanked by rooms on either side (see Figure 1). The stairway has Federal features which include simple square balusters (two per step), and a rectangular hand-rail (see photograph 4). A modified scroll profile decorates the stringer. The original plaster walls indicate a chair rail was once located in the hall.

The first floor southeast room, formerly a parlor, was made smaller in c. 1850 (see Figure 1). The west bearing wall of the room was removed, and a partition wall erected. Also c. 1850, contemporary molding was added, and pine flooring was laid down over the original pine floorboards. The original Federal style mantel remains (see photograph 5). The room's original plaster walls indicate that a chair rail was

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formerly located on the north wall.

The first floor south center room, and two small southwest rooms were originally a southwest parlor before remodeling in c. 1850 (see Figure 1). Besides the partition walls creating the two small rooms, contemporary moldings and finished floors were added, and the firebox of the west south chimney covered and plastered.

In the first floor northeast room, formerly a diningroom, partition walls were added to the north side of the room which originally contained a fireplace (see Figure 1). West wall masonry indicates former openings in the diningroom wall to the northwest corner room that once served as a kitchen. An enlarged chimney base beneath the fireplace in the former kitchen reveals a dutch oven once served the room. The present Federal style mantle was taken from the southwest parlor after the c. 1850 renovations and the cooking stove was converted to a Rumford type stove.

On the second floor a former ballroom extends along almost the entire east side of the building (see Figure 1 and photograph 6). Original plaster and a chair rail that runs around the large room remain. A partition wall that created a small south room was removed to form an open alcove facing the ballroom during the late nineteenth century. On the west side of the second floor, six small rooms flank the upstairs central hall. The configuration of these rooms is original.

In the basement, hand-hewn beams, floor joists, and masonry dividing walls support the floors above. Some walls have been removed over time, and wood columns with concrete footings were added in 1979 for additional support. A cistern was once located in the center of the west side of the basement. In the open attic, the original truss roofing system displays the structure's reused timbers.

A well, associated with the building, remains six feet north of the northeast corner of the house. A collapsed privy is located thirty-five feet south of the southwest corner. A barn was once located twenty-two feet northwest of the northwest corner. Foundations presently mark the outbuildings' location. Recently, grading for a gravel-topped parking lot occurred in an area immediately south of the building.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1813 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

The Tavern on Mutton Hill is an historical and architectural landmark in the town of Charlotte. The outstanding Federal style structure is in excellent condition, and has been only slightly altered. Although there are other nineteenth-century taverns in the town, this is the only one constructed of brick with end chimneys and parapets. The building, located on a former stage route, was built and run by a distinguished Charlotte family, the Newells, during a time when Charlotte was one of the major towns in Chittenden County. During the latter half of the nineteenth century, and first half of this century, it was the "homestead" of another longtime Charlotte family, the Edgertons.

The tavern was built in 1813 by Nathaniel Newell at the base of Mutton Hill near the village of Charlotte as a tavern and home for his family. Charlotte land records indicate that Newell acquired the land in 1800. The parcel was a section of a larger lot that included an eighteenth century farmstead, and was, like much land in Chittenden County, originally acquired by Ira Allen in 1774.¹ "1812 Tavern" is a misnomer.

Nathaniel was the son of Abel Newell, who was the valedictorian of his class at Yale in 1751, and was pastor of the Congregational Church in Goshen, Connecticut before migrating to Vermont. Abel died in a typhus epidemic that devastated Charlotte in 1812.² Nathaniel, like his father, was a leader and prominent person in the community. He served as a representative to the state legislature for thirteen years, and was a judge in the county court³ and a captain in the Second Brigade of the Vermont Cavalry.⁴

Nathaniel was also a man of economic means. In addition to the tavern he owned a tannery in Charlotte Corners,⁵ and a house and dry goods store in Burlington.⁶ At the time of his death he had amassed 1,030 acres in Charlotte.⁷ The Charlotte Tax List for 1817 indicates that Newell was the wealthiest man in Charlotte. He was assessed more than any other citizen.⁸

¹Maryann Rossi, MS, "Probate and Deed Research on the Tavern on Mutton Hill," on file at the University of Vermont Historic Preservation Program, 1982, n.p.

²Abbey Maria Hemenway, The Vermont Historical Gazetteer: A Magazine Embracing a History of Each Town, Vol. I (Burlington, Vt.: Miss A. M. Hemenway, 1967), p. 745.

³Hemenway, p. 745.

⁴Vermont Register for 1811 (Burlington, Vt.: S. Mills Publisher, 1811), p. 93.

⁵W. S. Rann, ed., History of Chittenden County, Vermont (Syracuse, N.Y.: D. Mason and Co., 1886), p. 548.

⁶Rossi, n.p.

⁷Rossi, n.p.

⁸1817 Town Tax List for Charlotte, Vermont, MS, The Vermont Historical Society Library, Montpelier, Vermont.

