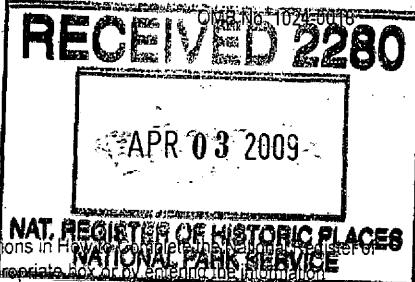


United States Department of the Interior
National Park Service

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 Historical Properties Nomination Form or 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: Homestead-Horton Neighborhood Historic District

other names/site number: _____

2. Location

street & number Homestead Place, Horton Place, Canal Street

not for publication N/A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 x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally.

(See continuation sheet for additional comments.)

N. E. Bove Acting SHPO March 31, 2009

Signature of certifying official

Date

Vermont Division for Historic Preservation

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

B. S. Delane

Date of Action

4/3/09

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
<u>25</u>	<u>4</u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>25</u>	<u>4</u> Total

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:	Domestic	Sub:	Single dwelling
	Domestic		Multiple dwelling

Current Functions (Enter categories from instructions)

Cat:	Domestic	Sub:	Multiple dwelling
	Domestic		Single dwelling
	Commerce/Trade		Professional

7. Description

Architectural Classification (Enter categories from instructions)

Greek Revival
Gothic Revival
Italianate
Queen Anne
Shingle Style
Colonial Revival

Materials (Enter categories from instructions)

foundation	concrete
	brick
roof	slate
	asphalt
	steel
walls	weatherboard
	shingle
	vinyl
	stucco

other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)
See continuation sheets (7-1 through 7-38)

=====

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.

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.
- G less than 50 years of age or achieved significance

Narrative Statement of Significance : See continuation sheets (8-1 through 8- 11)

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

=====

9. Major Bibliographical References

=====

(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: Brattleboro Historical Society

10. Geographical Data

Acreage of Property Roughly 4.5 acres

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

Zone	Easting	Northing	Zone	Easting	Northing
1	<u>18</u>	<u>699174</u>	<u>4746452</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 Lyssa Papazian, Historic Preservation Consultant

organization _____ date December 2, 2008

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

city or town Putney state VT zip code 05346

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.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items) -Copies of historic photographs, maps, and documents

Property Owner

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

name see attached sheets

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Homestead-Horton Neighborhood Historic District
name of property

Brattleboro, Windham County, Vermont
Town, County and State

The Homestead-Horton Neighborhood Historic District is a compact group of residential buildings in an urban setting that were constructed between 1840 and 1915 located along Canal Street, Horton Place, and Homestead Place in Brattleboro, Vermont. The historic district includes in total 29 buildings. Of these, 21 primary and 4 accessory buildings retain integrity of location, design, setting, workmanship, feeling, association and materials, and are contributing to the district. In addition, three modern garages and one modern shed are non-contributing. The architectural character of the district is dominated by the Queen Anne style as applied to both large single family homes and to small apartment buildings. The northeast boundary of the district abuts the Canal Street School, entered in the National Register of Historic Places on August 19, 1977, and the adjacent Canal Street-Clark Street Neighborhood to the north, entered in the National Register on July 7, 1993. Nearby, a short two blocks down Birge Street to the southwest, is the former Estey Organ Factory complex (listed in the National Register on April 17, 1980, and amended with a Boundary Increase listed on January 9, 2007). A steep wooded bank creates a natural boundary to the district on the east while outside the district across Canal Street modern commercial development dominates the streetscape.

Most of the residential structures in the district are either originally multi-unit or were converted from single family to multi-unit in the period from 1895 to 1915 and represent substantial urban infill of earlier village areas to address increased housing needs in the urban core. The majority of buildings were built new in a restrained Queen Anne style. Though there are some earlier houses along Canal Street, many of these were updated in the late 19th and early 20th centuries with the addition of Victorian porches or even re-located to side streets to make way for larger new buildings on Canal Street. The earlier buildings, including #s1-4 are of the vernacular Greek and Gothic Revival style or very simple such as #s 9 and 10 which were re-located during the period of significance. A notable stylistic exception in this neighborhood is the simple early Italianate home of Jacob Estey (#20). His large property pre-dated many of the district buildings and was subdivided after his death. Most of the buildings of the Victorian era are two and three stories often with two or three story porches. This is a dense small neighborhood that is bordered by Canal Street on the west and a steep hill on the east that sweeps around the cluster of houses in an arc that creates a natural border. It was fully developed with its present density along the two side streets – Homestead Place and Horton Place by 1915. Only one building has been demolished since 1919. The architectural and historic character of most of the buildings is well preserved and the district remains a visually cohesive neighborhood.

The Homestead-Horton Neighborhood Historic District is within easy walking distance of the downtown section of Brattleboro's Main Street. Canal Street, which is an extension of Main

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Street and roughly follows the east bank of the Whetstone Brook, leads up a hill to the south and continues past the older residential neighborhood of Clark Street-Canal Street Historic District and the Elm Street bridge across the Whetstone to the beginning of the Homestead-Horton district. Between Main Street and the district Canal Street is a mix of single and multi-family residential with scattered small commercial uses. The district itself on the east side of Canal is entirely residential with only one mixed use property while the opposite side of Canal is almost entirely commercial with a small residential enclave behind it. At the southern end of the district, Washington Street leads up a steep hill to the east to more residential neighborhoods while on the west Birge Street leads to the Estey Organ Factory Complex and Estey-related residential neighborhoods to the west. Further south from the district, Canal becomes more commercial and institutional with the Brattleboro Memorial Hospital dominating the west side.

The district and other nearby residential neighborhoods on the eastern and southern side of Brattleboro are filled primarily with modest homes and multi-family units on relatively small lots. The hills that rise on the north and west of the downtown, by contrast, have neighborhoods of larger homes and fancier multi-unit buildings on larger lots. The district has always been a working neighborhood and is in close proximity not only to the Estey Organ Factory where many of its residents worked but also to the industrial areas of Flat and Frost Streets across the Elm Street bridge just to the north. Here other industries such as carriage and light manufacturing, lumber mills, machine shops, and wholesale grocers were located throughout the latter half of the 19th and first half of the 20th centuries. If residents walked instead to the bottom of Canal Street where it meets Main Street at the falls of the Whetstone they would have found another 19th century industrial cluster with the railroad, a paper mill, gas works, and other businesses. Despite a lot of change along Canal Street brought about by the automobile and other late 20th century forces, the district has remained a very intact residential neighborhood aided by current zoning and also possibly because it is physically protected by a hill on the east.

District Inventory

1. **208 Canal Street, c. 1855, contributing**

This 2-story, three by four-bay gable fronted house is an example of the Greek Revival style that was updated in the late 19th century with a Victorian style front porch. Despite some modern alterations to the front façade that include a modern deck on top of the historic front porch, this house still has the ability to convey its history. Its original details include a molded cornice with returns, clapboard siding with plain corner and frieze boards and water table, slate roof, a

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Homestead-Horton Neighborhood Historic District
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sidehall entrance with simple classical surround, regular fenestration, brick foundation and front porch with turned posts, plain handrail with square balusters and scroll sawn brackets. There is a long, four-bay, two-story rear wing with a slate roof that is flush to the north façade and recessed from the south. At the rear of the property is a detached frame garage with some historic features

The front façade has a side entry with simple pilasters supporting a plain entablature. It probably originally had sidelights but now has solid wood panels flanking a modern paneled replacement door with a storm door. There are two windows on the first floor with plain trim - some of which has been recently replaced. The northern window opening has modern replacement sash that is shorter than the original opening and topped with a wood panel. The other window is original size with replacement one-over-one light sash. The second floor of the front façade originally had three windows but the southern window has been replaced by a modern door onto the new second floor deck above the porch. There is a modern simple wooden guard rail around this deck. The other two window openings have replacement one-over-one light sash. There is a gable window in the attic that was originally similar in size to the others but has been shortened and infilled on the bottom with a smaller modern window above. The porch has a set of modern wooden steps and a simple wood railing.

The north façade has regular fenestration with all windows matched up in bays – three in the main block and three in the wing with a single window on the first floor in the rearmost bay of the wing. There is also a pair of very small windows lined up on the first and second floors in between the third and fourth bays. The window sash is replacement one-over-one light.

On the south façade of the main block there is a front blind bay and then regular matching fenestration in the last two bays. The wing which is recessed from this side has irregular fenestration on this façade. The first floor has two windows alternating with two doors. The second floor has a window and a door onto a second floor porch and then a pair of windows near the end. The first three bays of the wing have an original second story porch with slate shed roof and simple posts and handrail with plain balusters. The porch is now screened-in and supported below on modern wood posts. It likely had an original first floor porch component. The rear (east) façade of the wing is one bay wide and has one window centered on the second floor.

A historic photograph from c. 1900 shows this house with one story Victorian style porches on the front and the south side. The Sanborn map indicates that the south side porch was two stories by 1919. The photograph shows louvered shutters and most of the same fenestration as now on the main block and first floor of the wing but the wing's second story was different with no door or second floor to the porch and only a single window on the end.

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This house was not shown on the 1852 Presdee & Edwards map and first appears on the 1856 McClellan map with the label "Mrs. Miller," which it is still labeled on the Beers 1869 map. The 1895 map shows it labeled "Miller Est." According to the 1884 Childs directory the property, originally numbered 60 Canal, had three occupants - Miller, Burnett & Noyes. Ira F. Burnett (60 Canal) was Superintendent of Estey's Tuning Dept. George Burnett, an organ dealer, and Frank L. Burnett, a tuner, both "boarded" with Ira. Charles D. Noyes, a peddler, also lived here as did Mary Miller, widow of Rodney. In the 1900 census, the home continued to be occupied by the Burnett family.

1a. 208 Canal Street, garage, c. 1955, non-contributing

There is a detached two-bay shed-roofed frame garage built into the hill at the rear of the lot. It is very simple with clapboards and plain corner and frieze boards and its only detail is in the paneled double leaf doors on each bay. These are older in style than the construction date suggested by the 1950 Sanborn map which does not show this structure. Each door leaf was originally glazed on the top half though they are all boarded presently over a set of four vertical narrow panels. If the garage was indeed built after 1950 as the map indicates, the doors may be older and have been salvaged from elsewhere. Outside period of significance of nomination.

2. 202 Canal Street, c. 1855, contributing

This 1 ½ - story, three by four-bay gable fronted house is an example of the vernacular Gothic Revival style and was updated in the 20th century with a Colonial Revival style front entry porch. Some of the front façade decorative features including the porch and a likely original three-sided bay window have asphalt shingle roofing while the main block and other decorative features including another side bay window and a gable wall dormer have slate roofs. The main roof has a brick chimney near the center. There is a rear wing flush to the north side and an attached rear barn/garage that has been converted partially to living space. The front (west) façade of the main block still has its side hall entry with classical entablature surround and half-light sidelights, simple cornice returns, eave trim, corner boards, and water table. The house has clapboard siding. There is a large three-sided bay window on the front façade and another shallower one on the north side below a gable wall dormer. These are likely original Gothic Revival features and have beaded molded cornices.

The front façade has the three sided bay window with one-over-one light replacement sash in plain surrounds on the north side of the first floor and a side entry door on the south side. The

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six-panel door has a simple classical surround with Tuscan flat pilasters supporting the entablature that is distinguished by a very shallow pointed Gothic arch over the door. The 2/3 length side lights have delicate thin muntins and a solid lower 1/3. The entry porch added later is square in plan with a shallow hipped roof supported by clusters of three slender turned posts at the two front corners. The simple entablature is accented by broadly elliptical arches between the corners of the porch. The second floor of the front façade has two windows centered in the gable with plain surrounds and one-over-one light replacement sash.

The north façade of the main block has essentially two bays. The front bay has one window on the first floor and the rear bay has a likely original, slate-roofed, three sided bay window on the first floor and a large likely original gable wall dormer with cornice returns above it. The wall dormer contains two windows – one of which now contains glass bricks. The small bay window has a molded and beaded entablature and frieze with curved edges and may have been altered with replacement windows and some clapboard infill. The north façade of the rear wing is flush with the north façade of the main block and was raised from one to two stories between the 1950 and 1971 updates to the Sanborn map. It has three windows irregularly spaced on the first floor and a single small window near the western end of the second floor. The north façade of the rear attached barn/carriage house is also flush and has a vertical plain trim board down the middle of the clapboarded side. There are two irregularly placed small windows on the western half - one at the ground floor level and one higher up.

