



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 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 Chaffee-Moloney Houses

other names/site number Girls Colony of the Vermont State School for Feeble-Minded Children

2. Location

street & number 194 and 196-98 Columbian Avenue

not for publication n/a

city or town Rutland vicinity n/a

state Vermont code VT county Rutland code 021

zip code 05701

3. State/Federal Agency Certification

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

Suzanne C. Jamak National Register Specialist 9-28-01  
Signature of certifying official/Title 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/Title Date

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

**Chaffee-Moloney Houses, Rutland, Rutland County, Vermont**

=====  
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

\_\_\_\_\_  
Date of Action

=====  
5. Classification  
=====

Ownership of Property (Check as many boxes as apply)

private

public-local

public-State

public-Federal

Category of Property (Check only one box)

building(s)

district

site

structure

object

Number of Resources within Property

Contributing    Noncontributing

  2                     buildings

                         sites

                         structures

                         objects

  2                     Total

Number of contributing resources previously listed in the  
National Register   0  

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

  n/a

**Chaffee-Moloney Houses, Rutland, Rutland County, Vermont**

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling  
Domestic Multiple Dwelling  
Domestic Institutional Housing

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Multiple Dwelling

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Queen Anne

Materials (Enter categories from instructions)

foundation marble  
roof slate  
walls brick  
other limestone

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

=====

8. Statement of Significance

=====

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

**Chaffee-Moloney Houses, Rutland, Rutland County, Vermont**

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

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

- Architecture
- Community Planning and Development
- Ethnic Heritage
- Law
- Politics/Government

Period of Significance 1885 - 1951

Significant Dates 1885  
c. 1892

Significant Person (Complete if Criterion B is marked above)  
Thomas Moloney

Cultural Affiliation N/A

Architect/Builder unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

9. Major Bibliographical References

=====

Bibliography  
(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 # \_\_\_\_\_

**Chaffee-Moloney Houses, Rutland, Rutland County, Vermont**

\_\_\_ 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: Rutland Historical Society

=====  
10. Geographical Data  
=====

Acreage of Property .73 acre

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

	Zone Easting	Northing	Zone Easting	Northing
1	<u>18</u>	<u>662035</u>	<u>4830020</u>	3
2	_____	_____	4	_____

\_\_\_ See continuation sheet.

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

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

=====  
11. Form Prepared By  
=====

name/title Paula Sagerman, Historic Preservation Consultant

organization n/a date June 25, 2001

street & number P.O. Box 128 telephone 802-348-7122

city or town Williamsville state VT zip code 05362

=====  
Additional Documentation  
=====

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.

**Chaffee-Moloney Houses, Rutland, Rutland County, Vermont**

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====  
Property Owner  
=====

(Complete this item at the request of the SHPO or FPO.)

name Rutland County Community Land Trust

street & number 128 Merchants Row, Suite 608 telephone 802-775-2139

city or town Rutland state VT zip code 05701

=====  
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.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7      Page 1**

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

**Architectural Description**

The Chaffee-Moloney property consists of two 1885 connected adjacent houses owned by the Rutland County Community Land Trust. The east house, at 194 Columbian Avenue, will hereinafter be referred to as "House #1," and the west house, at 196-198 Columbian Avenue, will be referred to as "House #2." These brick structures stand slightly back from the street on the south side of Columbian Avenue, a heavily-traveled local road. The houses are located about one-half mile west of downtown Rutland in a mixed-use densely settled neighborhood just north of an industrial area. The houses stand about twenty feet apart and are both of the Queen Anne style. They are connected by a brick-faced two-story enclosed hallway. The main block of House #1 was constructed in 1885, and the side ell and rear wing were added c. 1892. The main block of House #2 was constructed in 1885, and its rear ells were added c. 1892. House #1 was originally a single-family dwelling, and is now a four-unit apartment house. House #2 was originally a duplex and is now a five-unit apartment house. Since 1894, although ownership has changed, the houses have been jointly owned. The houses retain most of their original exterior fabric and much of their original interior fabric. The houses retain their integrity of location, workmanship, feeling and association, and retain most of their integrity of design and materials. Their setting has been somewhat modified due to road widening and paving, and the loss of other historic buildings in the neighborhood. The houses are undergoing a comprehensive rehabilitation in 2001.

**House #1 - Exterior**

This house is a two-and-a-half story asymmetrical structure with an irregular footprint including a main block, a rear wing, and a side ell. The sidehall-plan, three bay wide main block has a rectangular footprint oriented perpendicular to the street. The wing has square footprint and spans most of the rear of the main block. The ell projects east of the main block and has a rectangular footprint oriented parallel to the street, and clipped corners at the east end. The ell sits back slightly from the main block and has a two-story one bay by one bay projection at the rear elevation, adjacent to the main block.

The house has a marble foundation, common-bond brick walls, and a cross-gable slate roof. The basement and first story of the front (north) elevation of the main block, and the basement and first story of all of the elevations of the side ell, are faced with rusticated limestone. An ashlar limestone stringcourse divides this limestone facing from the brick walls above, and there is also an ashlar limestone water table. Elsewhere, the basement is faced with rusticated limestone and there are brick walls above. The overhanging roofs include a front-gabled open-eave roof at the main block, a slightly lower open-eave rear-gabled roof at the rear wing, and a boxed-eave multi-hipped roof at the side ell. The front slope of the roof of the side ell contains a curved eyebrow window. The main block and rear wing are encircled with molded horizontal and raking cornices and bed moldings. The ell is encircled with plain fascia-board horizontal cornices. Centered on the east wall of the ell is an exterior corbeled brick chimney faced with rusticated limestone at the first story. A smaller brick corbeled chimney rises from the rear of the roof ridge of the main block.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7      Page 2**

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

There are two front doorways. One has a single-leaf wood door at the side ell and the other has a double-leaf wood door to the stairhall of the main block. The single leaf door has lower horizontal panels and a large upper vertical light. The double-leaf door is of the Eastlake style and each leaf has a large vertical toplight. The window openings at the front elevation of the main block and all of the side ell's elevations have rectangular limestone window sills and lintels. The window openings at the rear wing and west elevation of the main block have brick segmental arches and rectangular limestone sills. Most of these regularly-spaced window openings contain one-over-one wood double-hung units. There is a pair of fixed square windows flanking the chimney at the first story of the east wall of the side ell and a fixed square window at the first story of the stairhall. Next to the front door to the ell is a large square window opening that has been infilled with plywood and sheetrock and a one-over-one window. There are also fixed horizontal windows at the basement level.

