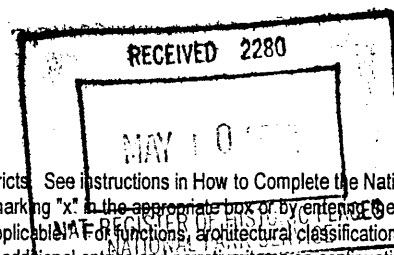


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



675

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 any 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: West Brattleboro Green Historic District

other names/site number: \_\_\_\_\_

2. Location

street & number 870-950 Western Avenue, 19-35 South Street, and town common not for publication n/a  
city or town Brattleboro vicinity n/a  
state Vermont code VT county Windham code 025 zip code 05301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally  statewide  locally.  
( \_\_\_ See continuation sheet for additional comments.)

Suzanne C. Jamale, National Register Specialist, 5-8-02  
Signature of certifying official Date

Vermont State Historic Preservation Office  
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 or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:  
 entered in the National Register  
\_\_\_ See continuation sheet.  
\_\_\_ determined eligible for the National Register  
\_\_\_ See continuation sheet.  
\_\_\_ determined not eligible for the National Register  
\_\_\_ removed from the National Register  
\_\_\_ other (explain): \_\_\_\_\_  
Signature of Keeper [Signature] Date of Action 6/24/02

5. Classification

Ownership of Property  
(Check as many boxes as apply)  
 private  
 public-local  
 public-State  
 public-Federal

Number of Resources within Property

Contributing	Noncontributing
<u>17</u>	<u>2</u> buildings
<u>1</u>	<u>      </u> sites
<u>      </u>	<u>1</u> structures
<u>      </u>	<u>      </u> objects
<u>18</u>	<u>3</u> Total

Category of Property  
(Check only one box)  
 building(s)  
 district  
 site  
 structure  
 object

Number of contributing resources previously listed in the  
National Register NA

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>village site</u>
	<u>hotel</u>
	<u>single dwelling</u>
	<u>multiple dwelling</u>
<u>Landscape</u>	<u>plaza</u>
<u>Religion</u>	<u>religious facility</u>
<u>Commerce/trade</u>	<u>specialty store</u>
	<u>department store</u>
<u>Health care</u>	<u>hospital</u>
<u>Government</u>	<u>post office</u>

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>village site</u>
	<u>single dwelling</u>
	<u>multiple dwelling</u>
<u>Commerce/trade</u>	<u>professional</u>
	<u>restaurant</u>
<u>Religion</u>	<u>religious facility</u>
<u>Landscape</u>	<u>plaza</u>
<u>Government</u>	<u>fire station</u>

**7. Description**

Architectural Classification (Enter categories from instructions)

     Greek Revival  
     Italianate  
     Federal  
     Gothic Revival  
     Queen Anne  
     Colonial Revival

Materials (Enter categories from instructions)

     foundation      stone  
          brick  
          concrete  
     roof      slate  
          asphalt  
     walls      weatherboard  
          brick  
          shingle  
     other \_\_\_\_\_

**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)  
See continuation sheets (7-1 through 7- 22)

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**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**

     1785 - 1951

**Significant Dates**

     1785  
     1818  
     1845  
     1860s  
     1886  
     1893  
     1907

**Criteria Considerations**

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

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.

**Significant Person**

(Complete if Criterion B is marked above)

     N/A

Cultural Affiliation

     N/A

**Architect/Builder**

     N/A

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)  
See continuation sheets (8-1 through 8- 11)

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### 9. Major Bibliographical References

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

**Previous documentation on file (NPS)**

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

**Primary Location of Additional Data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of Repository: \_\_\_\_\_

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### 10. Geographical Data

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Acreage of Property about 10 acres

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

Zone Easting Northing	Zone Easting Northing
1 <u>18 695960 4747097</u>	3 <u>18 696204 4747031</u>
2 <u>18 696040 4747148</u>	4 <u>18 696189 4746889</u>
<input checked="" type="checkbox"/> See continuation sheet.	

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.): see continuation sheet

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.): see continuation sheet

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### 11. Form Prepared By

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name/title Lyssa Papazian, Historic Preservation Consultant

organization \_\_\_\_\_ date 11/27/01

street & number 13 Dusty Ridge Road telephone (802) 387-2878

city or town Putney state VT zip code 05346

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**Additional Documentation**

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Submit the following items with the completed form:

-  Continuation Sheets

- Maps

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

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

- Photographs

Representative black and white photographs of the property.

Copies of historic photographs

- Additional items (Check with the SHPO or FPO for any additional items): N/A

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**Property Owner**

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(Complete this item at the request of the SHPO or FPO.) : See continuation sheet for list of property owners

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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 the 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 Project (1024-0018), Washington, DC 20503.

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Section 7 Page 1

West Brattleboro Green Historic District  
name of property

Brattleboro, Windham, County, Vermont  
town, county, and State

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Description of Physical Appearance

The West Brattleboro Green Historic District is a small cluster of well-preserved 19<sup>th</sup> century buildings around a small triangular green at a main crossroads of two streets - South and Bonnyvale - with Western Avenue. It is the core of the West Brattleboro Village center presided over by the tower of the First Congregational Church. The District is located about 2.2 miles west of the Brattleboro Main Street. Western Avenue is a major Southern Vermont thoroughfare as it is also Vermont Route 9, the major east - west artery between Brattleboro and Bennington. The District is comprised of 14 primary and 3 secondary historic buildings, 1 historic site, 2 non-contributing buildings, and 1 non-contributing structure in a compact area immediately around the green and common open space next to it. The green and intersecting roads have defined the dense village center since the mid-nineteenth century. The site and buildings retain their integrity of setting, location, association and feeling that make them a distinguishable and historic entity. The historic buildings range in architectural styles and building type and were built between 1800 and 1910. They are predominantly residential but also include a church, a commercial block and a hotel. The secondary buildings are barns or farm outbuildings and there are several attached barns in the district as well. The non-contributing buildings are also non-residential being a fire station and a former post office. The tallest and most prominent structure is the First Congregational Church (#3) with a steepled tower. The next highest is the 3 ½ -story former hotel (#13). All the other structures range from 1 to 2 ½ -stories and all the historic buildings are frame. Only the two non-contributing buildings are brick. The triangular green (#17) at the west corner, is an informal, grassy area with a few fruit trees, a picnic table, a couple of benches. There is a modern glass and metal bus shelter (#17a) on the edge of the triangle on Western Avenue. The collection of well-preserved nineteenth century architecture is largely also well-maintained and in good condition with only a few structures in fair condition. The buildings, as a group, have strong integrity of design, materials and workmanship.

Western Avenue is quite broad through the district, partly due to many pieces of public and common land around the village center. The Stockwell Store (#8) commercial block and the former hotel (#13) have the largest overall street presence. Along Western Avenue, the residential and non-residential structures have a village density, ranging from little or no surrounding land to modest lawns and side yards. On South Street the three houses are more widely spaced and have more lawn and garden space around them. On Western Avenue, at the east end of the District, there is new paved access road called Glen Miller Drive, between the Stowe House (#2) and the Kimball House (#4), that breaks the rhythm of the buildings on the north side of the avenue and in fact replaced a mid-nineteenth century dwelling. There is another paved access road on the south side of the avenue just beyond the Weatherhead House (#1) on the eastern edge of the District that leads to the Academy School at the rear of the properties fronting Western Avenue. On South Street, there is another new gravel access road, between the Hunter House (#15) and the Gothic Revival cottage (#16) that leads to the All Souls Church property set back in the woods.

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The open public spaces at the heart of the District are divided by several roads and drives. Just to the east of the triangular green at the western end of the District is a short, curving paved road serving as a connector between Western Avenue and South Street and also now serving as an access road for the fire station which fronts on it. There is a suspended, overhead blinking yellow light at the intersection with Western Avenue and an added, westbound turning lane, on Western Avenue. Starting just east of this connector on Western Avenue and extending to the Academy School access road on the east end, is an arcing drive in front of a grassy area, the church (#3), and the Weatherhead House(#1) and defines a semi-ellipse of landscaped public space next to Western Avenue. This drive has been a part of the circulation and landscape pattern since the early nineteenth century when there were three other institutional buildings west of the Church. The land they had occupied is now owned by the school district and so is additional public space adjacent to the corner green.

The natural setting of the District is striking. The land slopes steeply up on the southwest up South Street. There is also a large, rounded hill forming the backdrop for the village on the northeast. The Whetstone Brook roughly parallels Western Avenue on the northeast and crosses it below the district at Melrose Street. Western Avenue crosses the Bonnyvale Brook, a tributary to the Whetstone, at the western edge of the District. The modern viewshed of the district includes much of the grassy South Street hillside and includes Dalem's Chalet hotel, which is perched on the slope with a large sign and pond below. The public spaces are green with grass and some low trees on the triangular green and some larger trees between the connector road and the church, which help to screen the parking lot there. Western Avenue curves as it leaves the district to the west and provides a lovely view of the buildings beyond Bonnyvale Street, west of the green. All the properties in the District front on the green or the common public spaces extending east from it. The buildings are predominantly nineteenth century residential in character and origin and only two are non-contributing due to their recent construction date. Similar buildings surround the district to the west and east as the village continues along Western Avenue.

Descriptions follow of the individual buildings in the District. Numbers correspond to the attached map.

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Inventory of buildings

1. 870 Western Avenue, 1877 (Weatherhead House), good condition

This frame 2-story, 3 by 2 bay, pyramidal house with a large, centered rear 2-story, 3 by 2 bay wing is a very fine, well-preserved example of the Italianate style. The house has a full width Victorian front porch, double Italianate glazed doors, an original, bracketed side bay window, deep overhanging eaves supported by paired scroll-sawn cornice brackets, and symmetrical interior chimneys piercing the hipped slate roof. The 2/2 windows have peaked lintels enriched by a thin projecting cornice. The present side shutters on all windows cover the wide window casings eared at both top and bottom.

The front (north) clapboarded façade has a double-leaf door in the right hand bay with arched glazing above deeply molded panels in a peaked lintel doorframe with eared casings like those on the windows. The two windows on the 1<sup>st</sup> floor on the front porch are longer than the others and extend down toward the porch floor. On the 2<sup>nd</sup> floor, the two windows in the left and right bays are 2/2 with the eared frames and enriched peaked lintels, while the center window in the same type of frame is a pair of thin 1/1 windows instead of a single 2/2. The front porch has a hipped roof with plain eaves and molded cornice supported on chamfered posts with decorated, solid brackets springing from a projecting post molding. The bottom 1/3 of the post is a square, embellished base with fretted detail between projecting moldings. There is no balustrade.

On the west façade, the main, clapboarded block has symmetrical fenestration with two windows on each floor detailed like those on the front. The original rear wing extends out to the south three bays with the ground sloping away slightly so that a first floor entry in the center of the façade is several steps above grade. The door, within an eared frame, is an Italianate paneled door with 2 arched glazed panels under a simple pedimented gable canopy supported on brackets and is flanked on the 1<sup>st</sup> floor with two windows. The second floor has two windows above these and none in the center over the door. All windows are 2/2 and detailed with surrounds and shutters just like those on the main block. The wing has a hipped, slate roof matching the main roof, and the cornice and eave details with brackets continues from the main block. The door canopy and metal stair railing are likely more recent additions.

The rear (south) facade of the main block extends out 1 bay on each side of the centered rear wing with a window on each floor on the left and a window above a 1-story shed roofed enclosed porch on the right. The rear of the wing has a single small window under a hood on the right side of the 2<sup>nd</sup> floor and a modern divided light picture window centered on the 1<sup>st</sup> floor with a small hooded window to the left of it.

The east façade is similar to the west but has some additional features. On the main block, the fenestration and window details are the same as on the west but the lower, front window has an elaborate Italianate 1-



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story, three-sided bay window with cornice brackets and narrow 1/1 windows. The rear wing has two windows on the southern two bays of the 2<sup>nd</sup> floor and on the 1<sup>st</sup>, the 1-story porch extends across the two northern bays, covering a window and door. The porch has been enclosed with glazed panels more recently. Beyond the porch is another modern small window that doesn't line up with either bay on the floor above.

1a. Stable/garage, ca. 1880s

There is a detached, gable front frame barn in the rear on the church side that was originally a small stable. The front façade has double garage openings with modern overhead sliding doors in each and a single 6/6 gable window. The east side has two 6/6 windows and the west façade has two 2/2 windows while the rear façade has three small, high stable windows on the left and a 6/6 window on the right plus a small gable window.

The house does not appear on the 1869 map. An 1877 deed from Lafayette Clark to his daughter Mary E. and son-in-law, Hiram Weatherhead conveying this property references "the foundation of the dwelling house now building on premises hereby conveyed." It is shown as "Elmwood" belonging to H. E Weatherhead on the 1895 wall map. That map shows the house exactly as it appears today but also shows a rear attached barn (now gone) and a detached barn on a different property parcel in the general vicinity of the present detached barn. An 1893 newspaper account of the public auction at which the old Stockwell store was sold, reports that H.F. Weatherhead bought an "old shed" that was behind the Academy. Perhaps he moved it and attached it onto the rear of his house. Only the front part of the house is shown on the 1901 Sanborn and the 1912 and 1919 maps only show the house and doesn't extend to the rear where the barn is. The current barn first appears on the 1925 Sanborn as an auto shed. However, throughout the century the house does not change and is mapped exactly as it appears today.