The south façade of the main block has only one modern casement window on the first floor near the rear corner. The rear wing was originally a single story recessed from this façade with a porch across. Sometime after 1950 the wing was raised to two stories with a second floor that is deeper than the first floor though still somewhat recessed from the main block. There is a partially recessed porch extended under a shed metal roof supported on large brackets. The wing has a window and door on the first floor and one window on the second floor. Continuing flush with the second floor of the wing is the south façade of the attached barn/carriage house. This has a centered very steep Gothic Revival style cross gable. The center bay contains a modern door and little projecting deck on the second floor with a regular door on the ground floor level below. The western bay has a double leaf bay door with small multi-pane glazing at the top and two small fixed multi-pane windows on the knee wall above. On the eastern side, the structure appears to have been altered with a more modern garage bay and the rear appears to have an added deck. The structure has been converted to residential use.

No building is shown here on the 1852 Presdee & Edwards map and the McClellan 1856 map shows a small house without name. The 1869 Beers map labels it "G. W. Fuller" (note probably

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not related to Levi K. Fuller). This house is labeled "I. S. Higgins" on the 1895 Miller Map and was later numbered 58 Canal Street. In the 1884 Childs directory, Ira S. Higgins was listed at 58 Canal and was a tuner for Estey organs "since 1865." He still lived there in 1900 and had likely been there since 1870. The 1870 census record for the Higgins family which did not list street numbers, showed them in a two-family property that they shared with the family of machinist John Vinton.

3. 198 Canal Street, c. 1860/c. 1890, contributing

The house is an example of the vernacular Greek Revival/Gothic Revival style which appears to have been updated with some Queen Anne features c. 1890 and again more recently with some modern alterations. It may have originally been loosely modeled on the neighboring house (#2), as it has the same size and form. The 1 ½-story front gable house with slate roof, central brick chimney, and cornice returns has two large original gable wall dormers on the north façade also with cornice returns, a front porch and second story bay window. The combination of basic Greek Revival features such as a fairly broad gable front and cornice returns on all gables with Gothic Revival forms such as the paired gable wall dormers on the north side suggests a vernacular application of various features common in the neighborhood and Brattleboro in the mid-19th century. For example, neighboring c. 1855 #2 has a very similar gable dormer on the north façade that might have originally been paired. Also, this house's one story rear wing may be more like what the altered wing at #2 originally looked like. On the south façade, there is a two-story, one bay wide, projecting gable pavilion that has clipped corners on the first floor and an overhanging second floor in Queen Anne style. There is also a remaining Queen Anne style fixed window with decorative muntin pattern on the first floor of this pavilion. Although it has a slate roof and cornice returns like the main block and seemingly continuous brick foundation, stylistically the pavilion appears to have been added later. The fenestration pattern of the main block is fairly regular and likely original on the north side façade but on the front façade has been altered with a central three sided bay window on at least the second floor and a hipped roof porch that may have been part of a c. 1890 Queen Anne style updating. A 1971 update to the 1950 Sanborn shows the demolition of a rear attached barn or carriage house that may have looked like the one at #2. More recent modern alterations to this house include the application of vinyl clapboard siding, replacement of the window sash, and the enclosure of the front porch.

The first floor of the front façade is hidden within a full length porch that has been enclosed with banks of windows and vinyl clapboarded wall. The porch roof is asphalt shingle and there is a modern shallow gable entry canopy that projects from the porch to protect the door on the side

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and the small wooden entry stoop. It is likely that, like the neighboring house #2, the door is a side hall type lined up with the porch door. The second floor has a three sided bay window in the center and intersecting the porch roof below. It may continue on the first floor. Its three sided hipped roof is not visible and may have asphalt shingle or slate roofing. The three windows in the bay have replacement sash like the rest of the windows on the building.

The north façade has four windows on the first floor and paired sash in each of the two wall dormers on the second floor. The north façade of the rear one story wing is flush with the main block and has two regular sized windows and one small high window. It has not been covered with vinyl siding on this side. The lower wing roof appears to standing seam metal.

The south façade has no windows on the main block except for the last bay which projects in a two-story pavilion that was likely added later c.1890. As noted above, the first floor of the three sided pavilion has angled clipped corners with regular size windows on the angled sides and a small high fixed Queen Anne style window on the south face. On the second floor the three sided pavilion is straight sided with the corners overhanging the first floor. There is one window on the south façade and a modern very small awning window in the corner of the west side façade. The south façade of the wing is recessed from the main block and is a porch enclosed like the front porch with a bank of windows, a door, and vinyl clapboarded wall. There is an attached shed at the rear.

This house was not on either the 1852 or 1856 maps but is on the Beers map in 1869 labeled "Mrs. Carpenter." In the 1884 Childs directory, Ossian Bailey lived here (56 Canal) and he was described as a tuner for Estey organs "since 1865." The census for 1870 lists the Bailey family in the vicinity of the neighborhood though houses were not numbered and they were listed in this address on the 1900 census suggesting that they were long time residents of this property.

3a. 198 Canal Street, garage, c. 1960s, non-contributing

This gable front two bay frame garage at the rear of the lot was added between the 1950 and 1971 corrections to the Sanborn maps. The front (west) façade has two overhead garage doors with the gable above and wall on the sides covered in novelty siding. There are no side windows but there are two rear façade windows.

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4. **192 Canal Street, c. 1853, contributing**

Map evidence indicates the date of this 2 ½-story, frame house to be c. 1853 which is later than suggested by its simple stylistic features such as a Georgian plan, center hall form and very shallow eaves. It may be an example of transitional Federal/Greek Revival being used somewhat anachronistically in the vernacular tradition. The door surround is a simple peaked lintel entablature with flat plain pilasters and half-length sidelights. Many of the original features have been replaced in kind including the clapboards and four-panel front door. The windows still have two-over-two light sash. The off center ridge chimney may have originally had a symmetrically matching chimney on the other side. The house has two 1-story rear gable wings – one with a slate roof and the other with asphalt shingles that are offset from each other and recessed from both sides of the main block. It was used as a two –family house for the second half of the 19th century.

The five-bay symmetrical front façade has a centered entry door with simple peaked lintel surround and half-length side lights. The door is flanked by two windows on either side with five similar windows regularly spaced on the second floor. The second floor window lintels abut directly to the plain frieze at the eave, much like an earlier style building.

The north façade is four bays wide with the western bay blind and windows in the second, third, and fourth bays. There is a larger space between the second and third bays. On the second floor, the fenestration matches and is exactly lined up with the first floor windows. There are two windows centered in the gable and a modern louvered triangle in the top of the gable. The cornice returns are quite short and the molded raking cornice is simple with no eave overhang. On the first rear gable wing which is likely original, the north façade is recessed from the main block and has several windows. The second gable wing is a recent, two-bay deep c. 1995 replacement of an older shed and is similar in height and width to the gable roofed first wing. It is offset from the first wing so that its northern façade is in line with the north facade of the main block and has two windows.

The south façade is similar to the north façade with a four bay depth and irregularly spaced windows. The western two bays have regular fenestration. There is a wider space in the center and the eastern two bays have a pair of windows centered between them and a single window centered between them on the second floor. There is a single window centered in the gable with a modern louvered triangle in the top of the gable. The first rear wing is recessed from the main block and has a modern shed roofed porch along part of this side that extends almost to the corner of the main block. There is a door and three windows on this façade of the first wing. The

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second rear wing is slightly offset from the first wing and so is slightly recessed from its southern façade. It has two windows on this façade.

The rear (east) façade of the main block is almost entirely covered on the first floor by the rear wing and partially covered by it on the second floor. There is one first floor window in the southern bay of the rear façade under the rear porch and a modern small window in the second floor above the gable roof on the southern side. The rear façade of the second, modern wing has two doors and one window.

The rear of the site, like that of the neighboring properties (#s5 & 6), is held in common by the owner of all three buildings, Windham Housing Trust. There is a side walk and small sitting area behind the three buildings and all share a large parking lot and common driveway behind #4.

Despite its early style of form and massing, this house is not depicted on the 1852 map but first shown on the 1856 map labeled "N.E. Priest." It was labeled "J. Estey" on the 1869 map and may have referred to Julius Estey (Jacob's 24 year old son) or to James Estey, (Jacob's brother who also lived in Brattleboro according to Cabot). Julius Estey had married Florence Gray in 1867 and by 1873 was living in the earlier mansion built by John Stoddard (designed by architect Richard Upjohn) off Elliot Street that Estey later re-modeled and re-named "Florence Terrace."

However, this house, like others labeled "J Estey" on the Beers map, may have simply been owned by Jacob Estey and rented to his employees. According to the 1884 Childs directory, Milton A. Bement, an Estey Organ Co. employee, lived here (then called 54 Canal). The 1870 census lists young Milton Bement and his family in this neighborhood in a two family house along with the Cutter family that also worked in the organ factory though no specific house numbers were listed. It seems likely that this is where Bement lived. Daniel Bement, Milton's father was one of Jacob Estey's earliest employees according to Mary Cabot's *Annals of Brattleboro*¹. He was quoted in her book as reporting that he came to work for the company in 1853 as one of about six or eight employees and he did all the filing and fitting of reeds. In the 1900 census he was listed at this address at the age of 75 and described as an "organ maker."

¹ Cabot, Mary R. comp. and ed. *Annals of Brattleboro 1681-1895*, 2 vol. Brattleboro, Vt.: Press of E.L. Hildreth and Co., 1922, p.632

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5. **188 Canal Street, c. 1860/c. 1915, contributing**

The house is a mixture of vernacular Greek Revival, Queen Anne style and Shingle Style/Colonial Revival Style element. It is distinguished visually by its Shingle Style/Colonial Revival Style wraparound two story porch. There was a change in the mapping of this house from the 1912 to the 1919 Sanborn maps. The property footprint is similar but it went from a 1 ½-story main block and rear wing with attached barn to a 2-story building with 2-story wraparound porch and a very long 2 story rear wing with an open second floor veranda over the first floor on the side façade. The stylistic details of the building are of a somewhat earlier vernacular vocabulary except for the wraparound porch and some doors. It is unclear what changes may have occurred but the details of the main block appear older than the porch and suggests that some or all of the earlier 1 ½-story 19th century building is still extant. Trim is fairly consistent from the first to the second floors with peaked lintels on the windows but the sash of the first floor are one-over-one light while the upper floor and half have two-over-two light. Perhaps the earlier structure was salvaged and re-used with similar details added on the newer elements. The stylistic details include peaked lintels on all windows and most doors, clapboard siding, simple molded cornice and small cornice returns, early 20th century style glazed and paneled doors, two-over-two and one-over-one light sash windows, the recessed side veranda, and the two story wraparound front porch with paneled square posts, paneled frieze between stories, and solid shingled balustrades that have elliptically arched cut outs at the floor.

The front gable façade has three bays and a full width two story wraparound porch with shingled balustrades. In a recent renovation, simple metal pipe railings were added above the balustrades to meet the code required height. There is a side hall doorway and two windows on both floors as well as two windows centered in the gable. The first floor door has a simple peaked lintel and is glazed, while the second floor door onto the porch has a leaded glass transom and no glazing.

The north façade has four bays on the main block and full wraparound porches on both floors. The first floor has two windows, a door, and a blind bay. The second floor has the same. The north façade of the rear 8-bay wing is recessed from the main block and has two doors and six windows on the first floor. There is a c. 1995 ADA accessible concrete ramp leading to the two rear doors with simple metal pipe railings. The second floor of the wing is even further recessed leaving a covered second floor veranda along the entire façade. The detailing of the veranda is identical to that of the front porches. The windows and doors are aligned with those below.

The south façade has fewer, somewhat irregularly spaced windows and a small gable dormer. The rear wing is almost continuous but the roof is slightly lower and has a brick chimney near

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the ridge. The fenestration is somewhat irregular in spacing though consistent in peaked lintel surrounds.

The rear (east) façade is of the rear wing and has two windows on the first floor and one window on the second and attic floors.