9. Major Bibliographical References

Beers, Frederick W. Atlas of Chittenden County, Vermont. New York: Beers, 1869.

Carlisle, Lillian B., ed. Look Around Hinesburg and Charlotte, Vermont. Burlington, Vt.:

10. Geographical Data

Acreeage of nominated property approx. 4.1 acres

Quadrangle name Mt. Philo, Vermont

Quadrangle scale 1:24000

UMT References

A	<u>1</u> <u>8</u>	<u>6</u> <u>4</u> <u>0</u> <u>5</u> <u>4</u> <u>0</u>	<u>4</u> <u>9</u> <u>0</u> <u>9</u> <u>2</u> <u>7</u> <u>0</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

The nominated property consists of the land owned by the present owner of the Tavern. The property consists of two adjacent parcels of land, purchased at different times, and recorded in Volume 39, page 276 and Volume 40, pages 161-162 of the book of deeds for Charlotte Vermont.

List all states and counties for properties overlapping state or county boundaries

N/A (

state	code	county	code

11. Form Prepared By

name/title Gina Campoli
Architectural Conservation and Education
organization Service, Historic Preservation Program date March 1982
street & number Wheeler House, 442 Main Street telephone (802) 656-3180
The University of Vermont
city or town Burlington state Vermont

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

William B. Pinsky

title Director/Deputy State Historic Preservation Officer

date 11-1-82

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I hereby certify that this property is included in the National Register

J. Allen Byer
Keeper of the National Register

Entered in the
National Register

date

12/10/82

Attest:

date

Chief of Registration

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During the first decade of the nineteenth century, Charlotte was an important town in Chittenden County. In 1800 it had the largest population in the county. In 1810 it maintained its lead in population, although Burlington was only a few persons behind.⁹ It was then fitting for Nathaniel to build a house in 1813 that was comparable to those in Burlington, with end chimneys and parapets traditionally associated with the urban Federal style. In the ensuing years Charlotte's growth stabilized, and it quietly evolved into a rural agricultural village, while Burlington became the regional urban center. The urban-style tavern was left surrounded by farmland and forests to remain as an indicator of the town's past prominence.

One nineteenth-century historian claims that Charlotte boasted as many as twelve taverns, "floodgates of rum and ruin," during the first half of the nineteenth century.¹⁰ The presence of major transportation routes in Charlotte, including the stage route between Montreal and southern New England, the intersecting east-west Hinesburg road, and the major Lake Champlain ferry crossing help explain the profusion of taverns.

By the first decades of the nineteenth century, rural taverns in New England are described as much improved over earlier years. A Vermont traveler in 1808 states, "Good inns are established in every town and the accommodations of them equal to those of England."¹¹ Taverns served many roles, perhaps explaining the great number in Charlotte. Some served the local populace as a meeting place and source of food, drink, and dance. Some operated as regular stops for stagecoaches, and others served herd drivers. Sometimes roles overlapped.¹²

Nathaniel Newell died in 1835. His wife continued to own the property until her death in 1848. During that time it ceased to operate as a tavern. The combination of Newell's death, the completion of the railroad through Charlotte by 1849, as well as the growing Vermont temperance movement led to the end of its operation.

In 1854 the property was sold to Edger Edgerton. Oral tradition in Charlotte claims that Edgerton returned from the California gold fields, bought the tavern, and refurbished it. He put on the present slate roof and altered the interior. Both Walling's 1857 map and Beer's 1871 map show Edgerton occupying the site. Deeds refer to the property as the "Edgerton homestead."¹³ Child's 1882 Gazetteer for Chittenden County describes Edgar Edgerton's sons as successful Charlotte fruit growers and farmers. By 1882 Edgar had died, but his wife and sister Libbie, a school teacher, still occupied the house. The homestead remained with descendants of the family until 1978.

⁹ Vermont Register for 1811, p. 100.

¹⁰ Hemenway, p. 737.

¹¹ John Lambert, Travels through the States of North America and the Provinces of Upper and Lower Canada during the Years 1806, 1807 and 1808, Vol. II (London, 1814), p. 29.

¹² Allan S. Everest, "Early Roads and Taverns of the Champlain Valley," Vermont History, Vol. XXXVII, no. 4 (1967), 252.

¹³ Rossi, n.p.

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In addition to its architectural and historical importance, the Tavern on Mutton Hill may have the potential for archeological significance. The well and subsurface features associated with the Tavern have the potential for yielding archeological information on the past uses of the property.

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Child, Hamilton. Gazetteer and Business Directory of Chittenden County, Vermont for 1882-83. Syracuse, N.Y.: Printed in the Journal Office, 1882.

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Everest, Allen. "Early Roads and Taverns of the Champlain Valley." Vermont History, Vol. XXXVII, no. 4 (1969), 247-253.

Hemenway, Abby Maria. The Vermont Historical Gazetteer: A Magazine Embracing a History of Each Town. Vol. I. Burlington, Vt.: Miss A. M. Hemenway, 1867.