2. 875 Western Avenue, ca. 1860/1890s (Stowe House), good condition

This simple, vernacular, gable front house with large rear wings has been altered several times and is now an apartment building entered from two small entry porches on the east side. The 2-story gable front (south) façade is topped with a full gable pediment containing a single 6/6 window. Both the first and second floors have three windows irregularly grouped with two on the left and a single on the right. The arrangement suggests a former side hall front entry. The building has vinyl clapboard siding and modern shutters with very little detail left around windows. The main (front) block has three irregular bays across the front by four (originally) bays along the sides. The rear, slightly offset (on the east side) 2-story wing has six bays which have been modified on both sides. The east side of the main block has originally placed 6/6 windows on each floor in the front bay, but modern, smaller replacement windows in the rear around a gable roofed enclosed entry vestibule. The doorway and porch roof with small, full pediment projecting over the door and supported on turned posts may be a remnant of an earlier, c. 1890 wrap around porch shown

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in an historic photograph and on the 1901 Sanborn Insurance map. The west façade of the main block has more of its original window placement with 6/6 sash in the first and last bays lined up on both first and second floors and another window on the first floor second bay from the front. There is an additional modern, smaller, replacement window in the third first floor bay. On the rear wing, the east side has an at-grade two-car garage in the basement and 8 6/6 windows on each of the first and second floors. In the first and last bays the sash is paired on both floors. The exposed cornice is molded and facing front has a simple cornice return molding. The rear wing is recessed one bay on the west side and the remaining rear façade of the main block has two windows in the western bay – one on the first and one on the second floor with a smaller window in the gable. There is a simple cornice return on this façade, not the full pediment of the front façade. The roof on both blocks is slate with a very small gable dormer on the west side of the main block roof. The foundations on both are brick. The site slopes downward towards the rear and the rearmost, more modern wing is essentially 3-story although the roof lines up with the others and is also offset to the east with a small overlap on the west as well. The ground floor façade of the wing is entirely a mottled modern brick with vinyl-clad frame above. There are larger traditional sized windows on the east façade and a modern entry with gable canopy. The roof of this block is asphalt. On the west side the windows are smaller. This section was probably built after 1967 when the property changed hands, and certainly after 1951 when it does not appear on the Sanborn Map.

The first Sanborn map illustrating this property in 1901 shows the 2-story main block and the 2-story offset wing with a long narrow 1-story addition on the west side of the wing, extending out to the north beyond the rear wall of the wing. There was also a 1-story veranda wrapping around the entire front block except where the wing overlapped it. In 1912, the west and north sections of veranda were gone as was the 1-story western addition. There was a new 2-story porch along part of the east side of the rear wing and a 1-story open shed off the north end of the rear wing. This configuration was shown through the 1951 Sanborn.

There had been detached barns on the rear of the property, which bordered the old "tannery" pond when a dam east of the property served a tannery turned grist mill. The barns were shown on the 1895 and 1901 maps as overlapping, offset, 1 ½-story barns with a small 1 story shed in the recessed corner. By 1912, these were shown simply as two overlapping 2-story barns. Between 1925 and 1951, these were removed and replaced with a detached 3-car garage, which is also gone today.

3. 880 Western Avenue, 1845/1886, (First Congregational Church), good condition

The 1845 Greek Revival frame church was heavily remodeled in 1886 into the simple, Italianate edifice of today with its three tiered corner bell and clock tower and smaller entry block tower on the other front corner. The gable front church has a center projecting gable pavilion that extends in a parapet above the side gables that link it to the two, asymmetrical towers. Overall, the three main elements of the façade – clock/bell tower, center pavilion, and side tower – all are well outlined by decorative moldings, comices,

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corner boards, and friezes and appear to float against the broader gable front of the main block that is recessed behind them.

The cornices of the center pavilion and side gables have brackets against a two-tired plain frieze. The clapboarded gable façade has a full pediment running on either side of the center pavilion which interrupts it. The center pavilion, also clapboarded, has a decorative horizontal band higher than the side pediment elements. The band consists of a line of projecting, square, hipped medallions between plain horizontal bands. The center pavilion has a small oculis window in the gable with radiating muntins and below the decorative band a set of three very narrow, round-topped arch leaded stained glass windows with the center one taller.

The western corner tower is architecturally distinct from the main body in the Italianate tradition of asymmetrical volumes. It has a hipped roof that rises just above the edge of the gable roof with a cornice and plain, wide frieze band over a molded piece. The tower has corner boards and a horizontal decorative band at the same level as that of the pavilion with a carved circular chain pattern between top and bottom moldings. It has a narrow arched leaded stained glass window above an arched leaded glass transom and double leaf Italianate door.

The eastern main corner tower is wider than the other tower and has a deep molded band at the same height as the cornice of the other tower. This lower section has a pair of narrow arch topped leaded stained glass windows over a decorative horizontal band matching the one on the center pavilion just over the modern double doors below with an arched leaded glass transom. The next tower tier is a square section well defined by corner boards and an upper molded band and with a clock in the center on three (east, north & west) of its façades. The deep cornice molding tops this section as well and a smaller, recessed belfry rises above it. The louvered arched openings on each façade of the belfry are centered between corner pilasters. There is a small balustrade around the base of this section, which is topped by a high, narrow, hipped spire with a wider, shallower slope at the bottom.

The eastern façade of the clock/bell tower has a blank lower section, two narrow arch windows in the middle section and the clock and louvered belfry in the upper sections. The eastern façade of the church extending back from the tower has 3 tall, very narrow rectangular windows with two side by side vertical leaded stained glass windows in each frame. The frames are a wide flat band with a recessed center line accented with flat, square corner blocks. The eastern façade has a wide, flat frieze band below the fascia and cornice. At the southern end a 1949 1-story gable ell extends out at ground level providing a covered entry stair into the rear offices and classrooms of the church. The western façade extends back from the smaller corner tower without windows to a c. 1905 hipped roof clapboard addition. The addition has only one window on its south façade and the rest of the western façade of the main church body has only two 8/8 windows on the rear. A 1962 1-story addition extends out flush with the western façade and has two

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paired smaller 8/8 windows on its western façade. This gable roofed addition contains the Sunday School classrooms and now also functions as the West Bee Nursery School and was built on land donated by the Brattleboro school district. The rear façade of the church has cornice return moldings over simple corner pilasters, a scroll cut circular attic ventilator and a single 8/8 window next to the recessed east façade of the rear addition. The rear addition's gable façade has two paired 8/8 windows on either side of a central door on the raised first floor level and an entry stoop and stair. The eastern façade of the addition has two paired 8/8 windows and a ground level covered gable vestibule and door. The raised basement of the addition and rear of the church have windows as well. The church has a slate roof on the main block and on the sections of the towers, steeple, and front pavilion. The ell and rear addition have asphalt roofs. There is an exterior brick chimney on the rear façade of the church and another smaller chimney on the roof of the 1962 addition.

An early photograph shows the 1845 church as it was originally constructed with a smaller, central classically detailed belfry and spire astride the simple gable front façade with a full pediment, tall centered window and twin entrances. The east side visible in the photograph shows the same three tall, narrow windows with Greek Revival frames that seem extant today. The rear bays of the present church, containing a former "ladies parlor" pastor's study, and former kitchen were added c. 1905 as a gable roofed 1-story addition when the pipe organ was also added as an addition to the west side. The massive renovations of 1886 didn't change the walls or foundation but everything else was "renewed" according to the church history. Certainly the new front façade was added with two new towers in the Italianate mode. The interior was remodeled and front facing rows of pews were changed to a semi-circle facing a pulpit moved to the west side. The interior was further remodeled in 1928 when the ceiling was lowered. The rear addition of 1905 was further expanded in 1949 by elevating the roof as an extension of the main church roof and by excavating the basement and providing usable ground floor space with a furnace, auditorium, and Sunday School rooms. The ell entrance on the west was added at this time as well. The last major addition was the 1962 rear wing for a Sunday school classroom. Interior and minor exterior modifications have been made since then such as the addition of a vestibule to the rear addition.

4. 891 Western Avenue, ca. 1855-65 (Priest/Kimball/Bond House), fair condition

This wonderful example of a Gothic Revival, gable front frame house has much of its original rich decorative detail. The verge boards adorning the projecting open eaves of the steep front and side gables and the porch brackets are naturalistic in character. The unusual verge boards are a variant of the classic Gothic Revival icicle motif with the repeating pendant shape a trefoil resembling a bunch of grapes hanging from a vine, represented by the arching shape between the pendants. At the eave ends the verge boards end with an added circle around the hanging grapes. The clapboarded, side-entry main block has a projecting cross gable ell on the east and a cross gable wall dormer on the west with a Gothic Revival detailed porch wrapping around the front and east sides. Behind the cross gable sections, there is a rear

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wing extending out to an attached, offset gable front barn on the eastern side. The side gables have the grape vine verge boards as well. Centered in the front gable is a wide 1/1 window under a pair of pointed gothic arches framing triangular smooth sections of plain boards. These are further adorned with a smaller version of the grape vine verge board. The window was likely originally a pair of narrow double hung sash replaced later with a single wider window. Each of the steep gables (east and west) has the same pointed arch window detail. The first floor windows on the front facade are two very large 1/1 sash with classically molded projecting lintels and the side entry door has a wide, molded door frame with full classical entablature over a single door and full length sidelights within it. There is one large window on the eastern facade first floor and a door onto the porch. An original shed roofed (exposed rafter ends) wall dormer with a double sash breaks the roofline over the porch. The eastern gable facade of the ell has a window with double pointed arch top matching the front over a single 1/1 window on the first floor with a flattened pointed arch lintel. The main block continues to the rear of the ell with its steep gable roof with exposed rafter ends and a second single sash shed dormer detailed like the one towards the front. On the first floor there is an enclosed porch over a ground level space with a modern small three-part bay window on its eastern facade. There is a stone retaining wall just to the left of this ground floor space. The rear wing extends back from the rear gable of the main block at a lower level. The ground slopes down from the street towards the brook to the rear so the wing is actually 2 1/2 stories but starts from a few feet below the main ridge line. The gable, slate roofed wing has an open eave with exposed rafter ends just like the main roof and also like the barn. The clapboarded eastern facade of the wing has a ground level – basement door with a gable canopy, two 2/2 windows on the first floor and two small 4-light windows just under the eaves. The wing connects to a rear gable front barn that is offset to the east.

On the western facade, the main block is blank in the first two bays and has two windows on the first floor towards the back. The cross gable wall dormer has the single window with pointed arches on the second floor. Just to the rear of the dormer is a small 1-story shed roofed addition projecting out 1 bay to the west with a 2/2 window on its front (south) facade and one on the west under flattened pointed arch lintels. There is a small shed roofed dormer that is possibly original; on the rear western roof and two additional windows on the western facade of the rear wing

The original, shed roofed porch wraps around the front (south) and east facades and reinforces the naturalistic character of the grape vine verge boards with curving and naturalistic vine motif brackets. The slate porch roof is broken at the front over the entry steps with a shallow gable roof framing a wooden sunburst pattern. The porch posts are square with chamfered edges and projecting molded detail at the bottom of the brackets and at the railing level. The railing is rounded and ends in a heavy square newel topped with a heavy round finial. The porch railing spindles are sturdy turned pieces and the front porch steps are stone with modern wooden steps at the side entrance and modern lattice below the porch deck. There is a single brick chimney on the main gable ridge.

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The barn attached to the northeastern corner of the rear wing has vertical flush board siding and an open eave with exposed rafter ends. The front façade has a small square window opening in the gable and a ground level wide open bay. On the eastern side, there are two 6/6 windows on the front two bays of the first floor and a window with no sash in the fourth and last bay. The land continues to slope downward so there is a ground level opening in the stone foundation at the north end. The rear gable façade of the barn has a ground level double window, the first floor has a 4-light barn sash window on the left and three small square "horse stall" windows on the right. There is one 4-light window on the right side of the second floor and a double barn sash window in the gable. The barn has a 1-story shed roofed addition coming off the western side starting at the eave of the main gable. It, like the main barn has vertical flush board siding.

5. 901 Western Avenue, ca. 1880, good condition

This 2 ½-story tri-gable-ell plan house has both Greek Revival and Gothic Revival features. The front massing of the clapboarded house is more typical of the Greek Revival style as well as its restrained stylistic details –peaked window lintels, corner boards, cornice returns, classical peaked door surround, and corner boards embellished with simple capitol blocks. However, its large side cross gable projecting ell, its full length sidelights, and its simple, Gothic Revival style openwork porch posts suggest that this is late nineteenth century house. The gable front has a single, small 6/6 window in the gable , three larger 6/6 windows across the second floor and two next to the front door on the first floor. The peaked window lintels that project slightly beyond the vertical casings, are capped by a small projecting cornice piece. The porch extends fully across the front and wraps around the eastern side, ending at the projecting ell. The flat roof of the porch has a fairly simple, classical, cornice and plain, recessed frieze and rests on small, simple molded capitols of the openwork Gothic Revival style posts. The plain, rectangular posts have two rounded, vertical cut outs, top and bottom from the center of the post, creating a delicate effect. The front door surround is somewhat more elaborate than the window surrounds with the peaked lintel having a full entablature resting on plain side pilasters topped by simple molded capitols. Within the frame are full length, 4-light side lights and a 6-paneled door. A brick chimney sits on the ridge of the slate roof with copper flashing. On the front (south)-facing façade of the east side ell, there is one small fixed or casement modern window on each floor.