The rear of the site, like that of the neighboring properties (#s4 & 6), is held in common by the owner of all three buildings, Windham Housing Trust. There is a side walk and small sitting area behind the three buildings and all share a large parking lot and common driveway behind #4.

This house replaced or completely remodeled an earlier 1 ½-story house labeled "D.F. Brackett" on the 1895 Miller Map and "F. H. Harris" on the 1869 Beers map. By the 1884 Childs directory, Frederick H. Harris, of Harris & Butterfield builders and contractors, lived on Oak Street and this house was occupied by Dana F. Brackett, an Estey Organ Co. employee and William Brackett, a bookkeeper who boarded with Dana. According to the census and directory data, the address continued to list one family sometimes with boarders until 1915 which showed at least two units. In 1920 three different units were clearly differentiated and the property housed over twelve people. The building now contains five affordable housing units and is owned by the Windham Housing Trust.

6. 182 Canal Street, c. 1895, contributing

The triplex is an example of the Queen Anne style applied to a multi-unit building. This very large, 2 ½-story frame cruciform-shaped residence with an additional attached rear dwelling unit has many exuberant Queen Anne style flourishes and features that take full advantage of its corner location. These include asymmetrical angled bays, a complex footprint with many corners, angles, pavilions, and a prominent octagonal corner bay, two story porches with Queen Anne details, deeply pedimented gables, multiple chimneys, large windows with heavy molded surrounds, a Queen Anne style door with decorative glazing, and a roof with several intersecting gables and dormers. The clapboarded building has a brick foundation, slate roof, brick chimneys, and one-over-one light sash windows throughout. Its walls have plain corner boards, frieze and water table.

The front (west) façade is a pedimented gable end with a one story octagonal projecting bay on the north corner. There is also a three sided angled bay window on the second floor only that is incorporated into the main gable pediment above and sits on the one story front porch below.

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This feature which is part of the original design of this building may have inspired the similar Queen Anne added features to the Greek Revival style #3 further south on Canal Street. There are eight narrow windows on the octagonal corner bay and two regular windows on the first floor front façade next to the side hall entry glazed door. The door and window surrounds are simple with molded projecting cornices on the lintels. The Queen Anne style paneled door has a large light bordered with small rectangular and square lights. The porch has a shed roof and wood deck, spindle valence and railing, scroll-sawn brackets and elaborately turned posts. There is a small gable with sunburst detail above the porch's entry bay. A metal pipe hand railing has been added recently to the stair in front of the door.

The north façade extends along Horton Place and is fairly symmetrical with the three-bay, 2 ½-story, projecting gable pavilion centered between the recessed eave sides fronted by two story porches that match all the details of the front porch. The upper railings of the second floor porches have had additional metal rails added above the historic railing to meet building code. The central gable façade of the pavilion has three regular windows on the first and second floors, and a pedimented gable that contains one centered window. The sash and surrounds match those of the front façade. The western recessed façade has a regular window and the octagonal bay in the corner bay. The second floor of this section has two regular windows. The short western façade of the pavilion has a glazed and paneled door on each floor onto the porch. On the eastern recessed side, there is a glazed and paneled door on each floor as well as two regular windows. On the second floor there is also a narrow window on the other side of the door. On the first floor of the short east façade of the pavilion is a second door onto the porch. The windows, doors, and porch details in this section match those of the front façade.

Attached to the rear of the main house is the 1 ½-story wing that was listed as a second and separate dwelling unit on the Sanborn maps. Its form and massing and the odd combination of details suggests that this may be the original carriage barn from the earlier residence on this site that was renovated and updated with added Queen Anne details when the main block was constructed. The slate gable roof is in line with that of the main block. There is a large front gable wall dormer and a rear cross gable ell. The north (front) façade has three bay windows on the first floor and a recessed entry porch under an overhanging second floor. The three sided bay windows have angled sides and three windows each. The small recessed entry has a small slate-roofed gable canopy projecting over the steps which has stick decoration in the open gable and scroll sawn brackets. The small porch has a simple spindle railing and a modern metal handrail have been added to the steps. The second floor wall dormer has a single two-over-two light sash window centered in the gable.

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The south façade of the main block has only one small Queen Anne style multi-light window on the second floor of the front section. There is a three-bay projecting gable pavilion which has a short western façade with one narrow window on each floor. The south façade of the pavilion has four windows across each of the first and second floors and a single window in the gable. The eastern recessed side is similar to the western south façade and the attached rear wing is deeply recessed where it connects to the main block and then extends into a cross gable ell that is nearly as deep as the main block. The south gable façade of the wing has two windows on the first floor and a single window in the gable as well as a shallow porch along its western facing side.

The rear of the site, like that of the neighboring properties (#s 4 & 5), is held in common by the owner of all three buildings, Windham Housing Trust. There is a side walk and small sitting area behind the three buildings and all share a large parking lot and common driveway behind #4.

A small house appears this location on the 1852, 1856, and 1869 maps but a new larger footprint appeared on this lot on the 1895 Miller map. It was part of the large "Andrew J. Horton" property that extended from Canal Street back to the foot of the hill east of this house where two smaller houses were also shown on the 1895 map. The house that is now #9 at the end of Horton Place was likely the small, older house formerly on this lot that was moved back by Andrew Horton in c. 1895 when he built this larger more fashionable house fronting on Canal Street. The 1895 map also showed that he owned the long lot adjacent with an empty lot on Canal where #13 is now and the smaller house #10 at the eastern rear of the lot where it is now. Between these was laid out the new street named "Horton Place." The small older house (#10) was likely also moved back from an original location on Canal in anticipation of the construction of Horton's own house in 1895-6 (#13). A newspaper clipping from the spring of 1895 reports that Horton was moving a house back on his lot in order to build a new house for himself. The Miller map shows the process half completed. It seems very probable that the same process had already been accomplished on this side with older #9 moved back and the newer #6 built in its place shortly before.

An 1852 map shows a few small houses fronting on Canal in this area but none at the rear of the lots. While more houses were constructed on Canal Street as documented by 1856 and 1869 maps, there were none on the rear of the lots. The 1895 map was the first to show Horton Place with the small houses at the foot of the hill. This location, known originally as 50 Canal Street, was clearly occupied previous to the current c. 1890s building by a smaller home. The earlier house, labeled "Root" on the 1869 Beers map, had been home to Joseph Root and druggist George Greene. By the 1900 census, this address had at least three units with an attached barn.

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By 1912, the barn was converted to residential use and the property had five units. It continues to house five units and is owned by the Windham Housing Trust.

7. 21 Horton Place, c. 1905, contributing

The 2 ½-story cross-gabled house is an example of the Queen Anne style. The frame two-family house is fairly conservative but has a shingled gable with molded cornice and cornice returns over the clapboarded main block with plain corner boards, frieze and water table as well as a wraparound shed-roofed porch with standing seam metal roof, turned posts, scroll-sawn brackets, and embellished gables over the steps. There is also a similarly detailed two story side porch at the rear of the west façade. The regular fenestration has simple surrounds with projecting lintels. The door frames are the same. There are some small Queen Anne style windows with decorative muntins. The slate roof has a brick chimney near the center. The foundation appears to have been replaced above ground with concrete block.

The front (north) gable three bay façade has a side hall entry with simple door surround and a glazed panel door. The porch, with a turned spindle railing, wraps around this façade and the west side as well where there is a second entry to the second unit on the north facing façade of the projecting side gable pavilion. The stairs to the porch are on the side in front of the door and have a modern metal pipe railing on either side. The first floor of the front gable also has two windows. There are three windows across the second floor and one centered in the shingled gable above a very plain frieze that runs under the eaves of the entire building. On the short north facing wall of the projecting pavilion on the west side there is a door on the first floor and a single window on the second floor.

The west side façade has the one bay deep projecting gable pavilion centered on the façade. The gable is detailed like the front gable with shingles and cornice returns and one centered window. The wraparound front porch end at the projecting pavilion and there is a small embellished gable in the porch's standing seam metal shed roof that protects a second west stair. There is one window on each floor of the front western section of the main block, three across the pavilion, and a window and door on each floor of the rear section of main block opening onto a two story porch. The porch has a turned spindle railing, turned posts and scroll-sawn brackets and the second floor level has added metal pipe railing above the historic railing to meet building code.

The east side façade has a modern shed roofed dormer in the center of the façade. There are two small Queen Anne style windows in the first bay of the both the first and second floors, then

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regular fenestration for the last three bays. There is regular fenestration on the rear gable façade as well.

It was not depicted on the 1895 Miller Map and there was no listing for the address (formerly 3 Horton) in the 1900 census. The house was first shown on the 1906 Sanborn map. In the 1907 directory, there are two names listed at the address: A.L Harris and Fayette Miller. It is similar in many details to the other large Queen Anne multi-unit buildings built in the neighborhood in this time period - #s 8, 15, 18, & 22.

8. 27 Horton Place, c. 1899, contributing

The 2 ½-story, cross-gabled two-family house is an example of the Queen Anne style that has lost some of its decoration and detail in modern renovations. It was likely originally similar to its slightly later neighbor, #7, with gable decoration and Queen Anne porch details and now has been re-sided with vinyl clapboards which cover the window and door surrounds. The house still retains its distinctive massing with the projecting gable pavilion, slate roof, centered brick chimney and corner porches.

The front (north) three bay façade has a side hall entry door, a small modern stoop with a wrought iron type railing, and two windows on the first floor. The second floor has a blind bay on the east next to two windows and the gable has one centered window. The shed roofed porch in the building's northwest corner has been enclosed with banks of windows above a brick-faced wall and a new wooden set of steps leading up to a modern storm door. The short north façade of the projecting pavilion has a window on the second floor and likely a door on the first floor but it is enclosed within the porch.

The west façade has a one-by-two-bay gable pavilion centered on this side which is flanked by the corner porch on the north and a two story original porch on the south. The northern section of the west façade has a window on each floor, the pavilion has two windows on each floor and one in the gable and the rear section has a door and window on each floor opening onto the porch. The rear porch is screened-in on the second floor and still has its turned posts and brackets on the first floor. The rear facing gable end was not accessible.

This house was not shown on the 1895 Miller map but was listed – as “5 Horton Place” – in the 1900 census which indicated it was a two family home. The occupants included Ralph Cudworth, who was a “grocer clerk” and Charles Sampson, who was a “state fireman.” It

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appears on the 1906 Sanborn map as single family dwelling although it was clearly built as a two family residence. It is similar in many details to the other large Queen Anne multi-unit buildings built in the neighborhood in this time period - #s 7, 15, 18, & 22. The house may now be used as a single family home.

9. 31 Horton Place, c. 1840-50/1895, contributing

The house is vernacular Greek Revival style with later Queen Anne modifications such as the porches. It was likely once fronting on Canal Street in the location of #6 and was moved back by Andrew Horton in 1895 when he developed his large lot with two new houses fronting Canal Street including his own elaborate dwelling (#13) and laid out Horton Place down the center of his property. This small, 1 ½-story frame house has the simple cornice returns and the center hall massing of a c. 1840-50 classic cottage, much like #10 across the street. It appears to have been updated and turned into a two-unit dwelling in c.1895 when it was likely moved to this location. There are Queen Anne style porches on each side where the two entrances are presently and a three sided bay window on the north facade. There is a large rear addition with an irregular footprint. The house has lost some detail with the modern addition of vinyl clapboard siding and a modern picture style window.

The formerly front façade is on the north fronting the street and still has a centered door. This eaves side three bay façade has a c. 1890s three-sided bay window on the east side and a modern three part picture window on the west. The bay window contains two windows with two-over-two light sash on the angled sides and a blind narrower center section. This façade may have originally had five bays like the front façade of #10 across the street.

The primary entrances of this duplex are on the gable end facades. The west gable façade has a hipped roof porch with simple turned posts and small scroll-sawn brackets. There is one window on the first floor and two on the second floor in the gable. These contain older two-over-two light sash. The door on this side is actually on a north-facing side of an attached offset addition under the porch. There are modern windows on the rear (south) one story addition that extends across the rear façade.

