

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Morency Paint Shop & Apartment Building
other names/site number N/A

2. Location

street & number 73-77 Portland Street N/A not for publication
city, town St. Johnsbury N/A vicinity
state Vermont code VT county Caledonia code 005 zip code 05824

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u> </u> objects
			<u> </u> Total

Name of related multiple property listing:
Historic & Architectural Resources of St. Johnsbury, Vermont.
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
[Signature] 3/19/94
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.
Signature of commenting or other official Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. [Signature] 3/5/94
 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] Signature of the Keeper Date of Action

6. Function or Use:

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling
COMMERCE/TRADE/specialty shop

Current Functions (enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(enter categories from instructions)

VICTORIAN/Queen Anne
LATE 19th & 20th C. REVIVALS/Colonial
Revival

Materials (enter categories from instructions)

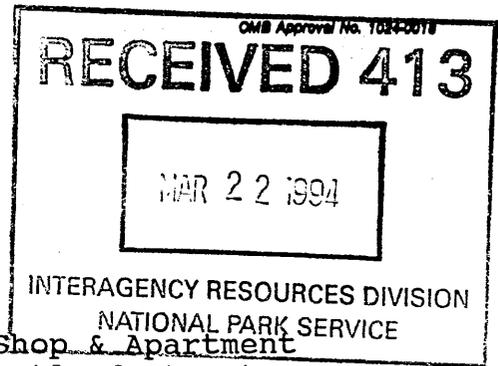
foundation BRICK
walls WOOD/weatherboard
roof ASPHALT
other WOOD

Describe present and historic physical appearance.

SEE CONTINUATION SHEET

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Morency Paint Shop & Apartment
House, 73-77 Portland Street

St. Johnsbury, Caledonia County, Vermont

The Morency Paint Shop and Apartment Building is part of a pending multiple property submission nominated under the historic context "The Historic and Architectural Resources of St. Johnsbury, Vermont" as an example of the "multi-family housing" property type. Built in 1890, the house is a 2-1/2 story, gable roofed, Queen Anne style building with a gable roofed, 2 story rear wing; a 2-3 story (on grade) rear ell with a flat roof; and a c. 1924, 1-2 story (on grade), gable roofed ell containing a garage. The building contains 8 apartments and is located in a residential/commercial area of St. Johnsbury formerly known as Summerville on the east side of the Passumpsic River. The apartment house retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

The 2-1/2 story, gable front main block has a gable wall dormer on the east slope of the roof and 2 interior ridge chimneys. It rests on a concrete covered brick foundation and has clapboard siding and an asphalt shingle roof. The facade is articulated with plain cornerboards, a complete eaves entablature, and a simply molded cornice. The 2 story, Queen Anne style front porch is differently articulated on each level: the first story has turned posts and a balustrade with simple scrollsawn balusters, the second story has turned posts with brackets and heavily turned balusters. Sash is generally 2/2, with plain trim and cornice cap moldings, with some grouped fenestration. A 2 story, polygonal bay window rises in the second bay of the front facade. A secondary entrance to the upper 2 stories is located on the west side facade of the main block, which features a door with 4 lights above 2 panels.

The south rear of the main block has a 2 story porch which wraps around and connects with a similar porch on the central, rear wing, where there is an open staircase providing access to the apartments in the upper stories. The portion of the porch on the main block has a shed roof supported by a wide brace, turned posts and balusters detailed with a triple bead motif. The segment of the porch on the wing is supported by simple posts and shelters the 4 bay length of this portion of the building.

The 2-3 story, flat roofed rear ell has a braced entrance hood on ground level on the north facade which faces the court formed by the main block and wing. It was originally an attached barn that

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was converted to housing after 1919.¹ The 1 to 2 story ell continuing this north facade was added c.1924 and has twin, period garage doors with multiple lights over panels. The second story of this ell is accessed by a porch which features chamfered posts and a solid balustrade. The apartment in the flat roofed rear ell has another access at the second story level on the left flank of the rear facade, where there is a 1 story porch in the Colonial Revival style with posts on a half wall. An exterior, brick chimney stack rises on the south facade of this ell, with a small, stairhall window situated on the right/center portion of this facade.

The interior of the main block contains 5 apartments: 2 on the first and second floors, and 1 on the third floor. The stairhall on the left flank of the north front facade has an enclosed staircase having a quarter turn with winders. The newel at the second floor hallway is ornate, with a turned middle shaft, decorative flat faces where the handrail joins, and a turned cap. The newel at the base of the third floor, open staircase is simpler, with a simply turned lower portion, tightly turned middle, and square plan upper portion with a turned cap. Balusters are turned. Interior trim of the apartments is simple, with period kitchen cabinets mixed with later 20th century fixtures. Rear apartments are finished in a mix of styles from differing eras.

A 1 story shed, formerly located on the east side of the lot adjacent to the rear apartment, was built soon after the paint shop/apartment house and is evident on the Sanborn maps from 1905. It is no longer standing.

¹ Sanborn Insurance Maps, 1905 and 1919.