The east façade of the main block has one blank (infilled with clapboards) window in the peaked lintel surround on each floor. The gable front of the side ell, has the same cornice returns and corner boards topped by plain capitol blocks as the front gable. There is a round scroll sawn ventilator in the gable peak over two 6/6 windows on each floor below in regular symmetry. Behind the gable ell, there is a 2-story rear wing recessed from the east side with a modern door on each floor opening onto a modern two story porch/balcony. Beyond this wing is another gable roofed 1 story connector (to the rear barn) with a full length shed dormer across the east façade. The first floor has two modern square windows on the left and

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a simple glazed door on the right. The shed dormer has a single modern, three-panel casement window in the center.

The west façade of the main block extends continuously back for 6 bays through the 2-story rear wing that is recessed from the east side under a single cornice and roofline. On the 2<sup>nd</sup> floor, there are 6 window surrounds with the second and sixth (from the front) infilled with clapboards. They are arranged in pairs with wider spacing between the second and third and between the fourth and fifth. This spacing and frame detail is the same on the 1<sup>st</sup> floor except for the sixth window, which is a small, high window. The second and fourth windows are infilled with clapboards. To the rear of this extended main block is the 1-story gable roofed connector which has a similar cornice detail to that on the main roof. However, on this side the connector is divided into a two bay front section and a one bay rear section with an even lower roof. (Note that on the east side, this connector appears as a continuous 1 story addition with a shed dormer.) There is a window and a door in the two bay section.

There is a c. 1880 Gothic Revival barn with board and batten siding, open eaves with simple, curved solid brackets. The gable front barn is offset on the east side and connected through the rearmost 1-story connector addition. The 1 ½-story barn is recessed slightly from the west façade of the main block and rear wings and projects out on the east side. The front facing façade, exposed on the east side of the main house, has modern windows and a door and appears to be a separate unit presently. The ground floor area with a window and door appears to be an infill wall panel within an earlier open bay and has clapboard siding. The east façade of the barn also now has clapboard siding and two windows. The west façade has its original board and batten siding with no windows and the rear has a small. Low shed addition under a large, modern 2<sup>nd</sup> floor deck.

This house likely replaced the older house indicated on the 1856 map as that of R. Harris and later on the 1869 map as that of J. Dunklee. Very unlike the present footprint, the 1869 map shows a large L-shaped footprint oriented probably eaves to the street with a small addition projecting out the eastern end and also situated evenly between the old store and the Kimball house (most likely # 891 Western Avenue) which doesn't quite match the house's present location. The basic house form of 2 ½ story tri-gable ell with a three bay front gable façade, 2 bay ell projecting 1 bay on the right and sometimes either a second, matching projecting gable ell on the left or a simple left side flush cross gable is very common in the late 19<sup>th</sup> century neighborhoods of Brattleboro. Various levels of ornament and styles are applied to the form, often with the porch wrapping around the right side. A matching house with the same simple openwork porch posts is located further east on Western Avenue between the bridge at Melrose and the Creamery bridge.

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6. 907 Western Avenue, c. 1880/1893 (Higley House)

This c. 1880 simple Queen Anne style clapboarded house was once very similar to 901 Western Avenue and still retains the overall 2 ½-story tri-gable-ell plan massing with an added cross gable ell on the west side matching the one on the east. The house extends back from the cross gables in a large rear wing. The house was moved and converted to a two-tenement dwelling in 1893, when the wrap around porch across the front was modified. The front (south) gable façade has cornice returns and a round louvered ventilator in the gable and three 6/6 windows in the 2<sup>nd</sup> floor. The porch is now permanently enclosed with a clapboarded wall and two double hung windows between the two entries under 1893 small gable roofs containing sunburst enrichments interrupting the shed roof over each set of steps. The east side has a two story porch addition, extending the line of the main gable roof and filling in the space above where the front porch wraps around the façade. The 2<sup>nd</sup> floor of the porch is now screened in and the 1<sup>st</sup> floor is now part of the interior space. The left entry is recessed from the front of the porch and is the original side entry of the house's earlier configuration. It is larger and more formal, containing a paneled door flanked by full length side lights. The right side entry is now at the edge of the enclosed porch, which functions like a vestibule. The outer wall mimics the inner door and side light arrangement. There is another 1-story shed roofed open porch on the west side from the front façade back to the cross gable ell.

The western façade has no 2<sup>nd</sup> floor windows above the front shed-roofed, open porch on the main block, and a single Italianate, four panel glazed door on the left side of the porch. There is a 6/6 window on each floor in the cross gable ell which has the same trim and cornice returns as the main gable. On the rear wing, which is recessed a bay from the gable ell (i.e. in line with the west façade of the main block), there are two 6/6 windows on the 1<sup>st</sup> floor to the right of an entrance topped by a pedimented, gable canopy on square posts and up several steps from grade. The 2<sup>nd</sup> floor has 4 small windows at the eave line, one on either end and two together in the center of the wing. There is a single brick chimney on the peak of the wing roof and a modern 2<sup>nd</sup> floor deck off the rear façade of the wing.

The eastern façade is covered with a screened porch on the second floor and an enclosed porch on the first floor on the main block. The gable ell has a 6/6 window on each floor and a ventilator in the gable peak. The rear wing has several windows on this façade as well.

6a. Barn/garage, ca. 1880-93

There is a c. 1880-93 detached 2-story clapboarded barn in the rear on the west side built into the bank descending to the brook. Its gable front façade is entered from a stone ramp and has two overhead garage doors in side by side bays with two small double hung windows on the 2<sup>nd</sup> floor and another in the gable peak. The eastern side has no windows while the west has several small windows on each of the three levels. The slate roof has open eaves with brackets.



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This house, constructed sometime between the dates of two important documentary maps: Beers 1869 and Miller's 1895 wall map, shows up in a c. 1880s photograph and was originally located near the street on Western Avenue just east of the old Stockwell store building. It was probably built by Presson Perry who bought the store and this lot in 1865 and 1866. In 1893, Steadman and Fisher moved the house back to its present location when they also bought and reconfigured the old store property. They sold the old store building, had it removed, and built the present one. Steadman and Fisher converted the house to a double tenement at that time.

7. 910 Western Avenue (non-contributing, 1960s/70s) (West Brattleboro Fire Department), good condition

This modern, brick and concrete block building was built in the 1960s as a one story fire station and the roof was raised to include another half story in the 1970s. It is a gable fronted 1 ½-story utilitarian structure with two, tall garage door openings in the 1<sup>st</sup> floor and three small windows above in the gable. There are several windows on the side facades of the 1<sup>st</sup> floor and a door on the northeast side. It opens onto a small connector street that cuts off the common triangle from the other greenspace areas to the east. There are paved parking spaces adjacent to the fire department on the north side.

8. 911 Western Avenue, 1893 (Stockwell Store), fair to good condition

This large 2-story, 7 by 4 bay, Queen Anne commercial frame block has decorative shingle details on its parapeted front façade bearing the date 1893. The clapboarded façade is topped by a high parapet wall with a flat frieze directly on top of the second floor window lintels. The top cornice is broken in the middle by a higher section of gabled parapet which is bordered by vertical flat trim boards that go down to the horizontal frieze above the second floor windows. The horizontal line of the main cornice is visually continued across the gabled section with another flat frieze, which serves to frame a rectangular section of wavy decorative shingles in the center. Above this, within the gable is the date inscription surrounded by small fishscale shingles. There are seven 2/1 windows across the second floor with shop windows below: large, modern ones in older frames on the right and smaller windows on the left under a modern porch roof across the entire façade. Large wooden letters spelling "Stockwell" are attached to the façade above the second floor windows. On the east and west facades the flat roof level changes slightly over the juncture between the main front block and a slightly lower rear block. The roof slopes down toward the rear, where the parapet walls rise above it on either side. On each side there are four windows across the second floor – two on each block. On the east side there is also a modern picture window on the first floor near the front. On the west, a detached, 1-story, modern brick office building is extremely close to the west facade. Across the entire rear façade of the second block is a 1-story addition that also has clapboarded side walls ending in parapet cornices above the roof. There is a loading dock now covered under a metal shed roof off the rear façade. The second floor of the second block has windows and a door opening out onto the roof of the rearmost 1-story addition. The building sits on a brick foundation.

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Although tradition maintains that this structure contains the earliest store on the site – 1775, the local newspapers reported that the old store was sold at an auction and entirely removed in 1893 to make way for a new structure. A c.1880s view shows two gable fronted buildings on this site: a Greek Revival store with a full pediment on the right and a Greek Revival house with corner pilasters on the left. The house, likely built by Adamatha Dunklee around 1841, was shown on maps as late as 1952 when the store had its present form and was likely torn down when the small modern brick structure was built on that side as a post office. The store building is surrounded by paved driveways leading to the rear parking lot and buildings.

9. 919 Western Avenue (non-contributing, ca. 1960s) (West Brattleboro Post Office/Thomas French Attorney office), good condition

This modernist brick 1-story, 2 by 4 bay structure was originally built as a post office. It is a simple rectangular volume with a recessed front wall on the left allowing the flat roof to form an entry porch with a single corner post. There are modern 1/1 and casement windows and a door within the recessed area facing west.

A post office existed at this site as far back as the 1856 map and in 1869 was shown as a separate small building close to the road near the store. The post office was shown as part of the general store occupying the eastern side of the double store structure on the 1901 through 1925 Sanborn maps. By the time it was updated in 1951, the map showed that the post office occupied the entire left side of the store property. Relatively soon afterwards, this separate structure was built to serve the Post Office. The West Brattleboro branch post office closed this location around 1980 and moved to a location farther west on Western Avenue.

10. 925 Western Avenue, ca. 1830s (Samson/Adkins/Pratt House), fair condition

This simple, Greek Revival frame house has a front facing gable with simple cornice returns at the eaves, a side entry, and a prominent 1-story gable ell off the east side of the front façade. There is a 2-story rear stair and porch. The house is 3 by 4 bays and has flat trim for a frieze under the simple cornice and plain corner boards. The front door now has a later gable entry canopy supported on turned posts with Victorian scroll sawn brackets. There is a single 6/6 window in the gable, three across the second floor, and two left of the door on the first. The window and door trim is quite plain. The ell has two front facing windows and one on the gable end with a smaller one above it in the gable. To the rear of the small ell, there are two second floor windows in the last two bays of the main block and one on the first floor in the last bay. The ell also has a small shed roofed addition off the rear adjacent to the first floor of the main block. This ell is slightly recessed from the eastern end of the ell. Both the main block and the ell have slate roofs and clapboard siding. The foundation material has been covered up by built up grade and sidewalk asphalt.

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There are 3 regularly spaced window openings on both floors of the western façade with a blind window in the center of the second floor and an infilled window where the frame has been removed on the rear bay of the first floor. Extending back flush with the west side is a short 1-story rear shed roofed wing recessed from the east side with a window and door on this façade. A 2-story modern wooden stair and porch has been built over and around this providing entry and egress to the second floor and rear first floor apartment units.

The front ell is a curious early or original addition. It appears in a late 19<sup>th</sup> century view and may have served a commercial purpose, although presently there is no direct access into it. On the 1901 Sanborn map, a barn was attached to the rear wing that was almost the size of the house. John F. Adkins, a mid-19<sup>th</sup> century owner was a wagonmaker and painter. However, Austin Pratt, a later 19<sup>th</sup> century resident was a dealer in fine table cutlery and silver and may have operated his business out of this property because he is listed (Childs) in West Brattleboro only.

11. 929 Western Avenue, ca. 1830s (Stewart House?, a.k.a. Tavern/Hotel House lot), fair condition  
This very broad, 5 by 4 bay, gable front frame house has simple detailing, symmetrical fenestration, and a centered double door entry. There are extensive wings in the rear. The slate roof has very deep, open eaves with no other detailing and only very thin, flat frieze and corner board trim. The 2 ½-story front façade has a double-leaf, glazed, paneled entry door flanked by 2 2/2 windows on either side. The second floor has the same windows plus a 5<sup>th</sup> in the center and the attic level has 2 centered windows in the gable. All the windows and the door have thin, flat trim with only a slightly projecting top drip mold. The 4-bay western façade has a window on each floor of the first bay, a blank second bay, and 2 windows on each floor in the last two bays. On the eastern façade, the first bay has a window on each floor then the second floor has two windows in just the last two bays. On the first floor, there is a door between the second and third bays and a window beyond this towards the rear and not lined up with the windows above. The western rear 2-story flat roofed wing projects 1 bay (a south facing window on each floor) beyond the western façade of the main block. It is half as wide as the main block and its western facade has three windows on the front end of the second floor and two on the first floor also towards the front plus a very small modern awning window in the third bay. There is a large blank section of wall beyond these windows and a single door on the end of the first floor which is some distance above grade at this point but the steps are presently missing. At the rear of the main block, this wing attaches at the eave under the gable, which has three windows across it. The east side of the rear wing has a two story open porch providing circulation and egress from multiple apartments. There is another, shorter 2-story wing extending from the east side 1 bay with a single window on the second floor of the east façade and a window on the first floor level of the rear façade. This façade also has a door on the walk-out ground floor and one on the second floor leading out onto a modern wooden porch connecting by egress stair to the roof of the western wing. At the end of the western wing is a 2-story shed roofed addition that is wider than the western wing and extends eastward to

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the edge of the porch. On the west side, this addition has a garage door at ground level and barn loft door above it. There are three small modern windows on the east side of this addition as well. The siding on it is mixed clapboards with modern, vertical grooved paneling.