The second unit entrance on the east gable façade has a similar hipped roof porch with details matching those on the other side. There is one window on the first floor of the east façade and a door on the north side of an offset addition under the porch. There are two windows centered in the gable. All of the sash on the main block is of the two-over-two light variety. The large rear

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(south) one story addition has more modern windows on the east façade and extends across the rear of the main block.

This house appears in its present location on the 1895 Miller map as part of the large "Andrew J. Horton" property that extends from Canal Street with #6, fronting the street, back to the foot of the hill east of this house. This was likely a small, older house on Canal Street that was moved back by Andrew Horton in c. 1895 when he built a new larger more fashionable house fronting on Canal (# 6). The 1895 map also showed that he owned the long lot adjacent with an empty lot on Canal where #13 is now and the smaller house #10 at the eastern rear of the lot where it is now. Between these was laid out the new street named "Horton Place." The small older house (#10) was likely moved back from an original location on Canal in anticipation of the construction of Horton's own house in 1896 (#13). A newspaper clipping from the spring of 1895 reports that Horton was moving a house back on his lot in order to build a new house for himself. The Miller map shows the process half completed. It seems very probable that the same process had already been accomplished on this side with older #9 moved back and the newer #6 built in its place.

An 1852 map shows a few small houses fronting on Canal in this area but none at the rear of the lots. While more houses were constructed on Canal Street as documented by 1856 and 1869 maps, there were none on the rear of the lots. The 1895 map was the first to show Horton Place with the small houses at the foot of the hill. It would have been relatively common practice to move small frame buildings at the time – especially when they were only moved back across an empty lot.

The Canal Street lot now occupied by the 1895 #6 was known originally as "50 Canal Street." Census and directory records as well as the earlier maps indicate that a smaller, single family home was on the lot. It was likely this house (#9). Occupants prior to its re-location included Joseph Root and druggist, Dr. George Greene. In this location, originally called "7 Horton" and later "14 Horton," residents were listed as Cudworth and Thomas in 1911.

10. 30 Horton Place, c. 1840, contributing

The 1 ½-story, frame, five by two-bay, clapboarded house is a vernacular Greek Revival style classic cottage with a one story side wing on the east. This small eaves front house has a simple molded cornice with small returns and center hall massing with a centered door in a very simple peaked lintel surround. The slate roof has one brick ridge chimney off-center toward the east. It

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was likely once fronting on Canal Street in the location of #13 and, like #9 across the street, was moved back by Andrew Horton in c.1895 when he developed his large lot with two new houses fronting Canal Street including his own elaborate dwelling (#13) and laid out Horton Place down the center of his property. Among all the earlier buildings in this neighborhood, this house has the most historic integrity.

The front (south) façade has a central doorway with a peaked lintel surround containing a simple four-light transom over the glazed replacement door. The door is flanked by two windows on each side in plain surrounds with six-over-six light replacement sash. There is a knee wall above the first floor windows and a plain flat frieze under the shallow eave. The clapboards are narrow and have some irregularities suggesting that they may be hand-hewn. There are flat corner boards. Attached to the east of the main block is the one bay-deep, one story, gable wing with a slate roof that is recessed from the front façade of the main block. The south façade of the wing has a doorway with plain surround containing a modern glazed replacement door and a window with six-over-six light replacement sash. The wing has very shallow eaves and no cornice returns.

The west gable façade has regular symmetrical fenestration with two six-over-six light sash windows on each floor. The east gable end is partially covered by the side wing. There is one window on the second floor level of the main block on the east façade. The first floor is attached to the recessed wing at the back and in the front bay a small shallow shed addition covers the corner between the wing and main block. The shed addition has a window on its east façade. The wing's east gable façade has no windows and has a low shed roofed garage attached that is offset to the rear (north) side and recessed from the front.

The rear (north) façade of the main block has regular fenestration. The rear of the wing has a rear doorway containing a modern replacement door and one small window and one regular sized window with two-over-two light sash. The rear façade of the garage has one window with two-over-two light sash.

This house appears in its present location on the 1895 Miller map as part of the large "Andrew J. Horton" property that extends from Canal Street back to the foot of the hill east of this house. This was likely a small, older house on Canal Street that was moved back by Andrew Horton in c. 1895. The 1895 map also showed that he owned the long lot adjacent with the large, c. 1895 multi-unit dwelling #6 on Canal and the smaller house #9 at the eastern rear of the lot. Between these was laid out the new street named "Horton Place." This small older house (#10) was likely moved back from its original location on Canal in anticipation of the construction of Horton's

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own fashionable new house in 1896 (#13). A newspaper clipping from the spring of 1895 reports that Horton was moving a house then occupied by Henry Weatherhead back on his lot in order to build himself a new house. The Miller map shows the process half completed. The clipping account is supported by the city directories which indicate that Weatherhead lived at 48 Canal Street in 1894-5 in the location of the present #13. After 1895, Andrew J. Horton and his family are the occupants. It seems very probable that the same process had already been accomplished by Horton on his southern lot on the other side of Horton Place with the older, small house (#9) moved back and the newer larger multi-unit residence (#6) built in its place.

An 1852 map shows a few small houses fronting on Canal in this area but none at the rear of the lots. While more houses were constructed on Canal Street as documented by 1856 and 1869 maps, there were none on the rear of the lots. The 1895 map was the first to show Horton Place with the two small houses at the foot of the hill. It would have been relatively common practice to move small frame buildings at the time – especially when they were only moved back across an empty lot.

In the original location of 48 Canal Street this house was occupied by Hiram Horton who worked for Estey Organs. In this location, known originally as "6 Horton" and later as "15 Horton," this became the home of railroad gate tender Eugene Ferriter and his large family. Ferriter was listed here from 1896 through at least 1920.

11. 16 Horton Place, c. 1910, contributing

The house is a simple three story frame Queen Anne style apartment building. The flat roofed building has a side entrance with paired doors under a small entry porch, and a three story, three sided, bay window. The building retains the distinctive massing and fenestration pattern of an early 20th century apartment building but has lost some exterior detail because it has been covered in vinyl clapboard siding that covered or replaced the window and door surrounds. The windows contain one-over-one light sash.

The front (south) façade has four bays including the double entrance in the eastern bay with single windows on the second and third floors. The next bay to the west contains the angle-sided bay window with three windows on each floor. The bay west of that has paired windows on each floor and the westernmost bay has a single window on each floor. The cornice which follows the projecting bay window has been capped with vinyl. The entrance porch has a flat roof with deep eave over a plain entablature. This is supported by simple square replacement posts. The turned

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spindle railings are original as are the two glazed and paneled entrance doors. There is a modern metal railing on the concrete steps.

The east three-bay façade has a blind first bay and the two rear bays have the irregular fenestration of windows following a staircase. There are a total of five windows on this façade. The west façade has larger windows on each floor of the first bay and slightly smaller windows on each floor of the second bay. There is a wider space between the windows of the second and third bays than between the first two bays. The third bay has one smaller window on each floor. There is also a door on the ground level between the second and third bays. The rear (north) façade has regular fenestration.

Not shown on 1895 Miller map or the 1906 Sanborn, this house first appears on the 1912 Sanborn as a three story building numbered #4 with "flats." In the Brattleboro directories for 1907, there is no #4. In the 1911 directory, #4 is listed as a three unit building occupied by Plaisted, Morris, and Fillion. By the 1919 Sanborn the address had changed to 5-7 Horton and the 1920 directory lists Daniel Caswell at 5 and Hartwell & Parkhurst at 7.

12. 12 Horton Place, c. 1915, contributing

The house is a three-story frame Colonial Revival style apartment building with a flat roof and prominent three story front porch, three story front pavilion with canted corners, and unusual stucco siding framed by decorative horizontal banding. The building retains the distinctive asymmetrical massing and fenestration pattern of an early 20th century apartment building and many of its original details. Most of the windows contain eight-over-one light sash. The narrower windows on the canted pavilion corners contain four-over-one light sash and the paired windows have six-over-one light sash. The windows are framed by the horizontal bands which serve as lintel and sill. There is a broad flat frieze under the eaves divided into two levels with a simple bead. The cornice has a beaded edge detail.

The front (south) façade has the projecting three story pavilion on the west with a front facing bay containing the wider eight-over-one light windows on each floor flanked by the canted bays with the narrower four-over-one light windows on each floor. The three story front porch is adjacent to the pavilion and projects slightly from it. The two bays opening onto the porch have two doors on each floor containing full length glazed doors that are likely original. The windows and doors all have modern exterior storms. The porch has a flat roof over a plain entablature and paneled square posts with a square spindle railing. There are paneled sections between the floors.

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A short modern shed canopy with metal roof and crude wood posts has been added to cover the front concrete steps.

The four bay west façade has consistent fenestration with eight-over-one light sash. The outer two bays contain a single window on each floor with the exception of the rear bay which has a door on the first floor and small stoop. The center two bays each contain paired windows on each floor. The east façade has no windows in the blind front bay and three windows on each floor clustered in the center of the façade. There are single windows in the last bay on each floor. The rear facade has similar fenestration.

This house was not shown on the 1895 Miller map or on the 1906 and 1912 Sanborn maps. It first appears on the 1919 Sanborn map as a three story building with "flats." The 1920 Brattleboro directory lists two units were vacant and third was occupied by "Fitzgerald." The stucco siding is unusual. The nearby "Gouger's Market" building outside the district on the corner of Elm and Canal Streets also has this treatment.

13. 176 Canal Street, Andrew J. Horton House, c. 1896, contributing

The 2 ½-story frame house is an exuberant example of the Queen Anne style with distinctively complex massing and a multiple-gable roof. The large and elaborate home has lost some of the richness of its exterior detail by the addition of vinyl clapboard siding which covered or removed door and window surrounds. The basic footprint is a cruciform shape with additional pavilions. The house still has its cross-gabled slate roof, corbelled brick chimney, and three porches detailed with turned spindle valences, posts and railings as well as scroll-sawn brackets. In addition there are second floor projecting corners that are accented with brackets and a drop pendant. The house is located on a corner and has two entrances - on the west and south facades.

The west gable façade fronting on Canal Street is accented with cornice returns and has the primary entrance under an original wraparound hipped roof porch that extends in a small original gable canopy over the front steps. The porch is original and still retains most of its Queen Anne style detailing. There is a small upper porch over the entrance that has been enclosed with a bank of windows and siding and above this on the main gable is an off-center small two-light window. On the south side of this facade is one of the house's deep two-story, one-bay wide gable pavilions. The rectangular second story projects over the clipped corners of the first floor and the overhanging corners are decorated with scroll-sawn brackets with cut-out designs and turned drop pendants. The first floor of this pavilion has three windows – two on the angled

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sides. The second floor has a single window on this façade with a smaller window above in the gable that is accented with cornice returns. The rear cross-gable ell forming the building's cruciform shape projects on the north and has a narrow west façade with narrow windows on each floor.

The south eaves façade of the main block fronting on Horton Street has the second entrance and many of the same features of the west façade including a porch and a shorter 2-story projecting gable pavilion with clipped first floor corners and decorated second story overhang. Like on the west façade the entrance appears recessed due to the projecting pavilion on the west side and the partially two-story porch around it. The porch has the same Queen Anne details of the west porch but is shorter on this side. The small original gable canopy over the steps has been altered and has lost its original posts and railing but the small second floor section of porch is still open and has its original details. The westernmost bay of the main block has a window on each floor. The pavilion has three windows on the first floor – two of them on angled sides – a single window on the second floor, and a small window in the gable. The entrance is to the east of the pavilion and has an original glazed paneled door. There is another window on each floor in the easternmost bay. There is a rear two story gable wing extending from the east façade and recessed from the south façade. The south façade of the wing has a window on each floor.

The rear (east) gable facade has the rear wing covering the northern bay and a window on each floor of the southern bay with a small window in the gable off-centered next to the roof of the wing. The rear (east) façade of the wing has a door on the first floor, a window on the second floor and one in the gable between cornice returns.

The north eaves façade has a one bay cross gable ell projecting in the center. At the front the porch wraps around the first floor façade which has no windows. There are two different sized windows on the second floor. The gable ell has a window on each floor and one in the gable between cornice returns. The eastern end of the façade is continuous with the rear wing and has irregular fenestration.