A one-story Colonial Revival style porch spans the front elevation of the house. It follows in plan the offset front elevations of the main block and side ell, with a curve at the left end of the main block. The porch has two entry bays; each bay lines up with a front entry to the house. The porch has a sheet-metal shed roof with small cross-gabled roofs at the entry bays; molded wood cornice; plain friezeband and gables; rusticated limestone foundation, column pedestals and cheek walls; marble steps and cheek wall copings; wood frame deck with wood strip decking; grouped slender Tuscan wood columns; wood railings with square balusters; and beadboard ceiling. The porch cornice, friezeband, gables and ceiling are covered with aluminum siding.

A one-story Queen Anne style wood-frame porch spans the east elevation of the rear wing and wraps halfway around the south gable wall of the wing. It has a flat roof, turned wood columns, spindlework frieze, modern wrought-iron railing, and a cut-out picket-fence pattern wood skirt. The porch cornice and frieze are covered with aluminum siding. A modern wood staircase leads from the porch to grade along the rear gable wall of the wing. A modern wood fire escape leads from the south gable window to the roof of the porch, and through the roof to the deck of the porch.

Queen Anne features of the house include the asymmetrical massing, cross-gable plan, multi-hipped roof, eyebrow window, corbeled chimneys, variety of wall materials, stone window sills and lintels, arched window openings, Eastlake-style doors, Colonial Revival porch with stone pedestals and Tuscan columns, and Queen Anne porch with turned columns, spindlework frieze and cut-out skirt. Other character-defining features include the slate roof, molded wood cornices, and one-over-one windows. The limestone-faced story-high walls are a rare feature in Rutland, and along with the Colonial Revival porch, create a high-style appearance.

**House #1 - Interior**

The house contains a two-story open stairhall in the northeast corner of the main block, and five apartment units; three units on the first story and two on the second story. The original walls of the house appear to be intact, with modern partition walls installed in the late twentieth-century to accommodate the multi-unit layout. It has a natural-finish staircase with wood treads and risers, molded railing with turned balusters, Eastlake-style newel post, and drop pendants. The railing



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7      Page 3

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

turns 180 degrees and continues along the second story hallway that overlooks the staircase. The stairhall also has wood tongue and groove flooring on both floors and an oversized doorway opening to the former parlor in the front of the first story of the main block. This opening has molded trim, but has been infilled with sheetrock to accommodate a standard size door. At the front of the second story of the stairhall there is a large natural-finish floor-to-ceiling built-in cabinet.

At the first story, one unit is in the side ell, and the other two share the main block and rear wing. The one in the first story of the side ell has a living room, bedroom, kitchen and bathroom. The one in the east half of the main block and rear wing has a bedroom, a living/dining room, a kitchen, and a bathroom. The unit in the west half of the main block and rear wing has a bedroom/living room, a kitchen, and a bathroom. One unit at the second story is in the side ell and the east half of the main block and rear wing. It has a living/dining room with an alcove, a kitchen, a bedroom and bathroom. The other second story unit is in the west half of the main block and rear wing. It has a living/dining room, a kitchen, a bedroom and a bathroom. The basement and attic are unfinished.

The exterior walls are plastered, and the interior walls have a mix of plaster and sheetrock finishes. One room in the main block and one room in the rear wing have false wood paneling. Most of the first story of the side ell has a damaged parquet floor with a decorative border. At the first story, the front room of the main block has wood tongue and groove flooring. The rest of the rooms at the first story have modern carpeting or vinyl flooring. At the second story, the side ell has wood tongue and groove flooring, and the rest of the rooms have modern carpeting or vinyl flooring. The first story front room of the main block has a plaster ceiling with applied Adam-style ornamentation. Most of the side ell has a plaster ceiling with a decorative square pattern. The rear room of the ell and the east half of the room at the rear of the main block have a pressed-tin ceiling. Many rooms have suspended ceilings. Most of the wood trim has bull's eye corner blocks. The two front rooms of the side ell, the stairhall, and the front room of the main block, have natural-finish grooved door and window trim and baseboards. The trim of the front room of the main block is grained. Most of the doors are historic wood paneled doors; the apartment entries have modern metal doors and there are also wood veneer doors scattered throughout the house. The second story door to the side ell has a transom window. The second story of the side ell has a false brick fireplace. All of the kitchen, bathroom, and lighting fixtures are modern.

House #1 - Construction Chronology

The house was constructed in at least two phases. The main block was begun in September 1885 and completed in the winter of 1885-1886, and was called a "tenement" by the Rutland Herald. The side ell and rear wing were probably added in 1892, when the Moloneys moved in. They had been married in 1891 and inherited the house as a wedding present, but lived in a hotel until the Spring of 1892, so perhaps they lived in the hotel while the house was being expanded. At the latest, the side ell and rear wing date to 1900, the date of a photograph of the house with its current appearance. It is certain the wing and ell are not original due to evidence in the basement and attic. The original exterior limestone-faced east and south elevations of the basement of the main block are visible in the basement of the ell and wing. They would not have been faced with limestone if the ell and wing were original. Also, part of the slate roof of the main block is visible in the attic of

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7      Page 4**

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

the side ell. In addition, the rear gable wall of the main block is just as thick as the rest of the exterior walls of the main block.