The two rear wings and a barn addition are shown on the 1901 Sanborn map and are suggested by the footprint on an 1895 map as well. However, an 1896 newspaper account of a fire in the properties adjacent to the west damaged this ell and barn, noting that they were built last year (1895). In an 1835 deed (Book K, p.447) for an adjacent property this property and the hotel lot are given as references as "Phineas Stewart's Tavern and house lot." An 1841 deed references this property as "Robert Goodenough's tavern and house lot." These suggest that the house and tavern were connected early on and that Phineas Stewart may have built it in the 1830s. The occupants in 1856 and 1869, were Oscar Pratt and Joseph Cobb, respectively, who were not managers of the hotel but rather a prominent merchant and businessman. However, the connection was re-established by 1883 when a newspaper account of the fire that consumed the old tavern building reported that John P. Sargent owned both the hotel/tavern and this house, which was not damaged. The house in the 1883 account was a three-tenement dwelling that Sargent occupied himself along with two other households. The building, owned and occupied by businessmen of means throughout much of the 19<sup>th</sup> century, was likely once a fine house. Its unusual present proportions suggest that perhaps it had architectural ornamentation that has been stripped off. The only remnant is the Italianate pair of front doors. Although the Sanborn maps indicate that it became apartments only between 1925 and 1951, the much earlier newspaper account suggests that it had been divided long before 1925. The 1912 Sanborn map shows a 1-story front porch (now gone) that is not shown on the 1901 map. There is a strong possibility that the earlier maps did not show porches, although it may have been added after 1901. The proportions of the main structure work better with a porch and there is an example of a very similarly massed house (with the same deep, open eaves) and a one-story porch about a mile out of the village on South Street.

12. 935 Western Avenue, ca. 1860/1896 (Hotel Barn), fair to good condition

This broad gable front frame barn was built to serve the hotel next door and still retains its barn character despite having been converted to apartments over 50 years ago. It is a long, 3 by 7 bay, clapboarded structure with a slate roof and two brick chimneys and is built into the sloping bank at the rear of the hotel property. It has very plain trim for the frieze and corner boards and around the doors and windows. The front façade has a centered double leaf wooden, paneled barn door with a boarded window on either side and a large square loft door above it. The loft level has 2 2/2 windows flanking the loft door and a single 2/2 window in the gable. The siding below the loft level appears altered and includes some patches of modern vertical grooved paneling suggesting that the original configuration may have been different. The eastern façade has 7 window openings spaced somewhat irregularly. The first four are now boarded with the fourth originally a larger opening than the window. The last three have 2/2 windows. On the rear façade there are

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two windows in the gable, a door and three windows on the first floor level and two basement windows below in a concrete foundation. The door leads out onto a modern wooden porch and stair covered by a shed canopy.

An account of an 1896 fire in the hotel reports that the "hotel barn that was left standing in the fire of 13 years ago was burned." This structure appears older than a post 1896 date and it is possible that it was an older building moved to the site. Although, as a utilitarian structure, it is also possible that it could date to c. 1896. There was a detached ice house to the west of the barn shown on the 1901 – 1919 Sanborn maps. In 1919 a second smaller detached building was shown west of the ice house and it was later labeled ice house on the 1925 map. Both structures were gone by the 1951 correction.

13. 941 Western Avenue, ca. 1905, (Glen House, Melrose Hotel, Melrose Hospital, Tallyho Inn, Village Green Apartments), good condition

The c. 1905 3 1/2-story, 5 by 7 bay, frame Victorian hotel building presents its gable end to the street but is entered from the western side. There is a large, c. 1907, 2-story, 2 by 3 bay, flat roofed ell extending west creating a corner courtyard. The tall building with prominent gable dormers along both sides of the slate roof retains some of its Victorian decorative flourishes through ornamental shingles in the gable and on the dormers. A wide band of wavy wood shingles surround the two gable windows set above the clapboard of the rest of the walls. This band is separated from the top of the gable by a horizontal trim board over the two window lintels. Scalloped shingles adorn the top triangular section. This pattern is repeated on each of the six dormers (three on each side) with wavy shingles on the cheeks and on the front around the window. A horizontal trim board at the lintel defines an upper triangle of scalloped shingles.

The south gable façade has two 1/1 windows in the gable, 5 across the 3<sup>rd</sup> floor, 4 across the 2<sup>nd</sup> floor with a blank space in the center, and 4 across the 1<sup>st</sup> floor in the same configuration as the 2<sup>nd</sup> floor. All these windows have modern shutters and storm inserts. On the east façade, there are 7 windows each on the 2<sup>nd</sup> and 3<sup>rd</sup> floors and 6 irregularly spaced on the 1<sup>st</sup> floor including a double window. There is a large steel fire escape across the 2<sup>nd</sup> and 3<sup>rd</sup> floors and leading down from two of the three roof dormers and ending at the 1<sup>st</sup> floor with a pull down ladder and landing. The 12 windows affected by the fire escape do not have shutters, while the other six do. On the western façade, there are 5 windows with shutters on the 3<sup>rd</sup> floor and 4 regular sized windows on the 2<sup>nd</sup> with a 5<sup>th</sup> narrow window in the corner next to the wing. The 1<sup>st</sup> floor has an entrance door under a pedimented gable roofed porch supported on round Tuscan columns with small, narrow windows flanking this and a single normal sized window at the right side of the façade. The 1<sup>st</sup> floor openings appear to have been reconfigured in the past 20 years. The rear (north), gable façade of the main block has similar fenestration to the front (south) but with fewer windows. The gable has 2 windows, the third floor has 3 evenly spaced windows, the second floor has 3 irregularly spaced windows and the first floor has 4 windows symmetrically spaced with a wider blank between the middle two.

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The west ell has three widely spaced 1/1 windows with modern shutters across the 2<sup>nd</sup> floor of the front (south) façade. The 1<sup>st</sup> floor has a single door in the center under a modern gable canopy as well as a window on each of the far ends under the 2<sup>nd</sup> floor windows. The 2 bay west end of the ell has two windows on the 2<sup>nd</sup> floor and two paired windows on the first within an infilled, wide classically detailed door frame that include a full entablature supported by square pilasters with capitals. The rear (north) façade of the ell has 3 irregularly spaced windows on each floor.

The original two story, elaborate Victorian wrap around porch would have completed the look of the newly reconstructed hotel. A historic photograph shows the hotel soon after it was rebuilt as the Melrose hotel following a fire that appears to have completely destroyed the earlier structure. In 1907, Dr. Lynch remodeled the building further, adding the west wing, into the Melrose Hospital.

14. 950 Western Avenue, ca. 1800, (Jonas Mann/Samuel Clark Estate), good condition  
This large, 2-story, square, 5 by 5 bay Federal house has the hipped slate roof and large, interior chimneys of many early houses. The house is extended by a long rear wing recessed from the south side and nearly flush to the north. The front façade has many original features including a delicate Palladian window above the classically detailed entry, heavy 6-panel door and a possibly original front porch. The symmetrical façade has two 6/6 shuttered windows on either side of the 2<sup>nd</sup> floor Palladian window and the 1<sup>st</sup> floor entrance porch. The Palladian window is a regular size rectangular window flanked by narrow 4 light sash that are each framed by two classical pilasters with capitals and bases under full entablatures. The fine Federal 6-panel door has a slightly elliptical fanlight with delicate metal tracery that appears as if supported on a doorframe of thin, flat pilasters with capitals and bases and flanked by ½ length sidelights over molded panels. This doorway is further framed by larger pilasters going from porch ceiling to porch floor, which along with some horizontal trim, define an area of flush board panels around the transom. Extending out to either side from these larger classical pilasters is a wainscot of raised panels that end at the plain pilaster defining the porch. The nearly flat roof of the porch has a thin molded cornice and recessed flat frieze and is supported by slender, round Tuscan columns. There is a low railing with turned spindles on the sides of the porch. Two large stone slabs serve as steps.

The northern façade of the main block (facing the Bonnyvale Brook) has four windows symmetrically arranged across both the 1<sup>st</sup> and 2<sup>nd</sup> floors with a wider blank space in the center. The southern façade has similar fenestration but also has some features added in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The right hand two bays have two windows on the 1<sup>st</sup> and 2<sup>nd</sup> floors, Centered in the middle of the façade is a Federal style door with arched transom under a c. 1900 late Victorian entry porch that is supported on clusters of three turned columns with cut out brackets ending in small icicle pendants. This porch has low railings with turned spindles similar to the front porch. To the left of the porch the last two bays have been enclosed in a c. 1900 2<sup>nd</sup> floor rectangular bay window with a hipped roof and a c. 1920 1<sup>st</sup> floor rectangular

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solarium. The bay window has molded paneling around the windows and the larger solarium below has clapboarded wall areas above and below the band of tall, narrow windows. The rear façade of the main block connects to the 2-story rear wing on the west side and on the east side, there is a c.1900 1-story porch with a 2<sup>nd</sup> floor balcony above that extends from the inside corner of the rear wing to the southwest corner of the main block. There are two windows onto this balcony from the main block and a door and window below.

The rear wing is a 6-bay, 2 story gable roofed extension with a new standing seam metal roof. It is largely recessed from the southern side of the main block but also is recessed slightly from the northern side as well. The south façade begins with doors on the right hand bay that lead out onto the corner porch and balcony at the 1<sup>st</sup> and 2<sup>nd</sup> floor levels. The next three bays have regular, 6 over 6 windows on both floors and the left end has two windows on the 2<sup>nd</sup> floor over two arched open sheds that are now infilled with recessed modern, garage doors. This façade is entirely clapboarded and all the windows have shutters. The roof of the wing has a small chimney and two skylights. The gable end of the wing is blank with clapboard siding. On the northern façade the wing is clapboarded for the first three bays which have three windows on the 2<sup>nd</sup> floor and two windows on the first with a blank in the middle. The western end of the wing has flush board siding with 2 windows on the 2<sup>nd</sup> floor and a window and small door on the 1<sup>st</sup> floor.

The rear wing once connected at an angle with long sheds that were parallel to the brook and a barn on the end that were shown on the 1901 – 1951 Sanborn maps but are now all gone.

This house is a fine and extremely well-preserved example of Federal style architecture and is the only one extant in the West Brattleboro Green Historic District.

15. 19 South Street, ca. 1910, (Hunter House), good condition

This 2-story Colonial Revival style four-square house sits prominently on the beginning of South Street overlooking the common. The front porch is several steps above grade which slopes steeply away from the front façade (east), making the entrance imposing. The main, square block has a hipped slate roof with centered hipped dormers on three sides (excepting the rear) and a hipped roof 1-story addition on the north side of the rear façade that is connected to a barn in the rear through a, now enclosed, 1 story breezeway. The front façade has some Prairie style details like the large 1<sup>st</sup> floor windows on the full width porch which have leaded clear glass panels above large single light sash. The porch flattened hipped roof has a classical cornice and entablature supported on pairs of heavy Tuscan columns which sit on piers of rusticated concrete block. The house is quite simple in its details and perfectly symmetrical. The centered front door is varnished wood with a large vertical oval light and there are balustrades of light, turned spindles between the block piers. The 2<sup>nd</sup> floor of the front façade has three 1/1 windows across directly

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under the plain frieze under the simple cornice. Centered in the hipped roof is a hipped roof dormer with two small square single light sash. The foundation is rusticated concrete block.

The south façade, facing up the South Street hill, has regular symmetry with two windows on the 2<sup>nd</sup> floor and another centered hipped roof dormer matching the front one. The 1<sup>st</sup> floor has a window on the right and a paired set of two windows on the left. The left window of the dormer is a louvered panel. A 1-story hipped roof addition extends 1 bay to the rear and is recessed from the south side. It connects to a breeze way extending to the rear that has a doorway and has been enclosed with windows.

The north façade, has regular window symmetry with two on the 2<sup>nd</sup> floor and 1 in the left bay of the 1<sup>st</sup> floor and a modified smaller window in the right bay. There is another window in the rear addition. The hipped roof dormer matches that on the front and other side. The rear (west) façade has two regular size windows on the 2<sup>nd</sup> floor end bays flanking a third, smaller window in the center. There is no roof dormer and the 1 story addition occupies the left side of the 1<sup>st</sup> floor and there is one window on the right.