An article in the local newspaper (in a clipping file of the Brattleboro Historical Society) dated March 29, 1895 reported "Andrew Horton is planning to move to a rear lot his house now occupied by Henry Weatherhead and to build a new house fronting on the street." Since Henry C. Weatherhead was listed at this address (48 Canal) in 1894 and Andrew Horton was listed here in the 1900 and 1910 census, it seems likely that this was the house he built for himself in c. 1896 based on the report in the 1895 article. This house first appears on the 1906 Sanborn map as a single family dwelling with rear detached barn.

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The house now at the end of Horton Place, #10, was likely the small, older house on Canal Street that was moved back by Andrew Horton in c. 1895. The 1895 map also showed that he owned the long lot adjacent with the large, c. 1890s multi-unit dwelling #6 on Canal and the smaller house #9 at the eastern rear of the lot where it is now. Between these was laid out the new street named "Horton Place." The Miller map shows the process half completed. It seems very probable that the same process had already been accomplished by Horton on his southern lot on the other side of Horton Place with the older, small house (#9) moved back and the newer larger multi-unit residence (#6) built in its place.

An 1852 map shows a few small houses fronting on Canal in this area but none at the rear of the lots. While more houses were constructed on Canal Street as documented by 1856 and 1869 maps, there were none on the rear of the lots. The 1895 map was the first to show Horton Place with the two small houses at the foot of the hill. It would have been relatively common practice to move small frame buildings at the time – especially when they were only moved back across an empty lot.

In the 1884 Childs directory, the earlier house on this lot, then called 48 Canal, was occupied by Hiram Horton, retired and Andrew J. Horton, a laborer and was shown labeled "Horton" on the 1869 Beers map as well. By the time he developed this large property and built his new house in 1895, Andrew Horton was Superintendant at the Gas Works. He and his family lived at this address through 1910 but were gone by 1911 when the directory listed "C.G. Putney" at this address.

14. 170 Canal Street, A.W. Rockwell House, 1906, contributing

The 2-story, gambrel roofed house is an example of the Shingle style/Colonial Revival style with two cross-gables – one a projecting pavilion ell and the other wall dormer. It has distinctive stylistic features including both clapboard and shingle siding, two highly decorative brick chimneys, many varied window styles, asymmetrical bay and dormer windows, flared eaves and a corner porch/solarium with clustered columns and paneled balustrade. The house has a rusticated concrete block foundation and asphalt shingle roofing.

The main entrance sheltered by the original enclosed porch/solarium is in a recessed corner between two gable sections facing the intersection of Canal Street and Homestead Place. The west façade has a prominent gambrel gable end with a three sided bay window on one side and a

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single nine-over-one light sash window in the other. There are two narrower nine-over-one light sash windows centered in the gable and at the top a small band of three fixed lights with multiple muntins. Like the three other gable facades, the subtly flared eaves are carried across the bottom of the gable like a visual pediment that is further accented by a narrow molded frieze at the bottom edge. The gable end has shingle siding while below the siding is clapboard. The shingles are very slightly flared along the raking eaves to create a sweeping appearance that is a hallmark of the Shingle style. The short west façade of the northern ell has the entrance door under the low eave. In this corner is the flat roofed porch with deep eaves and wide entablature, four clustered Tuscan columns atop a paneled base at the corners and a solid balustrade of bead board. The porch is enclosed with banks of two-over-two light sash above the balustrade that were likely original. The porch door on the west side is surrounded by panels and side lights and has a short brick stair.

The north façade fronting on Homestead Place has the porch-covered eaves side of the main block with a gambrel gable dominating the façade towards the rear. There is one window on the north façade inside the porch. On the roof above, there is a narrow pedimented gable dormer with a single window. The gable façade, which has the shingle details of the front gable, has a broad three sided bay window on the northeast corner and a small high fixed window in the other bay of the first floor. The bay window has regular nine-over-one light sash windows on the canted sides and a small high bank of three fixed light sash with multiple decorative muntins in the center bay. The gable section of the façade on the second floor has a Palladian style three-part window in the western bay with arched center section and narrow side lights. The shaped lintel extends across the sides and center arch and is deeply molded with a stylized keystone. The arched center window has an elaborate sixteen-light upper sash over a one light lower sash. The sidelights have very small lights. The eastern bay has a pair of nine-over-one light sash windows. There is a fixed light oval window in the gable with decorative leaded sash. It has a molded frame accented on all four sides with stylized "keystones." The rear ell section of the north façade has two nine-over-one light sash windows and a plain frieze under the eave that wraps around the bay window as well.

The rear (east) gable façade has slightly irregular fenestration with a glazed and elaborately paneled door under an original flat roofed small canopy supported on slender Tuscan columns. There are three windows as well on this façade on the first floor. Two have nine-over-one light sash and one has what is likely the original twelve-over-one light sash. In the gable, which has been recently re-shingled in-kind, there is one small window, a bank of three windows and another single window at a slightly higher level. The rear (east) façade of the northern ell has one window on the first floor and a narrow pedimented gable dormer in the roof with one window.

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The south eaves façade is broken toward the rear by a southern cross gable that is flush with the main block on this facade. The first floor has an assortment of windows including two nine-over-one light sash, a small high six-over-one light window, a decorative fixed oval window and a small three-sided bay window with one regular window and two narrow windows on the canted sides. The gable contains two small six-over-one light sash windows and a pair of larger windows in the center. There is a decorative fixed oval window in the dormer.

On the 1895 Miller map, this building replaced an earlier house that had been on the "J. Estey Est" lot across the driveway from the main house (#20) but not individually labeled. The earlier house had been numbered "46 Canal Street" and had been occupied by Horace Fox, a retired farmer in the 1870s according to the Brattleboro directories which show that Dennis Moran, a gardener lived there in 1900. This lot was labeled #46 Canal Street on the 1906 Sanborn map but there was no house. Between this lot and the Jacob Estey House (#20) was the newly laid out street "Fuller Place," later re-named Homestead Place presumably in honor of the Estey property. An April 27, 1906 newspaper clipping in a scrapbook collection of the Brattleboro Historical Society reports that: "Three new houses will be erected this season on the former Estey estate on Canal Street. Cratus Weatherhead has the foundation started for a large two tenement house between Mr. Stowell's new house and the schoolhouse. Other houses on the opposite side of the Estey homestead will be built by A.W. Rockwell and W.E. Combs." This is the house built by A. W. Rockwell, who lived here from 1906 through 1920 according to the Brattleboro directories for this address (46 Canal). The present house footprint was first mapped on the 1912 Sanborn map as a single family dwelling with rear detached barn. A. W. Rockwell was a partner in the nearby carriage making business of Rockwell & Sherwin on Elm Street, across the Whetstone. He had been living on Frost Street before building himself this house. Presently the house contains apartments and offices including a plumbing business and a law office.

14a. 170 Canal Street, Carriage Barn, 1906, contributing

The original two-story, slate gambrel roofed, Shingle style/Colonial Revival style carriage barn is located to the rear (east) of the house and, like the house, retains much of its distinctive detail. The front (north) eaves façade has a central gable wall dormer with pedimented dormer and flared shingles like the main house gables over a shingled dormer face with an original loft door. The door is decoratively paneled in four sections with diagonal boards forming a diamond pattern. The roof is slate and is topped by a small hipped roof cupola open on each side. The clapboarded first floor of the front façade has a molded cornice and plain frieze under the eave,

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plain corner boards and water table, and a double wide bay opening that now contains a modern overhead garage door on one side, a post, and then plank barn-type door on an overhead sliding track next to a section infilled with clapboarded wall. The west façade has a shingled gable detailed like that on the main house containing two small windows over a clapboarded first floor that has a corner doorway and one window. The door is a modern glazed replacement and the window opening is boarded on the inside. The east gable façade is similar except there are no openings on the first floor. The rear (south) façade could not be seen.

15. 20 & 22 Homestead Place, 1907, contributing

The 2 ½-story frame tri-gable-ell type duplex is an example of the simple Queen Anne style applied to a multi-unit dwelling. The clapboarded, building is "L"-shaped and retains many original Queen Anne style features such as a two-story projecting bay pavilion, glazed and paneled doors, two story porches on the front and ell facades, and simple molded door and window surrounds. The building has a brick foundation, slate roof with a brick ridge chimney and deep boxed eaves with a molded cornice and cornice returns on the gables. The walls have plain corner boards and water table.

The front (north) gable façade has a double entrance porch on the east and a broad projecting two-story pavilion on the west that makes the entry seem recessed. The pavilion has canted corners, a hipped roof, and three windows on each floor. The entry bays are sheltered under a two story gable porch with a deep and molded gable pediment, Tuscan columns atop a flared shingled balustrade on the second floor and full Tuscan columns and a spindle railing on the first floor. The original glazed and heavily paneled doors are side by side in simple surrounds. The second floor porch has only one door. There is a window centered in the top of the gable. A rear full height gable ell extends on the west and has additional entrances on the north façade sheltered under a two story recessed porch. This porch has simpler square posts and square spindle railings with a paneled band between the floors. Each floor has a single, original door that matches those on the front façade as well as one window.

The west eaves façade of the main block has two windows on each floor. The west gable end of the rear ell has a ground level door and irregular fenestration that appears to follow a stair. The east eaves façade has a blind first bay, a single (probably stair) window between floors in the second bay, and regular fenestration with a window on each floor in the last three bays. Two of the first floor windows appear to be boarded. The rear (south) façade has cornice returns on the main block gable and regular fenestration. The rear of the ell has regular fenestration as well.

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According to the 1895 Miller map and earlier maps as well, this street, originally called "Fuller Place" and later "Homestead Place", was part of the Jacob Estey property. It was not developed until several years after his death in 1890. The subdivision and development of the estate was partly described in a 1906 newspaper account mentioning the construction of #s 14, 19, 21, and 22. The street and three of the houses on it (#s 16, 17 & 19) were first depicted on the 1906 Sanborn map. By the next map of 1912, the rest of the houses on the street were shown including this c. 1907 building numbered "5 Homestead Place". The Brattleboro Directory for 1907 list Ralph W. Cudworth and William Quinn as the two residents. By the 1919 Sanborn the address had changed to 12 Homestead Place. It is similar in many details to the other large Queen Anne multi-unit buildings built in the neighborhood in this time period - #s 7, 8, 18, & 22.

16. 14 Homestead Place, c. 1850/c.1905, contributing

The 1 ½-story house is a vernacular cottage with its sidehall entrance on the gable end. It has an original four panel door and sidelights as well as two-over-two light sash windows. This is likely a c. 1850 house that was moved from Canal Street to this location when the street was laid out in c. 1905. That is likely when it acquired the hipped roof entrance porch with turned posts. The house has asbestos shingle siding which has covered some of the trim and still has its slate roof and a brick foundation. There is a small brick interior chimney on one side of the rear gable. There is a lower 1 ½-story rear gable wing that is flush with the east façade and recessed from the west facade

The front (north) gable façade has small cornice returns, a molded narrow cornice, and what looks like the top edge of a possible pilaster capital above the modern shingle siding. There is an entry porch sheltering the side hall doorway in the western bay. The door surround is very plain with a flat lintel barely projecting over flat side trim around the four panel door flanked by full length sidelights. The hipped roof porch has more detail with a molded and beaded cornice, eave overhang, and molded entablature supported by turned, Queen Anne style posts. The railing has very plain square spindles and the wooden side stair is new. The other two bays of the first floor have two windows and there are two windows centered in the gable. The windows have plain surrounds and have narrow faux shutters applied to either side of the windows over the modern siding.

The west façade has three irregularly spaced windows. The recessed façade of the rear wing has a simple shed roofed porch with a door and window. The east façade has three windows on the

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main block and two on the continuous façade of the rear wing. The rear (south) façade of the main block has irregular fenestration around the off-centered rear wing. The rear gable façade of the wing has cornice returns and three windows including a modern casement.

According to the 1895 Miller map and earlier maps as well, this street, originally called "Fuller Place" and later "Homestead Place", was part of the Jacob Estey property. It was not developed until several years after his death in 1890. The street and three of the houses on it including this one (#s16, 17 & 19) were first depicted on the 1906 Sanborn map. By the next map of 1912, the rest of the houses on the street were shown. This house is a small single family dwelling which, though possible to have been built new in c. 1905 when the street was laid out, may well have been the earlier house along Canal Street shown on the 1895 map in the location of the present #14.