Most of the exterior features of the house are original. The 1900 photograph of the house reveals that the house is now missing features including a chimney at the juncture of the cross gable roof, a Carpenter-Gothic bargeboard in the front gable, garlands on the porch gables, and stained glass windows in the fixed windows flanking the chimney at the side ell. This photo also reveals that the original porch railings were low, simple railings with narrow, turned balusters, and that the house originally had louvered shutters.

Original interior features include the sidehall-plan of the main block; the two-story stairhall, including the staircase, railings, newel post, drop pendants and cabinet; the tongue and groove flooring; the parquet flooring; the plaster wall finishes; all of the wood trim, and the transom window. The decorative plaster and pressed tin ceilings probably date to c. 1892, when the side ell was constructed. Also at this time, the south half of the east wall of the main block was removed to create a large room partly in the main block and partly in the side ell.

Sometime in the late twentieth-century, several windows were blocked up with plywood and sheetrock, including the front picture window, the chimney at the juncture of the cross gable roof was removed above the roofline, the front porch decking and railings were replaced with pressure-treated wood, the rear porch railings were replaced with wrought iron railings, a wood fire escape was added to the rear wing, the cornices of the side ell were covered with fascia boards, the porch cornices and ceilings were covered with aluminum siding, and the garlands in the porch gables were removed.

Around 1965, the house was converted to five apartment units and several sheetrocked partition walls were installed to create kitchens and bathrooms. The first story front room of the side ell and the room with the pressed tin ceiling were both divided into two rooms. The modern carpeting and vinyl flooring were probably installed over tongue and groove wood flooring. Also at this time, the false wood paneling and suspended ceilings were installed, and the mantel in the second story of the side ell was replaced. After the building was abandoned in the 1980s or 90s, the remaining original two mantels were removed. These were located at the first story of the side ell (at the chimney) and in the southeast corner of the front room of the main block. Their appearance is unknown.

The house is currently (Summer 2001) undergoing a comprehensive rehabilitation to convert the house to affordable housing units. Most of the original windows are being replaced in-kind; the windows of the first story of the side ell, stairhall, and front room of the main block are being preserved. The blocked up windows at the side ell will be reopened, and a few windows in the rear wing are being blocked up with brick but the outline of the windows will be discernible and the window sills and lintels will remain. The front picture window will be returned to its original size. The existing chimney at the main block will be reconstructed in-kind using salvaged and new bricks, the chimney that only remains below the roofline will be removed, the aluminum siding will be removed, the fire escape will be removed, the porch railings will be replaced with new wood railings, and the porch decking will be replaced.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7      Page 5

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

The 2001 rehabilitation of the house will include the removal of sections of interior walls, mostly non-original walls, and the construction of new partition walls, mostly in the rear wing. The house will be converted from five units to four units. Interior walls between apartment units and the first story ceilings (except the decorative plaster and pressed tin ceilings) will receive a layer of sheetrock in order to create a fire separation between units. The suspended ceilings will be removed. The natural finishes of the front rooms of first story of the side ell, stairhall and front room of the main block will be preserved. The rest of the painted wood trim throughout the house will be replaced in-kind due to lead contamination. The exposed wood floors will be refinished, and carpeting and vinyl flooring will be replaced in-kind. The damaged parquet floor will be covered with new carpeting. This work is documented in the Historic Preservation Certification Application prepared for the rehabilitation project.

House #2 - Exterior

House #2 sits about twenty feet west of House #1 and is a two-and-a-half story symmetrical brick vernacular Queen Anne house with a main block and two rear ells forming a U-shaped footprint. The six-bay wide main block has a rectangular footprint oriented parallel to the street. It has a marble foundation, limestone-faced basement-level walls under brick walls, a side-gabled slate roof with boxed cornices, molded raking and horizontal cornices and cornice returns, wide gable rakes and entablatures, and a small centered front cross gable. Some of the wood trim is covered with aluminum siding. There is one exterior brick chimney at the east gable wall, halfway between the roof ridge and the rear elevation of the main block. The two-story rear ells have square footprints, brick walls, flat roofs that intersect the bottom of the main block's entablature, and wood cornices. The outside side walls of the ells are set back slightly from the side walls of the main block and the interior side walls of the ells are about fifteen feet apart. The entire house has running-bond brick walls, except for rows of alternating headers and stretchers that occur at random intervals of 6 to 15 rows apart.

The regularly-spaced window openings of the house have limestone window sills and lintels at the front elevation, segmental-arched windows with limestone window sills at the side and rear elevations, one-over-one wood units, and at the main block, horizontal basement windows with limestone window lintels. At the first story of the right half of the front elevation is a picture window that replaced two double-hung windows. The two front adjacent doorways (one to each half of the house) have single-leaf wood Eastlake style doors; each door has a large toplight.

A two-bay one-story flat-roofed porch is centered on the front elevation. It has a poured concrete base with rusticated limestone corners, poured concrete steps, turned wood columns with small brackets, a wood cornice, and a spindlework frieze. At the outside walls of the rear ells are small wood frame entry porches. They have wood decks, cut-out wood skirts, flat roofs, turned wood columns with small brackets, and spindlework friezes. The porches lead to doorways with historic wood paneled doors. Covering the cornices and friezes of all of the porches is aluminum siding.

Queen Anne features of the house include the variety of brick and stone wall surfaces, arched window openings, front cross gable, Eastlake-style front doors, turned porch posts, spindlework

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7      Page 6**

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

porch friezes, and cut-out porch skirt. Other historic features include the slate roof and molded wood trim.