The attached c. 1910 barn in the rear has a gable front façade facing south and it connects to the house via the breezeway on the north side. The slate roof has deep open eaves and the siding is horizontal beveled ship lap. There is a broad gable wall dormer on the east side. The front has two large bays with sliding doors and a barn loft door above this to the right as well as a 6-light fixed barn sash in the gable. The east facing gable has the same window in the peak. Directly behind and to the north of the barn are the stone foundation walls of several large structures – likely part of the former Rice/Barney/H.J. Clark estate.

15a. Outbuilding, ca. 1910

In the southwest rear corner of the property, there is another c. 1910 outbuilding that may have been an ice house or root cellar as it is built into a bank with high concrete block walls topped by a low, frame gable roof. The gable front faces east and there is a large door of vertical boards in the center with beveled ship lap siding on either side above the concrete walls. There is a shed dormer across the entire south side.

The house shows up on maps for the first time in 1912, with the 1901 map showing an empty lot. The property was sold by the owner of the large estate to the north (950 Western Avenue) in 1909 to Edna Hunter, who probably built the house. Beyond the property further up the hill to the west are more stone foundation walls like those near the barn and were probably also related to the former estate.

16. 35 South Street, ca. 1870s (1837?), good condition

This high style, late Gothic Revival 1 ½-story house retains its exuberant decorative features including verge boards, the large cross trusses in the steeply pitched front and side gables, fish scale gable shingles, a Victorian porch with curving openwork brackets, and narrow windows topped by large applied triangles.



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The front façade faces east from a steeply sloping hill and, like its neighbor 19 South Street, prominently overlooks the common. The main block is oriented north south with a steeply pitched slate gable roof. The front façade is a deeply projecting cross gable ell coming out from just right of center on the rear block. A 1-story porch wraps around the three sides of this projection, which has a steeply pitched roof. The inverted, decorative cross truss in the gable is framed by verge boards along each side of the deep open eaves that have an alternating pattern of cut out points and curves incised with flowers. They end in a circular flourish at the eave edge. The peak of the gable façade has fish scale shingles above the two narrow 2/2 2<sup>nd</sup> floor windows topped by prominent large steep triangular pieces that are trimmed with miniature verge board. Below the window lintels, the façade is clapboarded and the porch roof comes to the bottom of the window sills. On the first floor the side entry has a glazed door and the two large windows to the right are topped by a peaked lintel with crown molding that flares out over the vertical casing at an angle. The front facing façade of the rear block has a door onto the porch with similar framing details. To the south of the gable, the rear block has two front facing 2/2 windows with peaked lintels. The front porch has turned posts with openwork corner brackets of curving profile and modern replacement railings of plain spindles.

The north facing gable end is the same as the front with its verge board, cross truss, and triangle window topping the two 2/2 windows. Centered on the first floor is a three sided 1-story Victorian bay window with paired cornice brackets, peaked lintel windows, and diamond-shaped applied medallions above and below the windows. The rear (west) façade is built somewhat into the hill and has several windows.

On the south end of the main, rear block is an attached modern covered car port.

The owner was told that this house dates to 1837. This house location shows as a "shop" on the 1869 map and while it is possible that an earlier structure was remodeled in the Gothic Revival style, it seems more likely that a new structure was built sometime later. A historic photograph of the building shows that a second gable front ell existed where the car port is now. The present owner re-opened the porch, which had been enclosed.

17. West Brattleboro Green, ca. 1818

This triangular green is an informally landscaped public green or common defined by South Street, Western Avenue, and a short, curving connector road between them. It is covered with grass and has a line of fruit trees along South Street with some larger trees and a few newly planted trees scattered near the point of the triangle at the western end. There is a concrete sidewalk along the Western Avenue side with a bus shelter (see 17a) and on the eastern edge, a tall, modern street light. There area also a picnic table and two benches informally located around the green.

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(#17a. Bus Shelter, c. 1990s, non-contributing

Metal and glass modern bus shelter located along Western Avenue on the western edge of the green.

Western Avenue was re-located in 1818 to its present location but had gone right through the present Green when it was first laid in 1785. Gifts of land for a common were originally tied to the meeting house lot which was located in the present right of way for Western Avenue. When the road was re-configured in 1818, the meeting house was moved to the present location of the First Congregational Church and was next to buildings belonging to the Brattleboro Academy. It is not clear how or exactly when this triangle became the Green but it is very dependant on the streets around it which were established by 1818. It is first illustrated on a map in 1869, and has never been part of the land associated with the Brattleboro Academy that is now public land to the east, beyond the connector street. Western Avenue has been widened a bit, and formalized with pavement, curbing and sidewalks, but from historic photographs it is clear that the main road has always been quite wide through the District. In the late nineteenth and early twentieth centuries, photographs document that the wide, green spaces with trees between and in front of the institutional buildings (three demolished Academy/Seminary buildings and the extant church) were a graceful and natural visual extension of the public green. The curving road in front of the present fire station appears in late nineteenth century photographs as a dirt lane between park areas. Throughout the nineteenth and twentieth centuries the entire center area of the village common was quite open with widely spaced trees. There was an octagonal, uncovered, bandstand platform on the green in the 1890s.

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BUILDINGS IN THE WEST BRATTLEBORO GREEN HISTORIC DISTRICT

1. & 1a. 870 Western Avenue, 1877 (Weatherhead House)
2. 875 Western Avenue, ca. 1860/1890s (Stowe House)
3. 880 Western Avenue, 1845/1886 (First Congregationalist Church)
4. 891 Western Avenue, ca. 1858/60 (Kimball House)
5. 901 Western Avenue, ca. 1880s
6. & 6a. 907 Western Avenue, ca. 1880s/1893
7. 910 Western Avenue, ca. 1960s/1970s (non-contributing, West Brattleboro Fire Dept.)
8. 911 Western Avenue, 1893 (Stockwell's Store)
9. 919 Western Avenue, ca. 1960 (non-contributing, West Brattleboro Post Office)
10. 925 Western Avenue, ca. 1830s (Samson? House)
11. 929 Western Avenue, ca. 1830s (Hotel House lot)
12. 935 Western Avenue, ca. 1850 (Hotel Barn)
13. 941 Western Avenue, ca. 1905 (Glen House Hotel, Melrose Hospital)
14. 950 Western Avenue, ca. 1800 (Jonas Mann/Samuel Clark House)
15. & 15a. 19 South Street, ca. 1910 (Hunter House)
16. 35 South Street, ca. 1870
17. & 17a. West Brattleboro Green, ca. 1818

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## Statement of Significance

### Introduction

The West Brattleboro Green Historic District is a well-preserved example of a nineteenth century village center around a small town common characterized by trees and greenery. The core of buildings fronting on the Green represent a fine collection of architectural styles and a broad range of building types including a commercial block, former hotel and hospital, church, grand and modest homes, multi-family dwellings, offices, and a fire department that were all key contributors to the development of West Brattleboro as a village. The green or common is a public park and gathering space that early on defined the social, commercial and institutional hub of West Brattleboro life and continues to be a focal point today. It also defines the juncture of important nineteenth century roads leading from Brattleboro to Guilford and Marlboro. The combination of large estates, tenement houses, stores, industry, school, town hall, livestock and farming, and the church within such a tightly drawn area is indicative of the social integration much more common in the nineteenth century and of the power of a physical town common to focus development activity. The district is significant for the broad patterns of historic development and public planning that it ably represents and is eligible for listing on National Register of Historic Places under criterion "A." Furthermore, the district, as a collection of buildings and public spaces, represents a significant and distinguishable entity, some of whose components lack individual distinction, and is also eligible for listing under criterion "C." Natural features like the Whetstone Brook, Bonnyvale Brook, and Round Mountain to the northeast and the prominent hill of South Street on the southwest have also contributed to the development and distinct visual character of the district.

Starting with the late eighteenth century wayside taverns and hotels on the major road to Marlboro and Bennington, the present village of West Brattleboro was more formally established when the town's second meeting house was constructed there on land donated along with the common in 1785. From widely spaced eighteenth century landmarks like mills on the Whetstone, the meeting house, some early farms, and a few tavern/hotels and stores, the village started to develop density early in the next century and truly filled out to its present level of development between 1850 and 1890. The buildings in the district represent excellent architectural examples spanning the entire nineteenth century but most represent the revival styles popular after 1850. Although the number of buildings did not significantly change after about 1870, the density of use within the village core continued to increase through the early twentieth century as several businesses shared quarters and single homes were divided into multiple tenements. The commercial importance of the village center started to wane after 1950 but its institutions have remained a strong factor around the green, which gained a fire station in the 1960s and a modern school building just to the east. Today, there is still a healthy mix of single and multi-family dwellings. The commercial life of the village center, once represented by retail stores, is still present in the professional offices that now occupy several of the well-preserved buildings.

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### Defining Physical Characteristics

The approximately 10 acre District is centered on the green and common public spaces between South Street and Western Avenue and is deceptively large because of the large central parcel of open land. There is a triangular park at the tip of the intersection defined by a small connector street where the fire station is located. Once the grounds of private and public school buildings, there is now a public green space east of the triangle that contains a landscaped parking lot, recycling center, and several large shade trees in a strip defined by a long, curving drive that also serves the First Congregational Church and a neighboring property. These traditional public spaces and roadways have been a part of the West Brattleboro village landscape for nearly two centuries, although they are more open now than when three school buildings stood there in the late nineteenth century. The spire and towers of the First Congregational Church (#3) visually define this end of the common area and are key landmarks along with the 1893 Stockwell Store building (#8), the three story Village Green Apartment building (#13) on the corner, and the Federal Style Mann/Clark house (#14) defining the end of South Street. The irregular shape of the district is determined by the properties formally fronting the two common areas: the triangular green and the open land and arching drive of the former school property. The drive curves around and returns to the main thoroughfare of Western Avenue just east of 870 Western Avenue (#1), next to the church. Across the street, the District includes those properties directly facing this arching drive and strip of public greenery starting with 875 Western Avenue (#2) and continuing west to include the properties facing the green. The western end of the District is defined by the Bonnyvale Brook where a bridge carries Western Avenue across at the point of the triangular common. The portion of the South Street hill where properties formally face the common is the southwestern boundary. The fact that the "West Village," as it has traditionally been called, was a secondary "downtown" in Brattleboro, has kept its development relatively low key with medium density and predominantly frame construction even in its commercial and industrial buildings.

### Architectural Significance

The 14 primary and three secondary contributing historic buildings in the District were built between about 1800 and 1910 and include well-preserved high style, vernacular, and utilitarian examples of Federal, Greek Revival, Gothic Revival, Italianate, Queen Anne, and Colonial Revival architecture. The primarily residential collection also includes an ecclesiastical structure (#3), a commercial block (#8), a hotel (#13) and its stable/barn (#12). The three detached secondary historic structures (at #'s 1, 6, & 15) are two small stable/barns and an icehouse/ root cellar and several of the other primary structures (#'s 4,5, 11, & 15) have surviving attached barns. There are only two non-contributing structures that were built in the 1960s

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(#'s 7 & 9) and are distinctly modern, although their functions, a post office/professional office and fire station, are very much at the heart of village life.

The oldest extant building in the District and the only example of the Federal style is the very fine, high style c. 1800 Jonas Mann/ Samuel Clark house (#14). Its classic Federal details include a Palladian window, tracery fanlight, and elaborate, pilastered door surround. Other stellar examples of higher style architecture are the exuberant Gothic Revival cottages (#'s 4 and 16) that represent early and late manifestations of the picturesque style popularized by the mid-nineteenth century books of Andrew Jackson Downing and others. The First Congregational Church (#3), although originally a fine Greek Revival church, was remodeled handsomely in 1886 into the fine example of Italianate ecclesiastical architecture it is today. A very well developed and perfectly preserved example of Italianate domestic architecture is the Weatherhead house (#1) next to the church. These structures have enough architectural distinction to be listed individually on the National Register under criterion "C" for architecture.

The district also contains other structures that lack individual distinction but that collectively convey the small village center's history. These include homes built as simple, vernacular Greek Revival houses (#s 2, 10, & 11) that have seen heavier use and more modification over the years. The two houses next to and behind the Stockwell Store (#'s 5 & 6) are good examples of basic, large, late nineteenth century homes using a 2 ½-story, Queen Anne, tri-gable-ell form with conservatively added eclectic details from a variety of Victorian and mid-century revival styles. This house form is found liberally sprinkled throughout Brattleboro's nineteenth century residential neighborhoods with widely varying stylistic finishes and may be the work of a few local builders and developers. The 1893 Stockwell Store (#8) is a wonderful conservative example of a Queen Anne frame commercial block that is a rare survivor in Vermont where downtowns are dominated by brick and masonry commercial development and other smaller commercial buildings are subject to frequent changes.

The outbuildings, both attached (#'s 2, 4, 5, 11, and 15) and detached (#'s 1, 6, and 15) in the District are associated with the residential properties and are all barns with the exception of a c. 1910 ice house/root cellar (#15a). The barns represent typical late nineteenth century village stables and carriage houses. Despite being used for garages and as dwelling units today, many have extant stable or carriage house features such as small, high stall windows, hay loft doors, and large ground floor bays.