An April 27, 1906 newspaper clipping in a scrapbook collection of the Brattleboro Historical Society documents that the Estey estate was being developed at that time. Like the small earlier houses (#s 9 & 10) on the Andrew Horton property just to the south that were moved in the 1890s to the rear of the long lots as the street was laid out and to make way for larger, more fashionable buildings on Canal Street, it seems very possible that this house was moved to the rear of the lot when the street was laid out to make way for the new house on Canal Street (#14). While fairly vernacular, the classic cottage form and gable front orientation with a side hall entrance containing a simple four-panel door with sidelights is far more typical of the c. 1850 houses in this part of town that once fronted on Canal Street than of the many Queen Anne style buildings built in this neighborhood in c. 1900. The 1895 miller map shows a second house or outbuilding on the Estey estate in the present location of #14 as well as a large detached barn behind the main house. This may have been the small house shown on earlier maps under separate names and later incorporated into the Estey property. It may have been the house labeled "Joselyn" next to Estey's on the 1856 McLellan map and "E. Barnard" on the 1869 Beers map. If this house indeed did sit on Canal Street in the location of #14, it would have been number 46 Canal. The Brattleboro directories list a laborer and farmer, Horace Fox at that address in the 1870s and the 1900 census shows Dennis Moran there. This location (originally "7 Fuller," then "16 Homestead") was occupied by Herbert Borden in 1911 and "Adams" in 1920.

17. 15 Homestead Place, c. 1905, contributing

The two-story frame, gable fronted house is a simple vernacular dwelling with few decorative details. The deep eaves are unadorned. The clapboard siding, plain corner boards, and plain

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window and door surrounds were basic building vocabulary for many decades. The windows all have one-over-one light sash. There is a rear 1 ½-story clapboarded gable wing and a detached modern shed.

The front (south) gable façade has a side hall entry under a pedimented gable entry porch with simple corner posts and a solid board balustrade that has been enclosed with glazing and a storm door in recent decades. There are two windows on the first floor and two on the second floor with a single smaller window in the gable.

The east façade has windows only in the rear half with two on the first floor and one on the second floor. The rear wing has a door flanked by two windows and another small window above the door. The door is protected by a small gable canopy supported on large brackets.

The west façade has three windows on the first floor and two windows on the second floor aligned with two below. There is some more irregular fenestration where a rear porch on the rear wing has been enclosed. The rear (north) façade was not accessible.

According to the 1895 Miller map and earlier maps as well, this street, originally called "Fuller Place" and later "Homestead Place", was part of the Jacob Estey property. It was not developed until several years after his death in 1890. The street and three of the houses on it including this one (#s16, 17 & 19) were first depicted on the 1906 Sanborn map. By the next map of 1912, the rest of the houses on the street were shown. This house was listed originally as "8 Fuller Place" and later as 15 Homestead Place. Frank Bement was an early resident according to the Brattleboro directories for 1907 and 1911. Frank Bement was listed on the 1900 census as a 22-year old "stocking maker" who lived with his parents at 54 Canal (#4).

17a. 15 Homestead Place, garage/shed c. 1975, non-contributing

The modern, shed roofed, one-story, frame garage with novelty siding is mostly hidden behind a fence in the property's side yard.

18. 19 Homestead Place, 1907, contributing

The 2 ½-story frame gable-fronted house with a large cross gable is a Queen Anne Style apartment building. Its original Queen Anne style features include a front two story porch with bracketed turned posts and spindle railing, a rear side porch with similar details, a three sided

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two-story bay window on the front façade, decorative shingles in the gable peak, simple molded window and door surrounds with projecting lintels, complex intersecting gable roof with slate shingles and a corbelled brick ridge chimney, rusticated concrete block foundation, and glazed and embellished paneled doors. The windows all have one-over-one light sash and the house has clapboard siding.

The front (south) gable façade is dominated by the two story porch to which has been added metal railings above the historic railings for code. The two side by side doors are on the western half of the façade and a three-sided bay window encompasses the other half. The two main entry doors have large single glazing above vertical panels and an applied floral decoration. There are three windows in the bay on both floors and only one door on the second floor of the porch. The fairly flat shed porch roof has a shallow gable protecting the steps leading up to the doors. Above the porch the gable has decorative shingles and a pair of windows framed by plain frieze bands. The eastern side of the large cross gable is a shallow pavilion that projects from the east façade and has a narrow southern façade with narrow windows on each floor.

The east façade is dominated by a broad four-bay wide 2 ½-story cross gable projecting pavilion. The eaves side of the main block has one window on each floor. There are four windows across the pavilion on each floor plus two paired in the gable under a decorative horizontal frieze board. The top of the gable has decorative shingles. The rear eaves side of the east façade has a two story, shed roofed porch that projects a little beyond the pavilion. The rear façade is not accessible.

The west façade has a four bay-wide cross gable that is flush with this façade. The front, eaves section of the main block has irregular fenestration that appears to follow a staircase with a window between floors and one on the second floor in the first bay. The mid-level window has original Queen Anne sash with small lights framing the upper sash. There are four windows on each floor under the cross gable with two above in the gable under a frieze and decorative shingles. The rest of the façade in the rear has irregular fenestration.

According to the 1895 Miller map and earlier maps as well, this street, originally called "Fuller Place" and later "Homestead Place", was part of the Jacob Estey property. It was not developed until several years after his death in 1890. The subdivision and development of the estate was partly described in a 1906 newspaper account mentioning the construction of #s 14, 19, 21, and 22. The street and three of the houses on it including (#s 16, 17 & 19) were first depicted on the 1906 Sanborn map. By the next map of 1912, the rest of the houses on the street including this one - a two story building of "flats" - were shown. The 1907 Brattleboro directory, which did not

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have specific addresses, lists a two-unit dwelling house where H.L. Smith and Casper N. Moran both lived. They were listed at this address (formerly "6 Fuller," later "9 Homestead") in the 1911 and 1920 directories suggesting that the building was built and occupied in 1907. It is similar in many details to the other large Queen Anne multi-unit buildings built in the neighborhood in this time period - #s 7, 8, 15, & 22.

18a. 19 Homestead Place, Shed, c. 2000, non-contributing

The small one story shed with clapboard siding and plain corner and frieze boards appears to have replaced or completely re-built earlier shed in this location that was shown on the Sanborn maps. The rear of the property has been extended into the hillside with a retaining wall made of large cut stones or concrete blocks.

19. 25 Homestead Place, W.E. Combs House, 1906, contributing

The 2 ½-story frame gable-fronted house with a large cross gable is an example of the Queen Anne style as applied to a single family house. Its original Queen Anne style features include a front two story partially recessed porch with bracketed turned posts and spindle valence and railing, a two story gable pavilion on the side with clipped corners on the first floor and decorative brackets and drop pendant embellishment, simple molded window and door surrounds with projecting lintels, gable roof with slate shingles and a brick ridge chimney, brick foundation, and glazed and paneled doors. The windows mostly have one-over-one light sash and the house has clapboard siding, simple cornices with returns on the gables and a modern shed dormer and simple one-story shed roofed porch on the east side.

The front (south) gable façade has a two-story partially recessed porch that projects beyond the main block façade. There is one glazed and paneled door on each floor. The west side of the main gable façade has a large, wide window on each floor that appears to contain a fixed two-light sash divided horizontally with a smaller light on top. There is a pair of smaller windows in the gable. A set of modern concrete steps and metal handrails leads up to the porch which has added metal rails above the historic handrail on both floors.

The west façade has a projecting two-story cross-gabled pavilion that has clipped corners on the first floor with overhanging second floor. The overhanging corners are embellished with scroll-sawn brackets and a drop pendant that is very similar to the decoration on #13. There are two windows on the front eaves section of this façade, three windows on the first floor of the

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pavilion, two on the second floor, and one in the gable. There are seven additional windows in a slightly irregular pattern on the rear eaves portion of the west façade and a door with a bracketed canopy, in one of the rear bays. The rear façade is not accessible.

The east façade has five windows on the front section of the façade including one in the middle between floors corresponding to a stair. One window is flanked by smaller windows like an upside down simple, three-part Palladian window. The rear section of the façade has a modern shed roofed porch that shelters an ADA compliant ramp and a set of steps as well. There is another door and several more windows. On the roof of this façade, there is a modern shed dormer with a single window and two sets of modern casements.

According to the 1895 Miller map and earlier maps as well, this street, originally called "Fuller Place" and later "Homestead Place", was part of the Jacob Estey property. It was not developed until several years after his death in 1890. The street and three of the houses on it including this one (#s16, 17 & 19) were first depicted on the 1906 Sanborn map. This one was listed as a single family dwelling labeled "A" on Fuller Place. On the 1912 map it was labeled #4 on what had been re-named Homestead Place. The 1911 Brattleboro directory lists W.E. Combs at 4 Homestead Place.

An April 27, 1906 newspaper clipping in a scrapbook collection of the Brattleboro Historical Society reports that: "Three new houses will be erected this season on the former Estey estate on Canal Street. Cratus Weatherhead has the foundation started for a large two tenement house between Mr. Stowell's new house and the schoolhouse. Other houses on the opposite side of the Estey homestead will be built by A.W. Rockwell and W.E. Combs." This was the house built by W.E. Combs. Combs was listed in the 1896-7 directory as a carpenter living at 9 Canal Street

By the 1919 Sanborn map, this house address had been changed to #5 Homestead Place. According to the Brattleboro Directory for 1920, Demtrius Latchis was the resident. Latchis, who emigrated from Greece to this country in 1904 and became a very successful businessman, was the patriarch of the Latchis family. His sons built the prominent Latchis hotel and theater on Main Street in 1939 in honor of their father.

20. 162 Canal Street, 1852-54, Jacob Estey House, contributing

The 2 ½-story frame house is an example of the transitional style of Greek Revival/Early Italianate using a common Greek Revival vocabulary of gable front side hall, clapboarded 2 ½-

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story symmetrical front façade accented by cornice returns with the first floor treated differently in the emerging style of early Italianate. The first floor features include a wrap around veranda accented with a small geometric frieze of stylized arches at the eaves, flush board siding (a common technique to imitate the stone of Italian villas), taller windows, and a double leaf heavily molded door with arched glazing in each leaf – a distinguishing feature of many early and later Italianate houses. The house has many additions and ell – many original and some added later. There are two one-story gable roofed additions with slate roofs like the main block. One is an ell extending from the rear of north façade. The other is a longer wing that extends to the east and is offset from the first ell and the main block to the north. A two-story gable wing with slate roof extends directly behind the main block and is recessed from the south. There is a small one story addition on the south façade that appears to have been added later and a larger flat roofed two story addition along the south façade of the rear two story gable wing. All of these additions and most of the main block have clapboard siding and six-over-six light sash windows. The complex roof has three brick chimneys – one on the north slope of the main block roof, one on the end of the north ell, and one on the long rear one story wing. This formerly single family home has been a multi-unit building for most of the 20th century and now contains five units. There is a modern wooden exterior egress stair leading from the second floor built onto the two story southern addition.

The front (west) three-bay façade has a wide, side hall doorway with the double leaf Italianate doors and a transom above under a simple but deep molded projecting lintel, and two tall first floor windows with molded projecting lintels that are low in the wall, in the fashion of the Italianate style. The siding of the first floor is painted flush board divided by the porch from the clapboard of the upper part of the façade. Unlike many in this largely Late Victorian era neighborhood, the porch is likely original to the mid-19th century house. It has a dentil-like frieze that is made of small stylized arches on the simple entablature and slender posts that are quatrefoil shape in cross section with molded capitals and bases. Overall it is a fairly delicate looking porch with a low plain spindle railing that wraps around the northwest corner of the main block and extends to the recessed ell. The second floor is clapboarded and has three regular sized windows with another centered in the gable. All the windows have six-over-six light sash. The gable has a molded cornice with thin, delicate, long returns – a feature found on other c. 1850 houses in Brattleboro. There are two other west facing façades on the ell and additions. On the north, the small one story rear ell starts under the veranda with a doorway and has one other window. On the south, the one story flat roofed addition has one window on the west façade.