**House #2 - Interior**

The house is bisected by an original north-south party wall. Original straight-run staircases are stacked on each side of the party wall, at the front of the house. The staircases have molded wood railings with turned balusters, Eastlake-style newel posts, and wood treads and risers. At the third story, the railings continue along the open hallway that overlooks the staircases. The house now contains seven apartment units, three at the first story, two at the second story, and two at the third story. The east half of the first story contains a two-bedroom apartment. It is accessed from the open front stairhall. The west half of the first story contains a studio apartment in the front half of the main block, and a one bedroom apartment in the rear half of the main block and the rear ell. The first story west staircase has been completely enclosed and abandoned but is still intact. The second story contains a two-bedroom apartment in each half, and a doorway has been cut in the party wall at the rear of the main block. At the second story, partition walls have been installed around the staircases, and the east staircase from the second story to the third story has been completely enclosed and abandoned but is intact. At the third story, there is a studio apartment on each side of the stairhalls, and a doorway has been cut in the party wall at the top of the stairs. The third story east railing has been removed.

Most of the house has modern carpeting over the original wood tongue and groove flooring. The second story hallways have natural-finish wood flooring. The kitchens and bathrooms have vinyl flooring. The exterior walls have a plaster and lathe finish, and the interior walls have a mix of plaster and sheetrock finishes. Some of the rooms have suspended ceilings. Throughout the house are wood baseboards and historic paneled wood doors, and plain door and window casings with bull's eye corner blocks. All of the kitchen, bathroom, lighting, and baseboard heating fixtures are modern. The basement is unfinished.

Historic interior features of the house include many of the original walls; the wood flooring; the stairhalls; the wood staircases with Eastlake-style newel posts, molded railings and turned balusters; wood window and door trim with bull's eye corner blocks; paneled wood doors; and plaster walls and ceilings. Non-historic interior features include the walls constructed to accommodate the multi-unit floor plan; carpeting and vinyl flooring; and the suspended ceilings.

**House #2 - Construction Chronology**

The main block was begun in September 1885 and completed in the winter of 1885-1886, and was called a "tenement" by the Rutland Herald. Judging by their juncture with the cornice of the main block and the offset door jambs between the main block and rear ells, the rear ells are not original. They were added no later than 1905, the first time the neighborhood is included on a Sanborn insurance map. The rear porches do not appear on the 1905 map, but do appear on the 1910 map. The house probably originally had two mirrored three-story units, one on each side of the party wall, with three-story open stairhalls. The original floor plan of the main block probably included

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7      Page 7

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

one front room and two rear rooms at the first and second stories. The ells probably originally contained one room at each story. The third story of the main block probably contained one room on each side of the stairhalls. The current floor plan shows that the original walls are mostly intact.

Around 1965, the house was converted from two units to the seven units described above. This is probably when the aluminum siding was added, the picture window was added, the porch floor was replaced with concrete, and the modern wood railings were added to the rear porches. The original appearance of the front porch floor is unknown. Otherwise, the historic exterior appearance is generally intact. Also around 1965, interior partition walls were added to accommodate the seven-unit floor plan. The carpeting, vinyl flooring, staircase enclosures, suspended ceilings, and kitchen and bathroom fixtures were probably installed at this time.

The house is currently (Summer 2001) undergoing a comprehensive rehabilitation. All of the aluminum siding will be removed, the rear east porch will be removed due to its deteriorated condition, and the windows will be replaced in-kind. The picture window will be removed and the original window openings in its location will be restored. The gable windows, two windows at the west elevation of the main block, and four windows at the rear ells will be bricked up but will still be discernible; the new brick surfaces will be set back from the edge of the window openings and the window sills and lintels will remain. The floor plan will be reconfigured to accommodate five units and the new layout will be more similar to the original layout, with one front room and two rear rooms at the first and second stories of the main block. The abandoned staircases will be reopened and repaired for reuse, and the missing third story railing will be reproduced based on its twin in the other half of the third story. Also, unlike the existing floor plan, the proposed floor plan will be mirrored like the original floor plan. Some of the original walls will be partially removed to accommodate modern living, but not completely removed in order to leave evidence of the walls. Because of lead contamination, the wood trim and windows will be replaced in-kind. The rear half of the basement will become an apartment unit. This work is documented in the Historic Preservation Certification Application prepared for the rehabilitation project.

Connector

About 1950, the Chaffee-Moloney Houses were connected by a two-story enclosed hallway. It is about five feet wide and connects the southwest corner of House #1 to the southeast corner of House #2. It has running-bond brick walls and a flat roof, and one window at each floor of both elevations. The connector is in poor condition due to extensive water damage. It is slated for removal as part of the 2001 rehabilitation. This will return the houses to their original freestanding appearances.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8      Page 1**

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

**Statement of Significance**

The 1885 Chaffee-Moloney Houses have threefold significance. House #1 is a good example of a Queen Anne single-family house and House #2 is a good example of a vernacular Queen Anne duplex. They are both brick structures of high-quality construction, with features such as limestone-faced walls and limestone window sills and lintels, slate roofs, molded architectural trim, Queen Anne porches with turned posts and spindlework friezes, Eastlake-style interior staircases, and Eastlake-style front doors. House #1 also has a Colonial Revival front porch with a limestone base and limestone pedestals, and an eyebrow window. House #2 has a front cross gable. The houses are also the only structures associated with Thomas W. Moloney, prominent late nineteenth-century Rutland attorney, Irish Democrat, and lobbyist for the 1892 Rutland City Charter. The houses are also examples of Rutland's residential expansion during the late nineteenth-century. Contextually, the houses relate to statewide themes of Historic Architecture and Patterns of Town Development, and Culture and Government. The Chaffee-Moloney houses meet National Register Criterion A for their role in Rutland's development, Criterion B for their association with Thomas W. Moloney, and Criterion C as intact examples of a historic architectural style and structures built with local materials. The period of significance of the Chaffee-Moloney Houses is 1885-1951, which spans the years between their construction and the fifty-year limit for National Register eligibility.