#### West Village Settlement and Growth, 1750 -1850

Brattleboro was chartered in 1753 to William Brattle and Associates of Boston. Early settlement there took place first on a hill known as "Meetinghouse Hill" (on the present Orchard Street) where the first meeting

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house was constructed around 1768. This settlement was on a hill northwest of what later became the village of Centerville in the vicinity of where Interstate 91 crosses Western Avenue. Associated with the first meeting house was the first town common, given by Captain Samuel Wells in 1770 for a cemetery, common, pasturage for the minister, and "for training and exercising the inhabitants in the use of arms or any other useful or entertaining exercise." In the 1760s, there was mill-centered settlement around the Whetstone Brook in the "East Village" where the main town is now. In the area to become "the West village", William Harris was the first settler in 1768 with a farm near the present intersection of Greenleaf Street (the old road to Marlboro) and Western Avenue. In 1770, John Houghton followed him settling in the general area of the present West Brattleboro green (#17) and built mills there. Two years later Israel Field settled further east and Simpson Ellis to the west of Houghton near the site of the present common where the later Brattleboro Academy and Glenwood Seminary buildings were in the nineteenth century. However, the only established roads led to the meetinghouse on the hill until a road was laid along the Whetstone Brook leading to Marlboro in 1784. As several of the early houses were in the present road right of way, this road followed the brook heading west and came sharply up near the vicinity of the Stockwell Store (#8) and then ran through what is now the common and green to the old tavern lot, now where #13 is, and from there ran along the present road to William Harris's house and ran up the hill on what is now Greenleaf Street out to Marlboro.

In 1785, the formal "West village" center moved to where it is now, where South Street, Bonnyvale Road and Western Avenue come together, when the town built its second meeting house there on land donated by John Houghton. The land deeded for the building and an enclosed common was 6 rods wide at the northwest end and a little wider further southeast, extended to a point in the southeast direction, and ran basically across the entire width of the present Western Avenue right of way to the present common where the road was at that time. The meeting house was built here roughly in front of the Stockwell Store (#8) and was 60' by 48' fronting on the gable side-facing southwest. The area around the meeting house was enclosed and to the southeast was "laid open as a common" near where Glen Miller Drive is now. A belfry was added to this meeting and town house in 1795. Benjamin Wheaton gave the town a piece of land extending the common to the northwest. And after his death in 1811, the executor of his estate gave another parcel extending the common towards the Guilford road, now South Street, and to the west within the present road.

In 1802, the Brattleboro Academy was chartered and its building, constructed c. 1801, was near the present fire station (#7) on land donated by Hon. John Noyes. Noyes was a prominent landowner and businessman in West Brattleboro's early history and his son, John Humphrey Noyes who would later start his Perfectionist Society church in Putney, was born in West Brattleboro. From 1800 to 1826 Hon. John Noyes owned the West Brattleboro store with General Jonas Mann. This store was a predecessor to the present Stockwell Store (#8) and was near the same spot. General Mann was another very prominent early figure who owned a great deal of property in the West village center and built the fine Federal house (#14)

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across the common from his store around 1800. A hotel was established in the early 19<sup>th</sup> century on the corner near the common by Rutherford Hayes who owned the older "The Hayes Tavern," further west on Western Avenue. It was originally called "The Glen House" and was on the site of the large Village Green apartment building (#13) on the corner of Western Avenue and Glen Street.

In 1814, there was a split within the Congregational Society, which met in the 1785 meeting house, and the group from the East Village built its own meeting house. This was sited on land deeded by Grindal Ellis for Brattleboro's third public common at the intersection of the roads to Newfane and Putney - where the main town common is today. Shortly after this in 1818, the road through West Brattleboro was straightened and re-aligned to where it is now and the second meeting house was moved to the site of the present First Congregational Church (#3). Clearly, several of the early settlers' homes in the new path of the highway were removed or torn down and do not survive today within the village center.

In the next several decades, homes and stores surrounded the triangular common, which by mid-century was landscaped as a small park, and the Academy and Church lots. The Glen House hotel was managed by a succession of proprietors, including Russell Hayes, Amasa Bixby, Henry Barrett, and Timothy Root, until Phineas Stewart owned and managed it for many years in the 1830s. The vernacular Greek Revival house (#11) next to the hotel lot was associated with it as early as 1835 when a deed boundary references the "tavern and house lot" of Phineas Stewart. It may have been built by one of these early owners. In the 1840's the tavern and house lots were owned by Robert Goodenough, and later hotel proprietors included George Emerson, Mark Worcester, and George A. Boyden. Deeds for the "Tavern" property reference a barn, stable, store and other outbuildings in the 1820s, 1830s, and 1840s. In 1826, Noyes and Mann sold the store to Samuel Clark who also purchased the Mann House (#14) and much land in the west village. The Clark family owned that house into the twentieth century and the children of Samuel Clark built fine homes in the mid-nineteenth century on his lands within the west village center. Clark, who would own it again several more times, sold the store to Ezra Baker. In 1841 Adamatha Dunklee bought the store and house which he ran and lived in respectively for 27 years. Neither the house nor the original store building survive. The other small house near the store (#10) was built ca. 1830, possibly by Nathan K. Samson who lived there in 1841, according to deed references.

Samuel Clark, like John Noyes, was a great supporter of the Brattleboro Academy and helped it to expand the old building with side wings in 1834 and donated land for subsequent new construction. The Academy expanded in 1842 by building a second structure to the east of the first whose second floor was used as a "town house." Rosewell Harris, grandson of the first West Village settler, was an early preceptor and long time teacher at the Academy. His house, now gone, was across the street on a lot (#6) next to the store. The Brattleboro Academy and its successors, such as the Glenwood Seminary, were a major force in the social life and physical presence of the area around the West Brattleboro Green. Many of the residents of the area attended school there and many others were involved in its support. The physical presence is



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invisible today with all the buildings now demolished, but the spirit of having an academic institution at the heart of the village continues today with the current Academy School, a public elementary school in a 1958 building on land donated by the Clark family southeast of the First Congregational Church.

The Congregational Society had a series of ministers starting with Rev. Abner Reeve (1770-1794), who oversaw the move from Meetinghouse Hill to West Brattleboro. Other early ministers were Rev. William Wells (1793-1814), Rev. Caleb Burge (1814-1819) when the meeting house was moved to the present church location, and Rev. Jedediah Stark (1820-1839) who oversaw the great church revivals of 1832 and 1833 as well as the split between the Universalists and the Congregationalists. In 1833, a confrontation in which the Universalist group forcibly occupied the church building was the culmination of anger over the ownership of the church. Since most early meeting houses including this one were established by towns for the benefit of all citizens, the Universalists, being dissatisfied with the Congregational services wanted to hold their own in the church and the Congregationalists resisted this idea. After the stand off, the Universalists sold their interests in the meeting house to the Congregationalists and built their own brick church on Western Avenue, now the Baptist Church further west from the District. The next Congregationalist minister was Rev. Corbin Kidder (1839-1846) who unsuccessfully tried to mend a growing dissension in the congregation. In 1845, the second meeting house burned down and the next minister, Rev. Joseph Chandler, was ordained when the new, third meeting house was dedicated on April 22, 1846. The simple Greek Revival church had a large pediment that was surmounted by a front ridgeline belfry and steeple and the core of this building still stands today. Lafayette Clark, a son of Samuel, oversaw this construction as chair of the building committee. His estate was near the church to the east.

Western Avenue was re-located in 1818 to its present location but had gone right through the present Green when it was first laid in 1785. Gifts of land for a common were originally tied to the meeting house lot which was located in the present right of way for Western Avenue. When the road was re-configured in 1818, the meeting house was moved to the present location of the First Congregational Church and was next to buildings belonging to the Brattleboro Academy. It is not clear how or exactly when this triangle became the Green but it is very dependant on the streets around it which were established by 1818. It is first illustrated on a map in 1869, and has never been part of the land associated with the Brattleboro Academy that is now public land to the east, beyond the connector street.

#### West Village Development and Growth, 1850 – 1900

The last half of the nineteenth century saw the small, rural village of West Brattleboro come into its own and develop the density and most of the buildings that still characterize it today. The several important documentary maps (1856, 1869 and 1895) and historic photographs give a more accurate picture of the settlement patterns and changes than was possible for the earlier century. The major institutions of the

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West Village maintained a strong presence but also underwent changes like the hotel, which continued to change hands and had become a boarding house by the end of the century. Many houses were added to the streetscape and large set back estates were built as well. In addition to the continuing general stores at the Stockwell site and hotel, other small businesses located in the smaller structures, and in the hotel.

On the 1856 map, a tannery owned by S.W. Kimball was located just east of the District on the Whetstone where a dam created the Tannery pond which formed the north and northeastern boundaries for several of the District properties (\*#'s 2, 4, & 5). The store had also gained the Post Office and the hotel site at the corner listed a store as well. Between 1856 and the 1869 map, many more houses had been added to the streetscape and the old Academy was taken over by the Glenwood Seminary for Girls. As shown in a late 19<sup>th</sup> century photograph, the small triangular village common, formed by the angle of South Street and Western Avenue, had a bandstand and some mature trees. To the east of the triangular common, the three buildings of the Glenwood Seminary and the First Congregational Church had a landscaped broadly arching drive in front of them with neat fencing. These basic greenspace features (without the fencing or bandstand) are still extant today.

Glen House Hotel proprietors of this period included H. Holland, Henry Nash, C.C. Miller, L.D. Thayer, M. Alden, William Warren, T. Clapp, Albert Smith, John L. Sargent, and Seth Jones. It was John Sargent who owned the hotel when it burned in 1883, containing a store kept by Carlos K. Jones. The newspaper description indicated that this was an "ancient landmark" and so might have been the Hayes hotel building. Historic photographs of Western Avenue of different dates show a succession of radically different buildings on the hotel site. Another fire in 1896 claimed the building, then owned by Dr. C.S. Clark and apparently run as a boarding house, which also contained the store of M. I. Mather. Interestingly, the newspaper account of that fire describe it starting in a small structure (now gone) northwest of the hotel along the brook which was a former blacksmith shop remodeled by A.H. Stratton into a meat market, with a fish market below. The livestock slaughtered for the meat market were kept in the old hotel barn (#12) which also burned in the fire. Another building, owned by L.H. Knapp on the west side of the brook was lost in the fire as well and contained the meat market of Horace Prefountain, the barber shop of Louis Galucie, a crayon artist named Henry Stearns, and a tenement unit. The newspaper reported that one of the buildings lost had been the Melrose Academy (a military boy's school) fifty years before and this was likely the L.H. Knapp property. Building notes in the newspapers of the 1880s and 1890s suggest that small barns and other older structures were often fitted up as a store or other business and even relocated and that there was much more commerce going on than the maps indicated. John Stewart, who had owned the Hotel in the 1883 fire, was the owner and resident of #11, the former hotel house lot. He had divided it into several units, occupying one himself. This building was spared but the attached ell and barn were lost.

The West Brattleboro store was run by Adamatha Dunklee for many years until 1865 when he sold it to Presson Perry and Samuel Clark. Perry ran the store as Perry and Howe and bought out Clark's interest in

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1866. Perry had the property when he died in 1889 and lived next door in a house (#6) he likely built in the 1880s. In an 1880s or ca.1890 photograph, the old store building is shown with two almost identical properties immediately to the east along the street: #'s 5 & 6, which replaced at some point the large old Rosewell Harris house occupied for many years by Jacob Dunklee Jr. In 1889 and 1893, Walter D. Stockwell purchased both properties and in 1893, transferred the old store and immediately adjacent house (#6) to Steadman and Fisher. Walter D. Stockwell, along with his brother Julius probably started running the store in 1889 or even before and lived in the other house at #5. Immediately upon buying the property, Steadman and Fisher moved the old store building off the site and auctioned it off and had the house adjacent (#6) moved back onto the rear of the lot, where it sits today. They remodeled it as a double tenement. The same year, they constructed the two story frame commercial block for a new store with tenements above. An account of the open house when the new store opened indicated that W.D. and J. L. Stockwell were the proprietors of the right side and a reading room was set up on the left.

Rev. Joseph Chandler, the minister of the First Congregational Church, which had no parsonage, remedied the problem by building an Octagon House (now demolished) across from the church designed by O.S. Fowler. This house was likely built around 1853, when Chandler bought the piece of land. A second Octagon House was built around this time as well at the foot of Greenleaf Street and was also used as a parsonage for the Baptist Church. The First Congregational Church was renovated in 1869 with an addition of a choir recess in back of the pulpit. Early photographs show the Greek Revival church as it was first built with this addition. Rev. Charles Miller who succeeded Chandler in 1873, was able to move into the first official parsonage deeded to the Church in 1876 by F. G. Richardson which was three doors down to the east from the church. Miller oversaw the complete remodeling of the church into the fine Italianate edifice it is today in 1886. According to the newspaper account of the dedication, the building committee of Dr. C.S. Clark, W. H. Fisher, and A.W. Stowe, who was a local builder, used the services of Mr. Stowe to execute plans drawn by architect "D'Orsay" of New York. The basic frame and walls of the earlier church were kept including the Greek Revival trimmed windows along the sides and the gable of the front, but a substantial set of new towers and pavilions were erected in front of the gable. This 1886 façade is still very well preserved today and dominates the landscape of the District.

