

2074

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received SEP 20 1988
date entered

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

1. Name

historic The Warner Home (For Little Wanderers)

and or common The Warner Home

2. Location

street & number 133 High Street N/A not for publication

city, town St. Albans N/A vicinity of

state Vermont code 50 county Franklin code 011

3. Classification

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

4. Owner of Property

name Warner Home Associates

street & number 2 Federal Street

city, town St. Albans N/A vicinity of state Vermont

5. Location of Legal Description

courthouse, registry of deeds, etc. City Clerk's Office, City Hall

street & number North Main Street

city, town St. Albans state Vermont

6. Representation in Existing Surveys

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

date 1985-1986 Survey of the City of St. Albans 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 _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Warner Home is a large, three-story, hip-roofed, 11 x 6 bay, Colonial Revival style structure, built in 1902 as a home for orphans. Its most prominent exterior architectural feature is a monumental portico with flanking one-story porches which graces the main (west) facade. The building is wood frame with brick veneer and has a rough stone foundation, covered with stucco where exposed on the east elevation. The expansive hip roof is clad with asphalt shingles and has a metal snow edge. Protruding up from its north and south hips are large brick chimneys. Hip-roofed dormers project from the east and west roof slopes. Dormers are sided with clapboards and have double-hung 12/1 sash and molded box cornices. The main roof eaves are adorned with a wide molded box cornice having a match-board soffit and decorative brackets. The Warner Home has recently (1987-88) undergone a conversion into residential condominiums after sitting vacant for ten years. This adaptation has involved both restoration and alteration to historic fabric.

See Continuation Sheets.

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The main (west) facade of the building is visually divided into three sections by window grouping and porch treatment. The central three-bay section is dominated by a monumental portico which features fluted Scamozzi columns and wall pilasters. The portico has a flat roof trimmed with a balustrade whose railings were replaced c.1970 (balustrade removed c.1987) and an original molded box cornice with brackets identical to those on the main roof eaves. At ground level beneath the monumental portico is a recessed entry, set in behind three, butressed brick arches. The left-side entrance, together with a right-side, single 9/1 sash, flanks a triple window arrangement--6/1, 9/1, 6/1--which corresponds visually with the triple, brick arch entry arrangement. The original "Warner Home" sign hangs above these entry arches. To the left and right of this central segment of the building are four-bay segments having single 9/1 sash at each level, and one-story Colonial Revival style porches supported by fluted Doric columns on pedestals and Ionic wall pilasters. Porches have original balustrades at both ground and roof levels, consisting of a molded top rail, unadorned bottom rail and turned balusters in between (roof balustrade removed c.1987).

The building's north and south elevations--six bays in width-- are divided into three-bay sections at second and third story levels. First story levels have only five bays, one of which is a ground level entrance. These entrances were once sheltered by c.1930, hip-roofed entry porches which were removed during the recent renovation work. Both porches had been altered over the years; wooden supports had been replaced by metal poles and original cornice moldings were either deteriorated or missing. Side entrance doors are original, having 12 lights over two panels. A recent alteration--c.1970--is the small picture window on the building's north elevation at grade which lights an interior kitchen area. A three-story, metal fire escape on the south elevation--also c.1970--was removed during the 1987-88 renovation work. The windows, unless previously mentioned, have 9/1 sash (mostly original) with segmental brick arches and rectangular wooden sills.

The building's east (rear) elevation is eleven bays in width and is characterized at ground level by two-panel doors with multi-pane toplights and four-pane transoms and by

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irregularly spaced and sized 9/1 sash; the second story features 9/1 sash and two, two-panel doors with multi-pane toplights. One entrance per floor was added during the recent renovation work in order to provide access to condominium units; they match existing doors. A number of original sash which lit the (below grade) ground level back rooms of the first story had been bricked over or covered by the addition of an asphalt drive and concrete stoop for the two-story rear porch. These small windows were originally protected by light wells. The grade has been slightly lowered (1987-88) and these windows have been restored (without light wells). All doors and windows have segmental, triple-rowlock brick arches. During the conversion to condominium units, the rear, two story porch of c.1930 was removed. The first story of the porch had retained little of its original fabric, while the second story retained its clapboard apron and tapered wooden posts. The replacement is constructed of pressure-treated lumber on the first story and, on the second, wrought metal balustrade and posts. In addition, wooden ramps over the now lowered grade have been constructed to serve three of the entrances.