Lambert, John. Travels through the States of North America and the Provinces of Upper and Lower Canada during the Years 1806, 1807 and 1808. Vol. II. London, 1814.

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Worrill, John. Scars Upon the Earth: Physical Evidence of Dramatic Change at the Stratton Tavern. Proceedings of the Conference on Northeastern Archaeology. James A. Moore, ed. Research Report Number 19. Amherst: University of Massachusetts, 1980.

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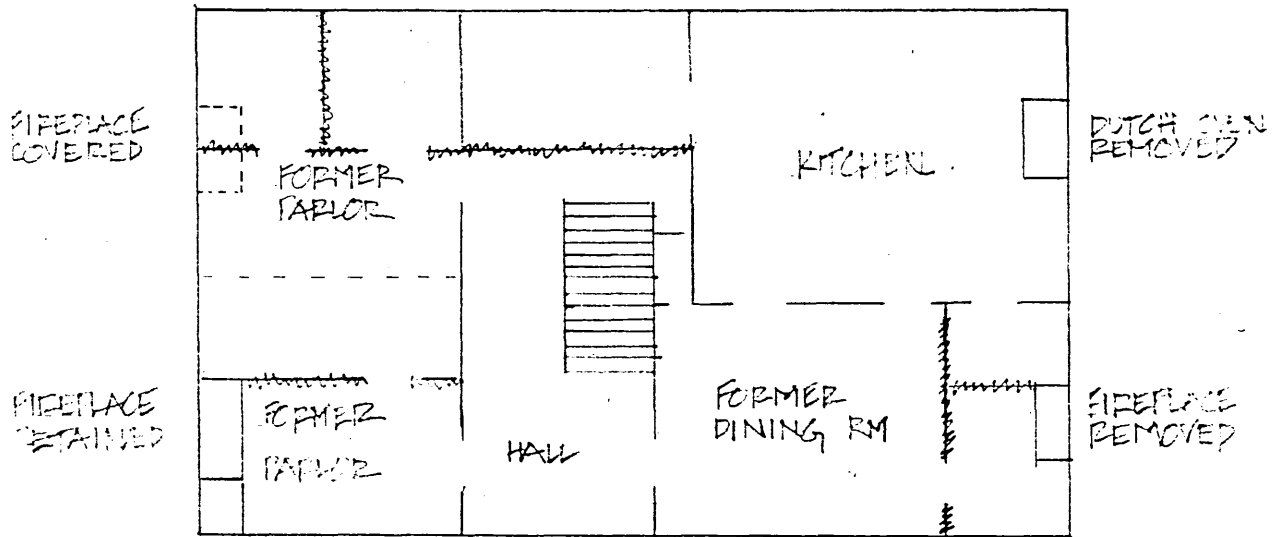
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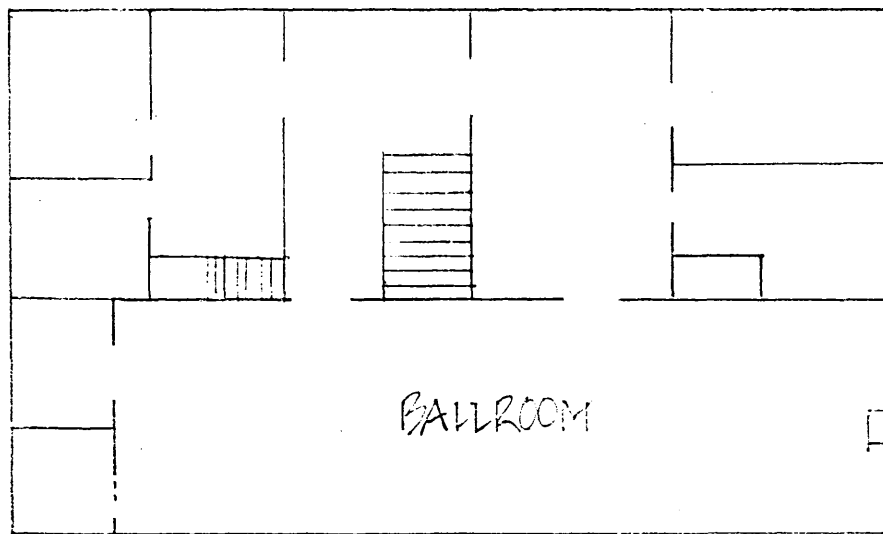
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The nominated property is a roughly L-shaped lot with the body of the L running east/west and measuring approximately 550 feet by 260 feet. The foot of the L runs north/south and extends the lot approximately 130 feet further north along Old Route 7; it measures approximately 185 feet in depth.

The nominated property includes the land immediately associated with the Tavern, including the sites of former outbuildings.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

→ N

--- WALL REMOVED

~~WALL~~ WALL ADDED

NOT DRAWN TO SCALE

TAVERN ON
MUTTON HILL