There were substantial changes during this period in the old Brattleboro Academy properties. In 1855, the original Academy building was rehabilitated into a boarding house for the school but in 1859, the old academy was leased by Hiram Orcutt who established the Glenwood Seminary for Girls. Another building was added to the east of the first two and landscaping was extensively improved around the grounds. These buildings were arranged along the curving, fenced and landscaped edge of the main highway between the triangular common and the First Congregational Church. Throughout the rest of the century, the Seminary continued to lease the properties under many different principals. At the same time a provision of the initial lease and supported by a grant from Samuel Clark was the goal of providing instruction for boys at another location. This was tried but eventually abandoned by the Academy Trustees.

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Western Avenue has been widened a bit, and formalized with pavement, curbing and sidewalks, but from historic photographs it is clear that the main road has always been quite wide through the District. In the late nineteenth and early twentieth centuries, photographs document that the wide, green spaces with trees between and in front of the institutional buildings (three demolished Academy/Seminary buildings and the extant church) were a graceful and natural visual extension of the public green. The curving road in front of the present fire station appears in late nineteenth century photographs as a dirt lane between park areas. Throughout the nineteenth and twentieth centuries the entire center area of the village common was quite open with widely spaced trees. In the 1880s the old academy building was torn down, leaving more open space around the green. The white picket fences of houses along South Street and old stone walls of earlier farms became important visual features of the West Brattleboro Green and school lands. A band stand was added on the triangular common by the time a late nineteenth century photograph was taken.

The last half of the nineteenth century saw the construction of many fine examples of 19<sup>th</sup> century revival architecture along both Western Avenue and South Street. The two outstanding early (#4) and later (#16) examples of Gothic Revival architecture were built during this period. The Kimball House (#4) was likely built around 1858/60 when Kimball, the owner of the tannery, bought the property from Rosewell Harris. The house uses very naturalistic decorative vocabulary and has no applied gable trusses, while 35 South Street (#16), built in the 1870s, uses much bolder and more geometric decorative motifs including a prominent inverted cross gable truss. In addition to the remodeling of the church, the District gained its other fine example of Italianate architecture when the Weatherhead house (#1) was built in 1877 for the daughter and son-in-law of Lafayette Clark. The simpler homes like the vernacular Stowe House (#2) built in the 1860s by farmer, Thomas T. Stowe and the two c. 1880s large tri-gable-ell houses (#'s 5 & 6) which replaced the Harris/Dunklee house were adorned with small decorative features like openwork porch posts, peaked lintels, and Victorian porch brackets as was common in the building boom of the mid to late nineteenth century. Houses that were built in the District during this time but are no longer extant include the South Street house of Elbridge Gerry on the 1856 map replaced or enlarged by the H.H Rice estate by 1869 when a small shop on the street is in the location of 35 South Street (#16). This home was later owned by Herbert J. Clark and called "Maple Terrace" on the 1895 map. The extensive stone foundations around 19 South Street (#15) and in the property further up the hill are probably related to this estate.

Owners and or residents of the older dwellings in 1856 and 1869 were local business people such as Oscar Pratt (a merchant in the East Village) and J. Cobb (an axe handle manufacturer) in the Hotel House lot (#11), J. Adkins (a Brattleboro merchant) and E. Austin Pratt (a carriage maker and later silverware dealer) in the Samson House (#10), and Samuel Clark who, with his family, maintained ownership of his estate throughout the nineteenth century. In 1895, local residents included John P. Sargent who owned the hotel and barn (#'s 12 and 13) and lived in the hotel house lot (#11), and the Dunklees who maintained their home on the present site of #9. Walter Stockwell lived at #5 while he and his brother Julius operated the

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West Brattleboro store (#8). Mrs. Priest and Mrs. Clark were listed on the Kimball (#4) and Chandler (Octagon) houses, respectively. Thomas T. Stowe maintained his residence at # 2 with two large rear barns that may have been a part of his agricultural enterprises.

In 1869 a flood carried away all bridges on the Whetstone Brook between the railroad bridge in downtown Brattleboro and the covered bridge (now where Melrose Street is) at the start of West Brattleboro village center. The covered bridge became famous for surviving the great flood. Other major changes in West Brattleboro include the introduction of telegraph service some time in the late nineteenth century, electric street lights in 1891 and the trolley along Western Avenue in 1895.

#### West Village Development and Growth, 1900-1950

Most of the buildings in this well-preserved District did not change much or at all in the twentieth century. The notable exceptions are the Glen House/Melrose Hotel property (#13), the buildings of the Glenwood Seminary/Brattleboro Academy, and the loss of the Rice/Clark house to be replaced c. 1910 with the Hunter House (#15). After the 1896 fire, the boarding house and former Glen House hotel was rebuilt with an elaborate hipped and dormered roof and opened as the Melrose Hotel. However, a second fire ca. 1902 destroyed this building completely and when the present building (#13) was built ca. 1905, it was oriented with the gable end to the street and had a much smaller footprint. A photograph taken when it first opened showed an elaborate 3½-story Queen Anne structure with decorative fish scale and wavy shingles used in patterns on the walls. It had three shingle cheeked dormers on each side and a Victorian wrap around 2-story covered veranda. Shortly after it was built, in 1907 Dr. Edward R. Lynch remodeled it to accommodate his new Melrose Hospital. By 1912, when it first appears on a Sanborn insurance map it has a two story addition on the west and could accommodate 30 patients. Lynch was a Vermont-born doctor and surgeon who attended several different medical schools and trained as a surgeon in Boston hospitals, like Massachusetts General. Ten nurses and support staff worked at the Melrose Hospital through the 1920s when the hospital closed sometime after 1929. The property became a hotel again as the Tally Ho Inn and by the 1951 Sanborn map served as an apartment building as it does today known as the Village Green.

In 1901, the trustees of the Brattleboro Academy transferred the school buildings left to the Brattleboro public school district. They served as the Academy public school until a new 1-story school was built in 1958 behind and east of the First Congregational Church on land donated by its minister, Rev. James S. Clark. Rev. Clark continued the 150 year old tradition of support his family has always shown the Academy. After the new school was constructed, the one remaining old Academy structure was demolished and the common took on the overall openness it has today. A new access road was created to the new school

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property just east of the Weatherhead House (#1) and redefined the end of the curving public space in front of the church.

The church had some major additions in 1908, 1949, and in 1962, all in the rear of the main structure. The other loss of this period were the Rice/H. Clark estate buildings off South Street. In their place, the Colonial Revival Hunter House was built on a prominent grade overlooking the green c. 1910, completing the residential collection.

#### Post-1950 Changes

The post office continued to take up increasingly more space in the Stockwell Store building until around 1960, when the old Dunklee house to the west of the store was demolished and the present modernist brick post-office/professional office (#9) was built in its place. The other loss was the demolition of the Chandler Octagon House to make way for a new access road (Glen Miller Drive) in the 1980s. The last major change in the District after the 1950s was the construction on the edge of the common of the West Brattleboro Fire Station in the 1960s, which received a second story in the 1970s. More recently, the old academy public property has become a recycling center with large green dumpsters parked next to the fire station and a landscaped parking lot has been built to the southwest of the church.

#### The Larger Context for the West Brattleboro Green Historic District

This district comprises a very small portion of the entire West Brattleboro village. It's significance is focused on the public park and green in the center of an important intersection that has held the historic core and much of the commercial and institutional life of the village. All the buildings in this District front on the green or extended common area. However, extending in both directions is the larger village of West Brattleboro, which is also a very well-preserved example of nineteenth century village, social, and architectural development and more fully describes the entire history of the neighborhood and village center. This is an eligible historic district that has been evaluated by the Vermont Division for Historic Preservation and given preliminary boundaries that extend along Western Avenue from the Melrose Bridge to the properties around Greenleaf Street and also include parts of South, Glen, Bonnyvale, and Greenleaf Streets. The rich collection of historic residential, commercial, and institutional architecture is notable and deserves greater recognition through listing on the National Register of Historic Places.

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"Brattleboro Houses," a scrapbook in the collection of the local history room, Brooks Memorial Library, Brattleboro, VT.

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	Zone	Easting	Northing
5.	<u>18</u>	<u>696072</u>	<u>4746991</u>
6.	<u>18</u>	<u>695975</u>	<u>4746965</u>

Verbal Boundary Description

The boundaries of the West Brattleboro Green Historic District follow the property lines of all the properties fronting on the Green and public common lands adjacent to the Green and include the Green and public common lands as well. The description will use the following Brattleboro Town Listers' Office notation to identify each property:

[Map #] / [Block #]: [Lot #], (HD Inventory #). (For example, 24/51:29 (#1) means the property on Map #24, in block # 51, and lot #29 and also listed in the Historic District Inventory as #1.)

Starting on Western Avenue, at the northeast corner of property 24/51:29 (#1), proceed southwesterly along the eastern lot line to the southeast corner of the same lot. Then proceed westerly along the rear (southern) lot line of 24/51:29 (#1) to the southwest corner of the lot. Then proceed southerly along the eastern lot line of 24/51:17.01 to the southernmost point on the same lot. Then proceed northwesterly in an irregular line following southwestern lot line of 24/51:17.01 to the southeast corner of 24/51:17 (#7). Then proceed northwesterly along the rear (southwestern) lot line of 24/51:17 (#7) to the edge of South Street. Then proceed directly across South Street to the southeast corner of 24/51:14 (#16). Then proceed southwesterly along the southern lot line to the southwest corner of the same lot. Then proceed northerly along the rear (western) lot line of 24/51:14 (#16) to the northwest corner of the lot. Then proceed northeasterly along the northern lot line to the northeast corner of the same lot. Then proceed northerly along the western edge of South Street 76' (crossing the All Souls Church right of way) to the southeast corner of 24/51:11 (#15). Then proceed westerly along the southern lot line of 24/51:11 (#15) to the southwest corner of the same lot. Then proceed northerly along the rear (western) lot line of 24/51:11 (#15) to the northwest corner of the same lot. Then proceed westerly, then northerly, then westerly, then northerly along the zig-zag rear (western) lot line of 24/51:10 (#14) to the northwest corner of the same lot. Then proceed easterly along the southern edge of the Bonnyvale Brook, also being the northern lot line of 24/51:10 (#14) to the northeast corner of the same lot. Then proceed directly across Western Avenue to the northwest corner of 24/50:33 (#13). Then proceed generally northeasterly and easterly along the southern bank of the Bonnyvale Brook following the rear lot lines of 24/50:33 (#13), 24/50:34 (#12), 24/50:35 (#11), 24/50:36 (#10), 24/50:38, and 24/50:40 (#6) to the northeast corner of 24/50:40, where the Bonnyvale Brook enters the Whetstone Brook. Then proceed southeasterly along the southwestern bank of the Whetstone Brook following the rear lot lines of 24/50:41 (#5) and 24/50:42 (#4) to the northeast corner of

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24/50:42 (#4). Then proceed along the southwestern bank of the Whetstone Brook directly across George F. Miller Drive to the northwest corner of 24/50:43 (#2). Then proceed along the southwestern bank of the Whetstone Brook and along the rear lot line to the northeast corner of 24/50:43 (#2). Then proceed southwesterly, then northwesterly, then southwesterly along the irregular southern lot line of 24/50:43 (#2) to the southeast corner of the same lot. Then proceed directly across Western Avenue to the place of beginning. The District contains about 10 acres.

### Boundary Justification

As mentioned above, the boundaries of the West Brattleboro Green Historic District follow the property lines of all the properties fronting on the Green and public common lands adjacent to the Green and include the Green and public common lands as well. This tightly defined area is centered on the Green and former common areas, now public open space, that have physically defined the core and location of the West Village since 1785. The public spaces and road right of ways, although reconfigured to their present layout in 1818 are focused in the very same area of the earlier public common and meeting house lot. These public amenities, donated by civic minded residents, have been instrumental in shaping the development and visual character of West Brattleboro's village center for over 200 years. The central green spaces that include the triangular Green, the landscaped open land to the east of the Green (now publicly owned) and the landscaped strip and arcing drive in front of the church have all collectively defined the core center of West Brattleboro as a lovely, park-like common that continues to characterize it today. The separation between institutional and commercial development to opposite sides of Western Avenue have helped shape the historic character of the village center and were determined by the Green and common spaces. This District is focused on the earliest and most important village core and to document how important the core and public spaces were to the development of the larger West Brattleboro community. The properties within this District help provide a snap shot of continued village development and prosperity throughout the nineteenth and early twentieth centuries. This District is surrounded to the east, south and northwest, by a larger historic district that more fully and comprehensively represents the architectural and social history of West Brattleboro. The West Brattleboro Green Historic District is at the core of and would be a key contributing resource to the larger West Brattleboro Village Historic District.

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Property Owner List

1. **870 Western Avenue (Map 24, Block 51, Lot 29)**  
Beatrice Foote  
c/o Sally Andrade  
85 N. Main St #105,  
E. Hampton, CT 06424
  
2. **875 Western Avenue (Map 24, Block 50, Lot 43)**  
Paul and Jean Normandeau  
PO Box 585  
Brattleboro, VT 05302
  
3. **880 Western Avenue (Map 24, Block 51, Lot 18)**  
First Congregational Church  
PO Box 2389  
Brattleboro, VT 05303  
  
c/o Mrs Jane Moore  
77 Lexington St.  
Brattleboro, VT 05301.
  