The interior of the Warner Home remains largely intact with regard to original finish treatments, though a number of subsequent alterations in layout have been made in an attempt to modernize kitchen and bathroom facilities and comply with fire code requirements during the 1950s and 1970s and to accommodate condominium units in 1987-88. The larger rooms, such as classrooms and dormitories, have generally been retained. Notable original architectural features originally included a central staircase built on a smaller-than-normal scale for children, which reached from ground to second story level (removed 1987), a triple-arched wall between the front reception area and central stair hall on the ground floor, and a pair of overhead sliding doors between classroom areas on the first story level (These sliding doors--covered over in recent years--have been re-exposed in 1987 and fixed in the down position.). Also of interest were a pair of rear staircases on the north and south ends of the building (removed 1987) and large, interior four-paned sash which lighted interior closet areas (some interior windows are still present). An original fire/wake-up bell remains on the wall on the second floor.

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Treatment of interior spaces in terms of finish carpentry are largely identical throughout the building. Door and window casings, baseboards and chair rails are all very simple, some elements retaining their original varnish finish. A few front rooms on the ground and first floor levels display a narrow molded cornice near the ceiling. Doors are generally five panel with wooden knobs, though in many cases, newer solid fireproof doors have been installed or wire-meshed glass panes have replaced the top two wooden panels. Floors on all levels have wooden flooring with cove-molded "dust edges". Remaining plaster on walls and ceilings (some had already been removed during c.1970 renovations) has been replaced with sheetrock during 1987 conversion. Original trim has been retained.

At the rear of the Warner Home, garage/storage units to serve the condominiums were recently constructed (these are non-contributing); these replace a c.1970 garage (also non-contributing) previously on the site.

Since restoration/adaptation of the building began summer, 1987, the interior plan has been somewhat altered to accommodate a change in the building's use from an orphanage to condominium housing units. The exterior of the building has been largely restored to its 1902 appearance, particularly on the west and south facades which are clearly visible from High Street below. The current adaptation has involved the removal of both the central and rear staircases and complete replacement of old mechanical systems. The large front rooms on the building's ground, first and second story levels have been largely retained. The triple-arched wall arrangement (former reception area) on the ground floor level has been uncovered and restored to its original appearance. Original finish treatments of windows, doors and interior trim were reused wherever possible throughout the interior. Small skylights were added to the rear areas of the main roof to allow more light into the top floor living areas. The rear, two-story porch was removed and replaced with a modern wooden structure.

The grounds of the Warner Home are befitting a grand institutional structure, set atop a rise overlooking High Street and Upper Newton Street and landscaped with tall, mature maple trees along the west and south boundaries. The

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building is reached by a two-tiered flight of steps which rises to the two-story entry portico from High Street. Open lawn slopes away from the building to the north, south and west.

The Warner Home is unique in both design and original use in relation to other buildings in the general High Street area, most of which are large, single-family, Victorian era (south of the Warner Home) and contemporary (north of the Warner Home) homes in good condition.

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 type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" 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 1902 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

The Warner Home (for Little Wanderers), a large brick orphanage in St. Albans, Vermont, is significant for its historic associations with early charitable institutions and philanthropic work in the State of Vermont. It is also significant for its architectural merit -- it being a well-preserved example of Colonial Revival style institutional architecture dating from the first decade of the twentieth century.

See Continuation Sheets.