House #1 was built for F. Chaffee & Son, Co. (Frederick Chaffee and his son George), and was occupied by the Moloney family from 1892-1938. The 1885 front-gable main block is the original section of the house. The side ell and rear wing were probably added just before the Moloneys took possession of the house. House #2 was also constructed for F. Chaffee & Son, Co., and was occupied by middle class professionals and working-class boarders until 1925, after which it was used as the Brandon Training School "Girls Colony." The rear ells were added to the 1885 main block no later than 1905. Like Moloney, the Chaffees were also great contributors to Rutland's history, but they are more closely associated with their two surviving houses on South Main Street in Rutland.

The Chaffee-Moloney Houses are located in Rutland, the regional center and county seat of Rutland County, Vermont. Rutland is located on the Otter Creek, at the crossroads of Vermont Routes 4 and 7. Rutland was chartered in 1761, and named for its first grantee, John Murray of Rutland, Massachusetts. It was first settled in 1770 by families from Massachusetts and Connecticut, and served as the state capital from 1784-1804. By the early nineteenth-century, Rutland had become a small manufacturing center and was a crossroads for stage routes from Boston, Troy (New York), and Montreal, but during the second quarter of the nineteenth-century, Rutland experienced an economic downturn. This downturn was reversed by the establishment of the marble quarrying industry of western Rutland County in the 1840s, then the arrival of the railroads in 1849. By the 1850s, six railroad lines connected Rutland to major cities, and Rutland had been named the "Marble City." Until 1852, the commercial center of town was around the intersection of Main and West Streets, at the top of a hill. Soon after, businesses moved down the

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8      Page 2**

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

hill to near the railroad depot, and a second commercial center developed around the intersection of Merchants Row and Center Street.

Rutland's upturn in the 1840s attracted Frederick Chaffee (1823-1891), a jeweler from Pittsfield, Massachusetts. In 1849, Chaffee opened a branch store in Rutland with his partner, Washington Root. Soon after, he moved permanently to Rutland and purchased the "old Strong brick store" (burned in 1868) on South Main Street across from Main Street Park (also known as Court Square), where he made and sold silverware and watches. This reportedly was the first store in Rutland to use gas for heat and light. In 1850, Chaffee married Charlotte Thrall (1832-1894) of the prominent local Thrall family. By 1860, Chaffee (along with A.F. Spencer) opened a clothing and furnishings store, and had designed the uniforms for the Rutland Light Guards. The Chaffees owned houses on South Main Street (between Strongs Avenue and the railroad tracks) and East Street, and lived at the South Main Street house.

After buying large tracts of timber land in the Green Mountains near Rutland, Chaffee went into the lumber business in 1870. He first managed the D.M. White & Co. lumber yard on West Street, next to the railroad tracks and just west of the East Creek (near the subject property). Chaffee bought this business in 1882 and renamed it F. Chaffee & Son. The "Son" stood for George Thrall Chaffee (1857-1929), his eldest son. They owned several lumber mills and feed stores as well as the yard. (Many of the lumber yard structures survive and are listed on the State Register of Historic Places.) Next door to the lumber yard was the Columbian Marble Company. Frederick Chaffee also owned a brickyard east of Main Street. George at this point was also the proprietor of the "47" Market at 47 Merchants Row.

In 1885, Columbian Avenue was laid out in order to connect State Street (opened in 1879) with West Street (at "Chaffee's Crossing"), and was first called State Street. (In the 1890s, the street was renamed Columbian Avenue after the Columbian Marble Company, which had a large marble-milling complex south of Columbian Avenue and north of West Street.) Also in 1885, the Rutland Street Railway was constructed along Columbian Avenue. The Rutland Street Railway had been organized the same year, with Evelyn Pierpoint as president. Pierpoint owned large tracts of land in Rutland, including the undeveloped land over which Columbian Avenue was laid out. In October 1884, Pierpoint sold F. Chaffee & Son several tracts of land in what was to become the Columbian Avenue neighborhood. (Despite the financial rewards he must have reaped as a result of the new road and subsequent lot sales, Pierpoint sued the Town of Rutland for damages related to the laying out of the new road.) By this time, an immigrant neighborhood had formed south of the railroad tracks near Columbian Avenue. The undeveloped Columbian Avenue area north of this--west of Grove Street (where State Street becomes Columbian Avenue) and north of West Street--with its new trolley service, became the next target for residential development.

F. Chaffee & Son, Co., subdivided its Columbian Avenue land and sold all the lots except the two that the subject houses were constructed on. The September 25, 1885, edition of the Rutland Herald reported that, "F. Chaffee & Son will soon build two houses on State Street, directly opposite the House of Correction. The ground was broken yesterday for the foundations."

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8      Page 3**

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

Exactly two months later, the paper reported, "F. Chaffee & Son have their tenement houses on State Street enclosed." The 1886 Rutland Grand List confirms that these announcements refer to the Chaffee-Moloney houses. Bricks for the houses presumably came from Frederick Chaffee's brickyard, and it is likely that the marble was purchased from the Columbian Marble Company. Veins of limestone are more rare in Vermont than marble, but it is possible that the limestone veneer originated in Rutland County. A two-story wood frame barn was constructed behind the houses.

The first inhabitants of House #1 are unknown; despite George Chaffee's marriage in 1885 (to Nellie Stoddard of Poultney, Vermont), they remained living with his parents until moving into this house in 1889 or 1890. As the Rutland Herald stated, it is possible that the house was originally a tenement. When George Chaffee did inhabit the house, it was unusual that this prominent businessman chose to live among the middle and working classes and in close proximity to industrial complexes. Perhaps this was only temporary housing while his mansion on South Main Street was under construction. Judging by the 1900 census records, the early inhabitants of the House #2 were physicians (an optician and a dentist), their extended families, and a few working-class boarders.