4. **891 Western Avenue (Map 24, Block 50, Lot 42)**  
Robert Bond  
891 Western Ave.  
Brattleboro, VT 05301
  
5. **901 Western Avenue (Map 24, Block 50, Lot 41)**  
Stephen Smith  
102 Thomas Rd  
Guilford, VT 05301
  
6. **907 Western Avenue (Map 24, Block 50, Lot 40)**  
Sandra Winter  
608 Old Walpole Rd.  
Surrey, NH 03431

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name of property

Brattleboro, Windham County, Vermont  
town, county, and State

- 
7. **910 Western Avenue (Map 24, Block 51, Lot 17): West Brattleboro Fire Station**  
Town of Brattleboro  
230 Main Street  
Brattleboro, VT 05301
  8. **911 Western Avenue (Map 24, Block 50, Lot 39 also Lot 38, in the rear)**  
Meridith Muscari  
43 Green Meadow Rd.  
Brattleboro, VT 05301
  9. **919 Western Avenue (Map 24, Block 50, Lot 37)**  
Thomas French  
P.O. Box 492  
Brattleboro, VT 05301
  10. **925 Western Avenue (Map 24, Block 50, Lot 36)**  
First Vermont Bank  
c/o Brattleboro Area Community Land Trust  
192 Canal Street  
Brattleboro, VT 05301
  11. **929 Western Avenue (Map 24, Block 50, Lot 35)**  
First Vermont Bank  
c/o Brattleboro Area Community Land Trust  
192 Canal Street  
Brattleboro, VT 05301
  12. **935 Western Avenue (Map 24, Block 50, Lot 34)**  
First Vermont Bank  
c/o Brattleboro Area Community Land Trust  
192 Canal Street  
Brattleboro, VT 05301
  13. **941 Western Avenue (Map 24, Block 50, Lot 33)**  
Cooke Family Partnership  
PO Box 761  
Brattleboro, VT 05302

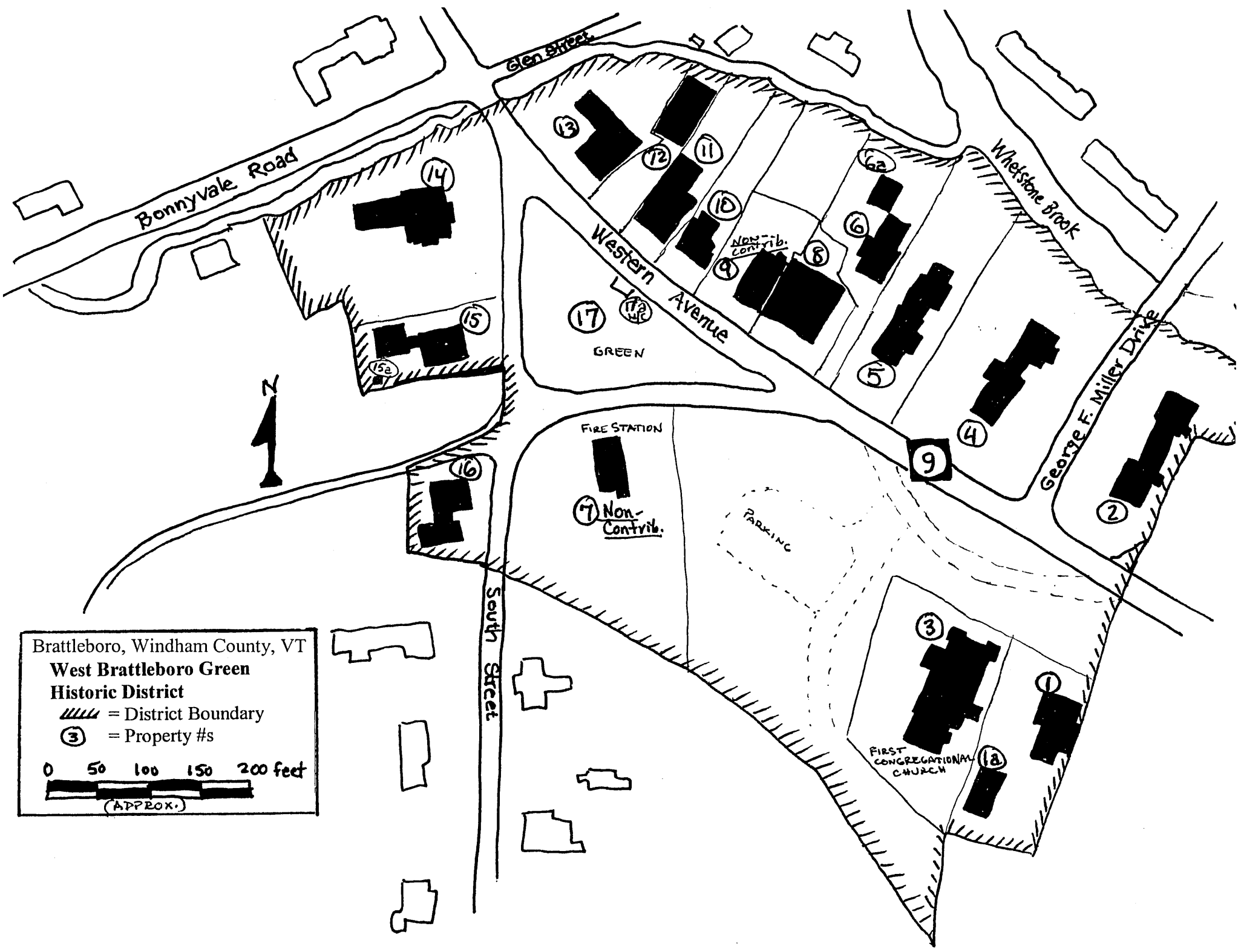
United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

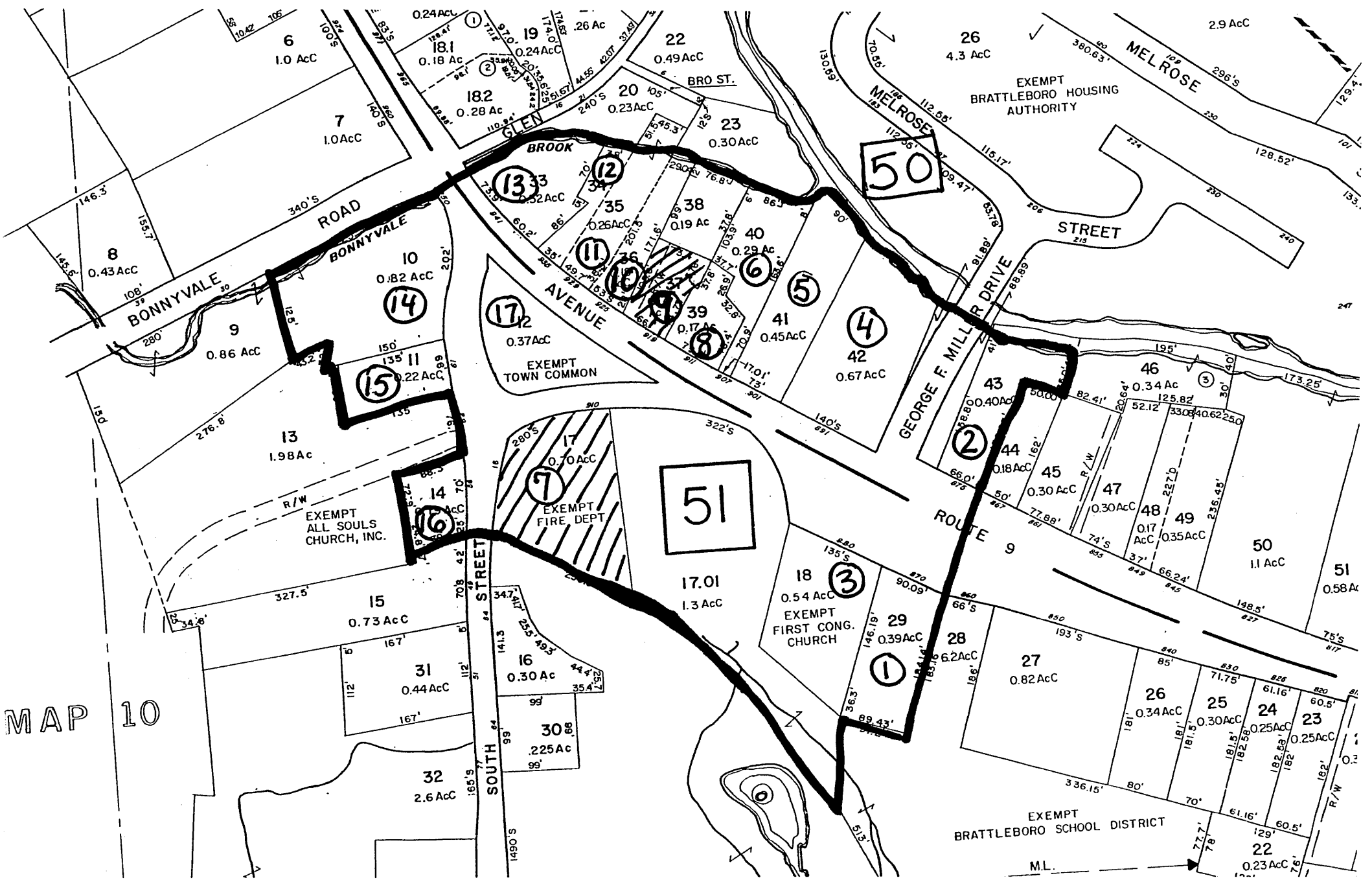
West Brattleboro Green Historic District  
name of property

Brattleboro, Windham County, Vermont  
town, county, and State




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14. **950 Western Avenue (Map 24, Block 51, Lot 10)**  
Constantine Broutsas  
950 Western Ave.  
Brattleboro, VT 05301
  15. **19 South Street (Map 24, Block 51, Lot 11)**  
Barbara Robinson  
19 South St  
Brattleboro, VT 05301
  16. **35 South Street (Map 24, Block 51, lot 14)**  
Alan & Jennifer Germain  
35 South Street  
Brattleboro, VT 0530
  17. **West Brattleboro Green (Map 24, Block 51, Lot 17)**  
Town of Brattleboro  
230 Main Street  
Brattleboro, VT 05301



Brattleboro, Windham County, VT  
**West Brattleboro Green  
 Historic District**  
 // = District Boundary  
 ③ = Property #s  
 0 50 100 150 200 feet  
 (APPROX.)



MAP 10

-  = DISTRICT BOUNDARY
-  = PROPRTY NUMBER
-  = NON-CONTRIBUTING

West Brattleboro Green Historic District Map  
 Brattleboro, Windham County, Vermont

TOWN LISTER'S MAP  
 # 24

United States Department of the Interior  
National Park Service

West Brattleboro Green Historic District  
name of property

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Brattleboro, Windham, Vermont  
town, county, state

### Photograph Labels

The following information is the same for all photographs: West Brattleboro Green Historic District, Brattleboro, Windham County, Vermont, Credit: Lyssa Papazian, October 2001. Negatives filed at Vermont Division for Historic Preservation.

<u>Photo. Number</u>	<u>Description</u>	<u>Property Number</u>
1	General view looking southeast along Western Ave.	Property #'s 10, 9, 8, & 17 (left to right)
2	General view looking northeast	Property #'s 5, 4, 3, 1, & 1a (left to right)
3	General view looking northeast	Property #'s 7, 13, 8, 5, 4, & 3 (left to right)
4	General view looking northwest with arcing drive & Western Ave.	Property #'s 1 & 3 (left to right)
5	General view looking northeast with green	Property #'s 15,11, 10, 9, 6a, 8, & 5 (left to right) with 17 & 17a in foreground
6	General view looking east	Property #'s 17, 17a, 9, 8, & 5 (left to right)
7	View looking west	Property # 1
8	View looking south	Property # 1a
9	View looking north	Property # 2
10	View looking southeast	Property # 3
11	View looking southeast	Property # 3
12	Detail of front facade	Property # 3
13	View looking north	Property # 4
14	Detail of front facade	Property # 4
15	View looking northeast	Property # 5
16	View looking north	Property # 5
17	View looking northeast	Property # 6
18	View looking east	Property #'s 6a & 6 (left to right)
19	View looking southeast	Property # 7 (non-contributing)
20	View looking north	Property # 8
21	Detail of front facade	Property # 8
22	View looking northeast	Property # 9 (non-contributing)
23	View looking north	Property # 10
24	View looking north	Property # 11
25	View looking northeast	Property # 12
26	View looking northeast	Property # 13
27	Detail of front & east facades	Property # 13
28	View looking northwest	Property # 14
29	Detail of front facade	Property # 14
30	View looking northwest	Property # 15
31	View looking west	Property # 15a
32	View looking southwest	Property # 16
33	Detail of north facade	Property # 16
34	View looking northeast	Property #'s 17 & 17a