9. Major Bibliographical References

1. Picturesque St. Albans, 1902, St. Albans, Vermont.
2. Interview, Mrs. Robert W. Ready, Spring, 1985.

10. Geographical Data

Acreage of nominated property 1.4 acres±

Quadrangle name St. Albans

Quadrangle scale 1:24000

UTM References

A	<u>18</u>	<u>652060</u>	<u>4964460</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification The nominated property includes all that parcel within the boundaries delineated on the enclosed tax map. The boundary includes most of the city lot that has historically been associated with the property, i.e. lawns (front, back and side), drives and rear play areas.

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

state	code	county	code
N/A			
N/A			

11. Form Prepared By

name/title Lauren H. Murphy; Revised and edited by Vermont Division for Historic Preservation

organization Historic Preservation Consultant date 05/22/88

street & number 93 Messenger Street telephone 518-963-7088

city or town St. Albans state Vermont 05478

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 *Eric Seltzer*

title Director/State Historic Preservation Officer

date 9-15-88

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

John Seltzer
Keeper of the National Register

date 10/20/88

Attest:

Chief of Registration

date

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This rather imposing brick structure, set into the west slope of Aldis Hill above the City of St. Albans, was erected in the year 1902 at the cost of \$20,000.00, providing "...dormitories, dining room, kitchen, school rooms, recitation rooms, etc. [for] foundlings, orphans, and waifs..." The primary source of funds for the building was a Mr. Chauncy Warner of Cambridge, Vermont. Mr. Warner had given an initial sum of \$25,000.00 to the Town of St. Albans in 1882 for the establishment of an orphanage in the then-thriving railroad center of northern Vermont. A large, Italianate style building was purchased for this purpose; however, it burned to the ground in a fire of 1900 and had to be replaced. A new, "modern" facility was built soon after the fire, using the balance of Mr. Warner's original donation and additional funds raised through subscriptions, bequests, and the efforts of the local women's society. The new orphanage was praised in a St. Albans publication of 1903 as "...one of the most actively useful institutions of its kind in Northern New England."

Architecturally, the Warner Home is an excellent example of early twentieth century Colonial Revival styling as applied to a large, institutional building. Its symmetrical exterior design, embellished with a monumental portico and flanking single-story porches on its main facade, gives it an imposing, yet elegant, appearance. Its unusual Scamozzi columns and wall pilasters on the portico add further grace to the original design. Its careful siting, high above High Street, and wide sloping lawns give it an overwhelming prominence in the immediate neighborhood.

The interior of the building, recently altered to accommodate ten condominium units, retains several original architectural features, including a triple-arched wall arrangement on the ground floor (formerly the old reception area), large overhead sliding doors between first story level classroom/playroom areas, and much of the original window, door and trim treatments. The large rooms across the front of the building, once used as classrooms, playrooms and bedrooms, have been largely retained to invoke the feeling of large communal spaces characteristic of this type of institutional building. Likewise, the main entry (now serving Unit #2 only) and reception/center hall area has been restored, reemphasizing the triple arch wall

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arrangement which had been covered up in previous remodellings.

The Warner Home, in its new use as a private, residential complex, largely retains its original exterior appearance -- a well-preserved example of early twentieth century Colonial Revival style architecture and unique example of an orphanage in the City of St. Albans and the State of Vermont.



MAP 15

MAP 12

MAP 12

MAP NO.
21

THE INFORMATION SHOWN HAS BEEN COMPILED FROM RECORDED DEEDS AND SURVEY MAPS. ABSOLUTELY NO FIELD MEASUREMENTS OF ANY TYPE HAS BEEN PERFORMED TO CONFIRM THIS INFORMATION. THE SOLE PURPOSE OF THIS MAP IS FOR USE BY THE CITY FOR TAX LISTING PURPOSES. THIS MAP IS NOT INTENDED TO BE USED FOR PROPERTY DESCRIPTIONS AND/OR INSTRUMENTS OF CONVEYANCES. ANY PERSON USING THIS MAP FOR ANY OTHER PURPOSE THAN TAX RELATED, WILL DO SO AT THE OWN RESPONSIBILITY AND LIABILITY.

Steven Brooks

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PROPERTY TAX MAP
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