George T. Chaffee became a leading Rutland businessman in the 1880s and later owned extensive property in Rutland. In 1886, he sold the "47" Market and opened George T. Chaffee & Co. at 18 Center Street. This market sold milk, butter, cream, flour, meal, and other provisions. In 1890, (along with Thomas Moloney) he was appointed by the Rutland Selectmen to a committee charged with determining if a Rutland City Charter should be granted. In 1891, along with his younger brother Newman and F.R. Patch, he formed a company under the name of F.R. Patch Manufacturing, which produced stoneworking machinery. Later, this company was consolidated with the Wegner Co., forming the Patch-Wegner Co., one of Rutland principal industrial concerns of the early twentieth-century. Also in 1891, George bought the controlling interest in the Rutland Street Railway. In 1896, he represented Rutland County in the state Senate and was a member of the staff of Governor Edward C. Smith from 1898 to 1900. He was the first Director of the Rutland Hospital and one of the founding donors, and the hospital was built on the former Chaffee farmstead, which was sold for a modest fee. In 1913, George funded the construction of the Playhouse, now known as the Paramount Theatre. He was also President of the Rutland Trust Company for 25 years and a founding Director of the Killington National Bank. His great-grandchildren Suzy and Rick Chaffee were Olympic skiers in the 1970s.

The Chaffee-Moloney houses are significant for their association with Thomas W. Moloney (1862-1917), who lived in the single-family house for the last twenty-five years of his life (1892-1917), which was most of his professional life (1885-1917). Moloney was born in West Rutland to Irish immigrants. Vermont had experienced a minor Irish immigration between the late eighteenth-century until the 1840s, when Ireland's potato famine of 1846-48 brought tens of thousands of Irish to the United States via Boston and New York. Many made their way west to Rutland as the railroads were being built in the late 1840s, and stayed in Rutland to work for the railroad or the marble companies. Rutland's population doubled between 1850 and 1870, mostly as a result of this immigration. By 1880, immigrants and their children were the majority of adult



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8      Page 4**

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

males in Rutland, nine out of ten marble workers were foreign, and 60% of the immigrants were of Irish descent.

Thomas Moloney's father was a marble worker, and in early adulthood, Moloney followed in his father's footsteps. At the age of twenty, he made an unusual move as the son of an immigrant laborer--he enrolled in law school. After graduating from Holy Cross in 1884, he immediately entered the law office of Redington and Butler (L.W. Redington and Judge Frederick M. Butler) in the Clement Building in Rutland. In 1885, at the age of twenty-three, he was admitted to the Vermont Bar. In the same year, Redington left the firm, Moloney became Butler's partner, and the firm was renamed Butler and Moloney and moved into the Mead Building. In 1890, at the age of twenty-eight, Moloney was among five men appointed to a committee (along with George T. Chaffee) charged with determining if the Rutland City Charter should be granted. At this point the issue had been contentiously debated for ten years. The charter was finally granted in 1892. In 1909, Butler was elected to Superior Justice, and thereafter Moloney practiced alone.

Moloney gained a reputation as one of the best criminal attorneys in New England, and was well-known for his ability to argue before a jury and cross-examine witnesses. The *Book of Biographies* states that "there are few volumes of the Reports of the Supreme Court of Vermont that do not contain important cases in which they [Butler and Moloney] were actively engaged. The court dockets of Rutland County show that this firm has a larger practice than any other firm in the county." He was also called in *The Vermont of Today* (1929), "an outspoken Democrat in local, state and national affairs."

Moloney's early accomplishments are particularly significant when considering Rutland's political and social atmosphere during the 1880s. Not only did he rise from the status of marble laborer to attorney by the time he was twenty-three years old, he did this despite the prejudice and political inequities perpetuated by Rutland's Republican non-immigrant businessmen. (One exception was Moloney's first employer, Democratic attorney L.W. Redington.) Despite the fact that at this point, immigrants and their children were the majority of adult males in Rutland, until the late 1880s, most had not risen above their working-class status or had any representation in local government. As the son of an Irish immigrant laborer, Moloney was among an early group of men of Irish descent and Democratic politics in Rutland to gain success in a professional field.

In addition to his association with the Rutland City Charter, Moloney also played an important role in Rutland's political transformations of the 1880s. The Knights of Labor, the first national organization to attempt to unionize labor, formed in the 1880s in Rutland. This organization helped narrow the political distance between the Republican elite and the working class, and elected a slate of candidates in the municipal election of 1886. In an attempt to regain power, the town's business leadership formed the Citizens Party, a group of Republicans, Democrats, and some labor representatives. Moloney, a Democrat known for his good relations with organized labor, joined this new party in 1888, the year it captured town meeting. He also ran for State Attorney this year, and lost, but in 1890, he represented the village of Rutland in the State Legislature. In 1894, Rutland returned to two-party politics dominated by Republicans, but the Democrats had more

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8      Page 5**

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

influence than before the Knights of Labor and the Citizens Party changed the face of politics. Later accomplishments of Moloney include his candidacy for Congress in 1896, his service as Chair of the Vermont delegation to the National Democratic Convention in 1896, his nomination by the Democratic party to the office of Governor in 1898, and his nomination to a seat in the U.S. Senate in 1899. He also compiled the laws of the State of Vermont for public use several times.