9. Major Bibliographical References

SEE CONTINUATION SHEET

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property .35 acres

UTM References

A 18 | 738160 | 49227000
 Zone Easting Northing

C [] | [] | []

B [] | [] | []
 Zone Easting Northing

D [] | [] | []

See continuation sheet

Verbal Boundary Description

The boundary is the city lot associated with the building and is described in more detail in Book 206, page 307 of the St. Johnsbury Land Records. The city lot is recorded in St. Johnsbury tax map records as tax map 24, block 4, lot 14.

See continuation sheet

Boundary Justification

The boundary includes the land historically associated with the building and in common ownership with it.

See continuation sheet

11. Form Prepared By

name/title Deborah Noble, Principal
 organization Deborah Noble Associates date January 8, 1992 ; January 1994
 street & number PO Box 106 telephone (802) 695-2507
 city or town Concord state Vermont zip code 05824

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G N/A

Areas of Significance (enter categories from instructions)

ARCHITECTURE

Period of Significance

1900-1944
c. 1924

Significant Dates

1900
c. 1924

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

UNKNOWN

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SEE CONTINUATION SHEET

See continuation sheet

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House, 73-77 Portland Street

St. Johnsbury, Caledonia County, Vermont

The significant exterior and interior architectural finishes of the Morency Paint Shop and Apartment Building at 73-77 Portland Street in St. Johnsbury are excellent representatives of the styles and building trends of the period of its construction in 1890. In the Queen Anne style, it is a good example of the multi-family housing type that evolved from a mix of commercial/residential use and proliferated at the turn of the 20th century in the town. The one story garage section was added c.1924 and features period doors. A shed built c.1903 on the east side of the lot has since been removed. The Morency Paint Shop and Apartment Building is being nominated under the multiple property submission, The Historic and Architectural Resources of St. Johnsbury, Vermont, as an example of multi-family housing. It clearly meets the registration requirements for this property type. The building's historic architectural character has been preserved to a high degree.

Situated in what was known as Summerville until the end of the 19th century, the land on which the house is located appears to be part of the property associated with the J. Harris farm on the Wallings map of 1858. By the time the Beers Atlas was published in 1875, the eastern portion of the area closest to the river had become well developed. John Morency built the house and paint shop in 1890¹, with land records indicating that he also owned a building adjacent to this paint shop. Sanborn maps of the turn of the century reveal the present plan of the building, with that of 1895 showing carriage painting occupying the first floor of the main block, a dwelling on the upper stories, a dwelling in the rear wing, and a barn in the ell. The Sanborn map of 1900 indicates that the building was utilized as "flats". On the Sanborn map of 1905, the plan of the main block had been divided into halves running perpendicular to the street, with a "paints and oils" shop on the west and a 2-1/2 story dwelling on the east. A "painter" had located on the second floor of the rear ell and a 1 story, attached shed had been added where there is now an entrance porch on the

¹ Claire Dunn Johnson, "I See By the Paper": An Informal History of St. Johnsbury, (St. Johnsbury: Cowles Press, 1987), Vol. I, p. 137.

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south facade of the ell. A 1 story, free standing shed had been built on the southeast corner of the lot.

In 1887, John Morency, of French-Canadian descent, was a painter and paper hanger as well as an employee of Fairbanks Scales. He lived with his wife, Eleanor and 3 children, August, Antoinette and Amellee, at 14 Elm Street.² According to the Directory of 1895, John Morency had moved with his wife to the present building, then known as #47, 49 and 51 Portland Street. John A. Morency (probably a relative of the John Morency who built the apartment house), lived with his family at 51 Portland Street as listed in the Directory of 1919. John A. Morency had a wife, Exila, and children: Alcide, Mathilde, Narcisse, Rolf, John, and Madeleine. He is listed as a painter and decorator specializing in auto painting, and advertising as a house, carriage and sign painter. Alcide Morency, a painter, boarded at 47 Portland Street in 1919. The Directory also listed carpenter, Frank Hiram Goss, and his family, as well as Cyrus H. Skinner, an employee at the freight depot and his family, at the same address. This concentration of French Canadian immigrants of the same family with the same occupation illustrates significant ethnic/social trends in St. Johnsbury described in more detail in the multiple property nomination of which this is a part. The French Canadian immigrants tended to concentrate in groups of relatives in close proximity to each other, most often sharing housing.

St. Johnsbury Land Records indicate that the Peck Company foreclosed on the Morency properties in 1915-1916 and sold them to Charles Kirk, who owned this house until 1929. On the Sanborn Insurance Map of 1919, the entire house was apartments, with the rear ell noted still as a barn. The shed was still evident at that time, but has since been removed. The garage was added c. 1924. The property came back into the Morency family when Kirk sold the house to John A. and Elixia Morency in 1929. It remained in the Morency family until 1963, after which there have been a series of owners. The building is undergoing renovations by its present owners, the St. Johnsbury Housing Partnership.

² Hamilton Child, Gazetteer of Caledonia and Essex Counties, Vt., 1764-1887. (Syracuse, NY: The Syracuse Journal Co., 1887).

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Morency Paint Shop & Apartment
House, 73-77 Portland Street

St. Johnsbury, Caledonia County, Vermont

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MAPS

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