The north façade of the main block continues the Italianate features of the front façade first floor under the wraparound veranda including four long, low windows with projecting molded lintels

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and flush board siding. On the second floor, the eaves façade has regular fenestration. The north gable façade of the side ell has no window and the long north facade of the one story and two story rear wings are not accessible.

The south façade is the most heavily altered with additions. The main block has two blind windows within extant, infilled frames on each floor of the first bay. The one story flat roofed addition occupies the next section of the main block with one window above that serves as an egress from the second floor onto the modern stair and deck. The addition with a well-molded cornice and bead under the eaves has one window on the south façade. A crude modern roof shelters the deck to the top of the modern wooden exit stair which descends on the east side of the addition. The two story flat roofed addition with similar cornice molding to the one story addition is offset and projects from the main block south façade. It has two paired windows on the first floor and an infilled former doorway - now under the modern stair case. There are two more windows on the second floor. There is a long, deeply recessed southern façade of the rear 1½-story gable wing that creates a large dooryard with the main block's rear two-story wing. The long wing has a slate roof with a distinct sag in the center and may have served as a shed due to some trim remnants suggesting a former large bay opening. There is a modern replacement door in a doorway under a small canopy in the western corner and three windows. The cornice is also molded and beaded and the eaves very shallow. It may have been built in two sections as there is a remnant of a vertical trim board in the center under a low point in the eave where the roof is sagging suggesting a change in structural support on the interior.

The rear (east) façade is quite complicated and includes the top of the main block gable above the rear two-story gable wing as well as the 1 ½-story rear wing and two-story southern addition. The two-story addition's east façade is flush to that of the rear wing which also has cornice returns. The first floor has two doors and a window on the wing and another window on the addition. The two doors are modern and are sheltered under modern wood canopies. The second floor has two windows on the wing and one on the addition. The wing has a circular window in the gable peak with radial muntins. The rear 1 ½-story wing has a gable east façade with very short shallow cornice returns and one window. There is another short one story shed addition on the north side of this wing that also has a window on the east façade but is otherwise inaccessible to view.

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According to Cabot's *Annals of Brattleboro*², Jacob and Desdemona Estey were married in 1837 and lived initially in the "Parker House" that had been purchased two years earlier – likely from Stephen Parker, whose plumbing and pipe business Estey took over. They lived there until their own permanent residence was built in 1854. However, the Presdee & Edwards 1852 map shows the "J. Estey" house in its present location on Canal Street suggesting that Cabot may have been slightly off in her date. It then appears on the subsequent 1856 and on all later maps. The 1870 census documents that the Esteys' daughter and son-in-law, Levi & Abbie Fuller, were living with Jacob and Desdemona, possibly in a second house on the property. In 1873, the Fullers built and occupied the elaborate mansion, "Pine Heights," further south on Canal Street. Though this house is the only example of early Italianate style elements in this neighborhood, there were other examples of the more full blown early Italianate style built in the 1850s in Brattleboro, such as the elaborate 1853 house designed by Richard Upjohn for John Stoddard (later occupied by Julius Estey), the 1855 Town Hall on Main Street, and the 1856 house built by Charles Royall Tyler. All of these examples have been demolished. Jacob Estey's sons and daughters had much more elaborate homes than he did and his relative conservatism was part of his legend as evidenced by a line drawing of this house in the Brattleboro Historical Society collection with the inscription "Jacob Estey's Modest Home." Though clearly a nod to the architectural fashion of the day, this house fits the practical image of the Estey Organ company founder.

The property was labeled "J. Estey Est" on the 1895 Miller Map after his death in 1890. In 1900, Charles Button, paper maker was listed at the former Estey house on the census along with his large family and two boarders. By the 1906 Sanborn map, the estate had begun to be developed with the new street originally called "Fuller Place" and later "Homestead Place" laid out with three houses along it at the rear of the former estate. The process was on-going at that time as shown by an April 27, 1906 newspaper clipping in a scrapbook collection of the Brattleboro Historical Society that reported: "Three new houses will be erected this season on the former Estey estate on Canal Street. Cratus (sic) Weatherhead has the foundation started for a large two tenement house between Mr. Stowell's new house and the schoolhouse. Other houses on the opposite side of the Estey homestead will be built by A.W. Rockwell and W.E. Combs." The Stowell and Weatherhead houses are #s 21 and 22 respectively and the Rockwell and Combs houses are #s 14 and 19 respectively.

² Cabot, Mary R. comp. and ed. *Annals of Brattleboro 1681-1895*, 2 vol. Brattleboro, Vt.: Press of E.L. Hildreth and Co., 1922, p.631

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21. 152 Canal Street, O. D. Stowell House, 1905, contributing

The 2 ½-story frame gable front house is an example of the conservative Queen Anne style applied to a single family home. The house is characterized by its prominent broad cross gables on both side facades. Its original Queen Anne style features include a front one-story porch with bracketed turned posts and spindle valence and railing and a broad, shingled gable protecting the steps, one story, hipped, three-sided bay windows on each side and another one on the front façade under the porch, decoratively shingled and embellished front gable peak and double cross-gabled roof with slate shingles and a brick ridge chimney. The windows mostly have one-over-one light sash though there are a few six-over-one light sash and one Queen Anne fixed window with decorative muntins. The window and door trim of the first floor under the porch is slightly more elaborate with projecting molded lintels than on the rest of the house which has flat surrounds. The house has clapboard siding, simple molded cornices with deep returns on the gables, and brick foundation. There is a one story rear wing with a rear porch as well. A small detached shed at the rear of the property was added in c.1915.

The front (west) gable façade has cornice returns and a decorated gable peak embellished by shingles that sweep up to the edges like the details on #14. The decorative section is bordered by a flat horizontal frieze board that also serves as the lintel for the pair of small windows in the gable. The first floor has a full front porch with hipped roof and a gable over the step. The porch is now screened in but still retains its Queen Anne features of plain entablature, spindle valence, turned posts, turned spindle railing and scroll-sawn brackets. The shallow gable over the steps is embellished with shingles like the main block gable. The front first floor façade has a side entry with glazed and paneled door, a Queen Anne style small fixed window with elaborate muntin pattern, a bay window with angled sides and three windows and another window. The second floor has paired windows on one side and a single window on the other.

The south eaves side façade is dominated by the large central cross gable with returns. The first floor has a single window and an angle-sided bay with hipped roof and three windows. The rear of the façade and rear addition could not be seen on this side. The second floor has two single windows and there is a single window centered in the gable. The north eave side façade has the same cross gable and bay window as the south façade but the fenestration is irregular with a small window and a staircase window between floors in the front section, the bay window in the center, and another window in the rear section. The second floor has a paired window and single window and the gable has a centered single window. The rear addition has one small window and a rear porch with Queen Anne detailing. The rear façade was not accessible.

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Located on land that was part of the "J. Estey Est" on 1895 Miller Map. This house first appears on 1906 Sanborn map as a single family dwelling and was reportedly built by O.D. Stowell, who lived here in 1907 according to the Brattleboro Directory. This house is similar to 146 Canal Street (#22) and shares many basic details with other large homes built in the neighborhood in the 1905-1910 period. This was #42 Canal Street on 1906 map and was not included in the 1900 census. An April 27, 1906 newspaper clipping in a scrapbook collection of the Brattleboro Historical Society reports that: "Three new houses will be erected this season on the former Estey estate on Canal Street. Cratus (sic) Weatherhead has the foundation started for a large two tenement house between Mr. Stowell's new house and the schoolhouse. Other houses on the opposite side of the Estey homestead will be built by A.W. Rockwell and W.E. Combs." This was the house built by Stowell who was still living here in 1920, according to the directory and whose family or estate still owned the property until quite recently.

21a. 152 Canal Street, Shed/garage, c. 1915, contributing

The small one story gable-fronted frame shed has clapboard siding and a slate roof. It is located at the rear of the driveway on the north side of the main block. It is now a one-car garage with overhead door. The north and south façades each have one window with two-over-two light sash. It was not shown on the 1912 Sanborn map and first appeared on the 1919 map.

22. 146 Canal Street, 1906, contributing

The 2 ½-story frame gable front house is an example of the conservative Queen Anne style and is similar to the 1905 house next door (#21) but is quite plain and symmetrical and was originally built as a two-family tenement. Its original Queen Anne style features include a front one-story porch with bracketed chamfered posts and plain spindle valence and railing, a broad, low gable protecting the porch steps, a pair of windows in the front gable, a wide large window on the first floor front façade, and a two story porch on the rear, southeast corner. The gable roof has slate shingles and a brick chimney. The windows all have one-over-one light sash and plain surrounds. The house has clapboard siding, simple cornice with returns, a wide plain frieze, plain corner boards and water table, and brick foundation. There is a two story rear wing with a two-story porch on the south side. A small detached shed at the rear of the property was added in c.1915.

The front (west) façade has a centered door with a window on either side under the porch across the first floor. The porch has been screened-in but still has its original elements of spindle valence and railing and bracketed posts. The window to the north of the door is wider than the

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one on the south and is fairly large. The second floor has three windows and there is a paired smaller set of windows centered in the gable.

The south façade has regular fenestration with three windows on each floor. There is a two-story rear wing with a recessed porch on this side under the main roof and it has a simple spindle valence and railing and square posts with small brackets. There is a window and door on each floor of the wing.

The north façade of the main block is continuous with the rear wing with regular fenestration of five windows on each floor. The rear gable façade of the rear wing has cornice returns and the irregular fenestration of a stairwell with staggered windows including one in-between floors. There is a small window off-center in the gable.

Located on what was the "J. Estey Est" on 1895 Miller Map. First appears on 1906 Sanborn map with the note "From Plans" indicating that it was under construction at the time of the survey. This was #40 Canal Street on the 1906 map and was not included in 1900 census. An April 27, 1906 newspaper clipping in a scrapbook collection of the Brattleboro Historical Society reports that: "Three new houses will be erected this season on the former Estey estate on Canal Street. Cratus (sic) Weatherhead has the foundation started for a large two tenement house between Mr. Stowell's new house and the schoolhouse. Other houses on the opposite side of the Estey homestead will be built by A.W. Rockwell and W.E. Combs." This is the two-family house built by Cratus Weatherhead and occupied by Henry C. Weatherhead in 1907 according to the Brattleboro Directory. The other side was occupied by E. M. Smith. It is similar in many details to the other large Queen Anne multi-unit buildings built in the neighborhood in this time period - #s 7, 8, 15, & 18.

22a. 146 Canal Street, shed/garage, c. 1915, contributing

The small, one story frame building under a hipped roof has original stucco siding and has one large bay opening containing a paneled overhead garage door. It was not shown on the 1912 Sanborn map and first appeared on the 1919 map with the note "stuccoed."

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The Homestead-Horton Neighborhood Historic District is a cohesive, well preserved example of a residential district that developed during the late 19th and early 20th centuries to provide housing to the burgeoning workforce in Brattleboro. During the era of heightened industrial activity from the 1870s to the mid-20th century the growth of neighborhoods like this one transformed the town from a village to an urban center. The district is locally significant in the area of community development by conveying how working neighborhoods evolved to handle the housing pressures that were typical in Vermont's c.1900 regional industrial centers. It is significant as well for its close association with an important local and international industry and its founder, Jacob Estey. The early, mid-19th century development of this neighborhood was due in large part to both Jacob Estey and the Estey Organ Company. Estey made his home here in the district when he was starting the organ business that would become so important to Brattleboro and Vermont and remained here throughout his life and the enormous growth of the industry. He was employer to many in the neighborhood as well as real estate developer, banker, and landlord. After his death in 1890, the final transformation of the neighborhood occurred through the subdivision of his estate and one other on which were laid out the two side streets, Homestead and Horton Places. This infill development allowed the housing capacity of the district to quadruple through new construction to meet the demands of the organ factories and other growing Brattleboro businesses. The district is particularly characterized by the many large single and multi-family houses and apartment buildings built here in the Queen Anne style between 1895 and 1915. The district is architecturally locally significant as an intact collection of Queen Anne style workforce rental housing and a few higher style single family homes that blended well with the earlier houses that were literally moved aside for them. The buildings within the boundaries of the district remain remarkably intact and continue to clearly reflect their original character despite the passing of over 100 years since many of the structures were built. The district's period of significance for Criteria A & C is 1840 through 1915 when the buildings were constructed. The period of significance for Criterion B is 1852 through 1890 for the period of time that Jacob Estey lived there.