On November 23, 1891, Moloney married Annie J. Gooley (1867-1936) of Rutland. Annie's parents were also Irish immigrants and she had been orphaned in 1884 at the age of seventeen. Annie became the ward of Frederick and Charlotte Chaffee, who lived a few houses away from the Gooleys on South Main Street and had previously lost their only daughter. The Moloney wedding was the biggest service yet to be held in St. Peter's Church in Rutland. An elaborate wedding reception was held at the Mrs. Chaffee home (Frederick had died six months earlier). One of the wedding gifts was Frederick Chaffee's bequest of the deed to the 194 Columbian Avenue house (House #1), then occupied by George T. Chaffee. The Moloneys resided at the Berwick House hotel in Rutland, perhaps while George was awaiting the completion of his South Main Street mansion, Sunny Gables (now the Chaffee Center for the Visual Arts), and/or while the Moloneys were awaiting the completion of the expansion of their new home. The Moloneys moved into House #1 in 1892, and in 1894, purchased 196-98 Columbian Avenue (House #2) from the Chaffee estate and became its landlords.

Both the Chaffees and the Moloneys resided in lower middle class neighborhoods with a mix of immigrant and non-immigrant residents, despite their upper middle class status. The Frederick Chaffees lived in an area of South Main Street known as "upwardly mobile working-class." Like George T. Chaffee before him, Thomas Moloney could have afforded a home in a more prominent neighborhood and could have sold 194 Columbian Avenue and moved elsewhere. However, at this point, an Irish-American lawyer or merchant was more likely to live next to Irish laborers than among the non-immigrant middle class. It is also possible that the Moloneys did not want to insult the Chaffees' display of generosity by selling the house they inherited. Instead, they transformed it into the grandest house in the neighborhood.

After Thomas Moloney's death, Annie Moloney and several of their children continued to reside in House #1 and rented out House #2. Annie represented the City of Rutland in the State Legislature in 1929. In 1925, she started renting House #2 to the Vermont Department of Public Welfare, and it became the "Girls Colony" for the Vermont State School for Feeble-Minded Children. This school opened in Brandon, Vermont, in 1915, and cared for and provided job training for mentally disabled Vermonters. (This school was renamed the Brandon State School in 1929, then the Brandon Training School in 1956. The Brandon campus was listed on the National Register of Historic Places in 1999.) It was the first state-supported residential school, and its purpose was to segregate the mentally disabled from society in order to lessen their burden and prevent reproduction. This perspective changed in 1924, after the realization that it was impossible to institutionalize every mentally disabled Vermonter, and because many with training could become employed in specific industries and successfully integrate into mainstream society. At this point, the school was considered more of a training school and less of an asylum.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8      Page 6**

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

One of the changes as a result of this change in philosophy was the establishment of the girls colony where "higher functioning" girls could live with "minimum care in a more normal setting." This was funded with a 1925 legislative appropriation of \$5,000 annually. In the "Biennial Report of the Director of the Department of Public Welfare of the State of Vermont for the Year Ending June 30, 1926," it was noted that, "The girls have been to a certain extent salvaged, they have returned to a modified and supervised community life and have been made largely self-supporting." It is possible that this location was chosen as the girls colony due to its proximity to the Riverside Reformatory, a women's prison located diagonally across the street at the northeast corner of State and Grove Streets in the former House of Correction. This prison had closed in 1919 and opened as the Reformatory in 1921. The Reformatory maintained the same philosophy that the Brandon School adopted in 1924; one of rehabilitation through work duties and training rather than punishment. The prisoners' main duty was to provide laundry services to the citizens of Rutland, and it is possible that the girls colony residents assisted. The Reformatory closed in 1970 and the prison was razed.

After Annie Moloney's death in 1936, her children moved out of the house one by one, and by 1939 it was vacant. The house remained vacant until 1944, when both houses were acquired by the Brandon State School and used as the girl's colony. By 1952, the connector had been constructed. Both buildings remained in this use until the Brandon Training School left this facility in 1958. The reason for the departure is not reported in a biennial report; it may have been due to the construction of several dormitories at the Brandon campus during the 1940s and 1950s. From 1961-1964, the houses were occupied by VFW Post 648, and were later converted to multi-unit apartment houses. After a few years of vacancy, in 2000 the houses were rescued by the Rutland County Community Land Trust and were rehabilitated as affordable housing in 2001. This included the removal of the connector, which had been poorly constructed and was in deteriorated condition. The barn behind the houses was removed sometime between 1962 and 1978.

The Chaffee-Moloney houses' architectural significance lie in their intact Queen Anne styling, quality construction, and their use of fine local materials (brick, limestone and marble). Character-defining features of House #1 include the story-high rusticated limestone-veneer, marble foundation, brick walls, slate cross-gabled and hipped roof, molded cornices, limestone window sills and lintels, corbeled chimney, eyebrow window, limestone and marble Colonial Revival-style porch, Eastlake-style doors and stairhall, molded interior trim with graining, pressed tin and decorative plaster ceilings, and patterned wood flooring. In addition, House #1 is featured in a 1900 book displaying fifteen of Rutland's grand residences. House #2 is a good example of a vernacular Queen Anne duplex, and has character-defining features including a marble foundation, rusticated limestone basement walls under brick walls, cross gable, slate roof, molded cornices, limestone window sills, segmental arch window openings, two Queen Anne porches with turned posts and spindlework friezes, and Eastlake-style staircases. The architects and/or builders of the houses are unknown; it is possible that they were designed by Lyman Milo, a local architect of the Queen Anne style during the 1880s. Because the buildings have recently been rehabilitated and are owned by a land trust, there are no potential threats to their integrity and they should remain significant local landmarks into the distant future.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 9

Page 1

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

**Bibliography**

Beers, F.W., et al. *Atlas of Rutland County, Vermont*. New York: F.W. Beers, A.D. Ellis & G.G. Soule, 1869.

Beers, J.L. & Co., "Plan of Rutland, VT." 1884.

"Biennial Report of the Department of Public Welfare of the State of Vermont for the term Ending June 30, 1924." Rutland, VT: The Tuttle Company, 1924.

"Biennial Report of the Department of Public Welfare of the State of Vermont for the term Ending June 30, 1926." Rutland, VT: The Tuttle Company, 1926.

*Book of Biographies*. Buffalo, NY: Biographical Publishing Company, 1899.

Child, Hamilton, Comp. *Gazetteer and Business Directory of Rutland County, VT for 1881-82*. Syracuse, NY: Hamilton Child, 1881.

City of Rutland. Land Records. City Clerks Office, Rutland, VT.

City of Rutland. Marriage Records. City Clerks Office, Rutland, VT.

County of Rutland. Probate Records. Rutland County Courthouse, Rutland, VT.

Davison, F.E. *Historical Rutland*. Rutland, VT: Phil H. Brehmer, 1911.

Eaton, Lorraine. "Riverside Women's Reformatory." *Rutland Historical Society Quarterly*, Vol. XIX, No. 2, 1989.

"Every Republican Voter, Read This!" Flyer printed in 1888. Manuscript Collection, Vermont Special Collections Library, Burlington, Vermont.

Fink, Leon. *Workingmen's Democracy: The Knights of Labor and American Politics*. Urbana, IL: University of Illinois Press, 1983.

Graffagnino, J. Kevin. *Vermont in the Victorian Age*. Bennington, VT: Vermont Heritage Press and Shelburne Museum, 1985.

Hannon, Patrick T. "The Irish in Rutland." *Rutland Historical Society Quarterly*, Vol. XII, No. 3, Summer 1982.

Jenks, Margaret R. "Rutland County Vermont Cemetery Inscriptions." 1995.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 9

Page 2

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

*Residences in Rutland City, Vermont.* Rutland, VT: Brehmer Brothers, 1900.

Roberts, Gwilym R. *New Lives in the Valley.* Somersworth, NH: New Hampshire Printers, 1998.

*Rutland Daily Herald.* Newspaper articles of various dates.

“Rutland Families.” Unpublished manuscripts at Rutland Public Library.

Rutland City Directories. 1884-1965.

Sanborn Insurance Maps of Rutland, VT. New York, NY: Sanborn-Perris Map Co., 1879, 1895, 1900, 1905, 1910, 1916, 1925, 1951, 1962.

Smith, H.P. and W.S. Rann, eds. *History of Rutland County, Vermont.* Syracuse, NY: D. Mason & Co., 1886.

“Souvenir Program, Rutland Old Home Week.” Rutland, VT: The Tuttle Company, 1901.

Stone, Arthur. *The Vermont of Today.* New York, NY: Lewis Historical Publishing Co., 1929.

Temple, Edward Lowe. *Old Rutland: Side Lights on Her Honorable and Notable Story During One Hundred and Sixty Years.* Rutland, VT: 1923.

Town of Rutland. “Quadriennial Appraisal of the Real Estate of the Town of Rutland, for 1891, 1892, 1893, 1894.” Rutland, VT: 1890.

Town of Rutland. “Quadriennial Appraisal of the Real Estate of the Town of Rutland, for 1895, 1896, 1897, 1898.” Rutland, VT: 1894.

United States Bureau of the Census. U.S. Census records for Town and City of Rutland, 1870, 1880, 1900 and 1920.

Village of Rutland. “Annual Report of the Village of Rutland.” 1889.

Warren, Edna Johnson. “Rutland, Past, Present, Future.” *The Vermonter.* Vol. XIII, No. 8, Aug. 1908.

West, Robert Edward. *Rutland in Retrospect.* Rutland, VT: Rutland Historical Society, 1978.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 10 Page 1

Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont

---

**Verbal Boundary Description**

The boundaries of the Chaffee-Moloney Houses parcel are the legal boundaries for Rutland Tax Parcel 19-3047.

**Boundary Justification**

The boundary encompasses the historic and current .73 acre lot that the Chaffee-Moloney Houses occupy. This boundary is sufficient to convey the historic significance of the Chaffee-Moloney Houses.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Photograph Labels Page 1**

**Chaffee-Moloney Houses  
Rutland, Rutland County, Vermont**

---

The following is the same for all photographs:  
Chaffee-Moloney Houses  
194-198 Columbian Avenue  
City of Rutland, Rutland County, Vermont  
Photographs by Paula Sagerman  
Negatives on file at the Vermont Division for  
Historic Preservation

Photograph #1  
Facing southwest toward House #1 (left) and  
House #2 (center, mostly hidden by trees)  
April 2001

Photograph #2  
Facing southwest toward House #1  
April 2001

Photograph #3  
Facing southeast toward House #1 (left) and  
House #2 (right)  
April 2001

Photograph #4  
Facing south toward House #1  
April 2001

Photograph #5  
Facing northeast toward rear of House #2 (left)  
and House #1 (right)  
April 2001

Photograph #6  
Facing north toward rear of House #2  
April 2001

Photograph #7  
Facing northeast toward rear of House #1  
(right), part of House #2 (left) and connector  
(middle)  
April 2001

Photograph #8  
Facing northwest toward rear wing (left) and  
side ell (right) of House #1  
April 2001

Photograph #9  
Facing north toward connector (demolished  
June 2001)  
April 2001

Photograph #10  
Facing northwest toward east rear porch of  
House #2 (demolished June 2001)  
April 2001

Photograph #11  
Facing north in stairhall of House #1  
April 2001

Photograph #12  
Facing northeast in second story of stairhall of  
House #1  
April 2001

Photograph #13  
Facing north in first story of side ell of House  
#1  
April 2001

Photograph #14  
Facing southwest in first story east stairhall of  
House #2  
April 2001

Photograph #15  
Facing northwest in third story west stairhall of  
House #2  
April 2001



RESIDENCE OF THOMAS W. MALONEY.

Chaffee-Moloney House #1  
194 Columbian Avenue  
Rutland, Rutland County, Vermont

1900

Note: House #2 was airbrushed out of the photo



RUTLAND HOMES, BREHMER BROTHERS, 1900

Vermont Historical Society