The small, compact neighborhood nestled between Canal Street and the foot of a sweeping hill developed as a place where people of widely varying means could live comfortably together and walk to or take the 1895 trolley to work. The district, in close proximity to the Estey Organ factory on nearby Birge Street, housed many of its employees and leaders during several decades including the founder Jacob Estey. The Jacob Estey homestead (#20) is well preserved and is locally significant for its association with a man who had such a profound impact on Brattleboro and Vermont. Unlike showier, more affluent neighborhoods that developed in the 19th century on the other side of town, this one has always been primarily a working class neighborhood. Many

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of the houses from the earlier small cottages to the large three story apartment houses to the few larger single family homes are conservative – even vernacular - examples of styles ranging from Greek and Gothic Revival to Italianate, Queen Anne, Shingle, and Colonial Revival. It is primarily the massing and form of the predominantly Queen Anne and Greek Revival examples that convey their history. The actual details are simple and include the use of entablature, plain friezes, pilasters, molded cornices and returns, flush board siding with Italianate windows and doors, and shallow pointed arches in the earlier buildings. The later buildings made use of cross gables and pavilions, angle-sided bay windows, basic scroll-sawn brackets, valences and pendants, glazed and paneled doors, molded surrounds and cornices with returns. The types of millwork used throughout the district on houses of all periods can also be found sprinkled throughout Brattleboro and was probably locally readily available.

The 1852-4 Jacob Estey house (#20) is the only example of Italianate style elements in the district and in this case they were combined somewhat cosmetically with the more common Greek Revival style of form and massing. However, there were other examples of the more full blown early Italianate style built in the 1850s in Brattleboro, such as the elaborate 1853 house designed by Richard Upjohn for John Stoddard (later occupied by Julius Estey), the 1855 Town Hall on Main Street, and the 1856 house built by Charles Royall Tyler. All of these examples have been demolished. While the Italianate, Second Empire, and High Victorian Gothic styles were quite popular in Brattleboro in the 1870s and 1880s, the district had no new construction in this period and so no examples of those styles.

The few higher style houses built later in the district's second wave of construction from 1895-1915 include Andrew Horton's 1895 apartment house (#6) and his own 1896 residence (#13) which were more elaborate versions of the Queen Anne style. Another higher style example was the 1906 Shingle Style/Colonial Revival style house (#14) with its matching carriage barn (#14a) built by A.W. Rockwell. The 1892 construction of the high style Classical Revival style Canal Street School¹ at the edge of the district may have had some influence on district architecture. The school's attributed architect, Robert Gordon Hardie, Jr. the son of an Estey Organ employee, lived on the west side of Canal Street across from the district in an eclectic and unusual, almost Arts and Crafts style house of his own design (still extant at 191 Canal Street). Another possible inspiration for the Rockwell house was the Arthur Wyatt House,² a more full blown example of the Shingle style on Putney Road built in 1893-4 and designed by architect Francis Crosby.

¹ Listed in the National Register on August 19, 1977

² Listed in the National Register on May 10, 2005

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The district's second period of construction saw the development of the multi-family residence. Beginning in 1895, the multi-unit residences constructed were designed like large single family homes that were slightly altered to accommodate two families. The Queen Anne style with complex footprints and multiple façade and gables was well suited to this form. The examples include #s 6, 7, 8, 13, and 22. These blended well with the earlier, smaller 19th century dwellings of the first period. However, there was an evolution of the multi-unit form. Several examples built later between 1905 and 1915 were actually two and three story apartment houses and were not based on the single family model. In 1896, William Stuart built the High Victorian Gothic style three story frame seven-unit building now called the "Victoria Apartments" nearby at the foot of Canal Street. This was likely the earliest building built specifically as a multi-unit residence in Brattleboro and is listed in the National Register as part of the Canal Street – Clark Street Neighborhood Historic District. The modest two- and three-story apartment houses in this district were clearly influenced by the Victoria Apartment model and remained small in scale to fit in with the surrounding residential neighborhood of earlier houses. The district examples of small apartment houses include #s 5, 11, 12, 15, and 18.

From its early beginnings in the mid-19th century through the subdivisions and creation of new streets in the early 20th century, this neighborhood has been closely associated with the Estey Organ Company, which by 1900 had become the largest organ factory in the world and ranked among the largest industries in Vermont. The district's smaller Greek Revival and Gothic Style homes of the 1840s and 1850s housed many Estey employees and key players including not only Jacob Estey but his son-in-law and partner, Levi Fuller.

As the workforce in Brattleboro grew, so did the housing pressure on the 19th century residences in this neighborhood which census data and directories show increasingly housed boarders and multiple families. The population of Brattleboro had gone from about 3800 in 1850 to nearly 7000 in 1890. More dramatically, the Estey organ workforce had gone from about 8 in 1853 to nearly 700 at its peak around 1900. The district's growth and increased density coincided with Estey Organ Company's success and expansion but did not fully urbanize while Jacob Estey still made his home there. Estey died in 1890 and by the turn of the 20th century, the subdivision of his and one other large estate resulted in the construction of many more multi-family dwellings and small apartment buildings. The 1895 trolley line installed along Canal Street increased the mobility both of Estey employees and the people who lived near the route. Census and directory data show increasingly varied occupations and places of employment for neighborhood residents from that time on.

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Brattleboro has never been a one-industry town in the way that paper mills dominated Bellows Falls or machine tool manufacturing defined Springfield. However, over the past two hundred years, its most influential and largest industry by far was organ manufacturing. Principally this meant the Estey Organ Factory from 1852 through the mid-20th century though there were other organ and melodeon manufacturers as well. However, long before organ manufacturing started, printing and papermaking had been well established important industries and the town was also shaped in the early to mid 19th century by the presence of the Vermont State Asylum (now the Brattleboro Retreat) and the several world-famous water cure establishments.

Early industries of Brattleboro focused on the water power of the Whetstone Brook and were concentrated at the falls near the Connecticut River. These included mills like paper, wool carding and cloth dressing, and distilleries but other businesses developed also, notably printing, bookbinding, and trading in wholesale goods and merchandise using the early navigation of the Connecticut River. By the 1830s there were machine shops serving the paper mills and producing tools as well as the opening of the Vermont State Asylum. Other industries of the early 19th century included foundries, tanneries, and a shop making lead pipes and pumps which Jacob Estey purchased in the 1830s and ran for twenty years. Prior to the mid-19th century Brattleboro's industries and shops were clustered in the downtown near the Whetstone Falls and partly served by the early canal that gave Canal Street its name. An 1849 map³ drawn by the Wesselhoeft Water Cure indicated that the Whetstone Brook and its falls, pools and banks were used as part of the health treatment. By the time Estey bought a major interest in a small melodeon business in 1852, the foot of Canal Street and the brook were dominated by the Woodcock & Vinton Paper mill and many other industrial shops. Estey had built a new house in the district (#20) and several of his early employees lived nearby in the early houses along Canal Street. After devastating fires in the downtown and floods along the Whetstone had destroyed many businesses, Estey led the way to developing industries further south and west along both sides of the brook – in the area of Flat Street where water cure patients once bathed and walked. The 1869 Beers map shows his new "Cottage Organ" factory across the Whetstone from his home in the district by way of the Elm Street bridge. The Frost Woolen Mill was also shown at the end of Birge Street on the brook. Other industries started to develop on the former Frost Estate and newly laid out Flat Street extension following the construction starting in 1870 of the large new Estey Organ Factory Complex on the high part of Birge Street. Most of the industry

³ Allen, David. *Early Maps of Brattleboro Vermont, 1745-1912, With a Narrative History*. West Chesterfield, N.H.: Old Maps, 2003, p. 20.

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and commerce developing in Brattleboro in the 19th century was in easy walking distance of the district's residences.

Judging by a comparison of bird's-eye views⁴ from 1856 (Batchelder), 1876 (Bailey and Hazen) and 1886 (Burleigh), the new Estey factory complex was of a new scale for Brattleboro. The next largest factory pictured in 1876 was the former Estey factory on Flat Street which became the Smith & Hunt children's carriage manufacturer. The Estey Organ business continued to expand and by the end of the 19th century was a world class industry employing nearly 10% of Brattleboro's population. Other industries in Brattleboro included the Carpenter Organ Manufacturer, Brattleboro Sewing Machine Company, and many others on Flat Street and the vicinity of the railroad station near the river. During the early 20th century, the Estey Organ Company as well as the paper mill continued to flourish and sustain many smaller machine shops and reed and tool makers. While the downtown along Main Street became more solidly devoted to retail and commercial business blocks, the areas of Flat Street and the railroad continued to support the many small industries. Residents of the district and other nearby neighborhoods could easily walk or take the 1895 trolley to work in Main Street shops and hotels, the railroad area near the depot or walk to industries along Flat, Frost and Birge Streets. In the first half of the 20th century, while Brattleboro's biggest industry—Estey Organ Company remained relatively constant in the size of its workforce and then got smaller, the population of the town rose steadily. The smaller, varied industries and shops continued to flourish and attract population away from farms in surrounding Windham County. In the period between 1890 and 1930 when most rural Vermont towns in the south hit their all-time low for population, Brattleboro continued to grow gaining 3000 residents. This growth placed increased housing pressure on working class downtown neighborhoods like the district to become denser as most people prior to World War II still walked to work. The large number of multi-unit dwellings constructed in the district during this same period was an answer to the need.

The earliest detailed map of Brattleboro was the Presdee and Edwards 1852 map which showed the large new Jacob Estey house (#20) on the north end of the small cluster of houses on both sides of this section of Canal Street. Next to the Estey House on the east side there were three other small houses shown but not labeled. Across Canal Street seven more houses are shown. This map illustrates the relative density between this more rural pattern of houses fronting the main road on large, long undeveloped lots and the more urban pattern of the Clark Street area which was closer to Main Street along Canal Street and was developed several decades earlier.

⁴ Ibid, pp 32-33, 38-39, & 40-41.

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The Clark Street area, physically separated from this neighborhood by the steep hill north of the Estey home, was also originally on large lots that were subdivided. It developed with a secondary street in parallel to Canal Street that allowed many more houses on smaller lots. The well preserved 19th century Canal Street – Clark Street Neighborhood Historic District was listed in the National Register of Historic Places on July 16, 1993.

The houses shown near the Estey home on the 1852 map were soon joined by 4 more on the east side and one more on the west side along Canal Street by the publication of the 1856 McClellan map. The increase in density between these two maps only a few years apart is an indication, supported by the architecture itself that the neighborhood was actively being developed at that time. The names listed in 1856 on the east side were "J. Estey," "Joslyn," "Mather," "J.G. Root," "Snow," N.E. Priest," and "Mrs. Miller." Dozens of recorded real estate transactions by Jacob Estey include many in this neighborhood where he bought and sold lots, gave mortgages, and leased property to his neighbors – many of whom were also his employees. The 1856 map showed the completion of the first period of this neighborhood's evolution with the less dense, long lot pattern along a main street, having much to do with Estey's various development activities. The 1869 Beers map showed the third Estey factory in close proximity to the neighborhood on Flat Street across the Whetstone Brook. Estey owned three houses in the area including his own residence (#20) and the house at #4. Both sides of Canal Street were lined with houses still on long undeveloped lots. The development further south on Canal Street changed dramatically after the neighborhood's edge at the intersection with Birge and Washington Streets. It became very rural with only four properties in open countryside for the next half mile or so.

Jacob Estey's development activities around his home was a driving force in the early mid-19th century evolution of the neighborhood in which the census of 1870 documents that at least 11 residents on the east side of Canal Street alone worked for the Estey Organ Co. including Jacob and his son-in-law, Levi K. Fuller. By that time the company had re-located and greatly expanded its factory closer to the neighborhood and its influence on the district continued to increase.

Fires, then the devastating 1869 flood, had destroyed a succession of Estey Factory buildings on Main Street next to the Whetstone falls and at Flat Street further upstream. By 1870, work had begun on the new Estey Factory Complex on a high plateau out of reach of the brook on Birge Street, just around the corner from Estey's own house. The new Birge Street location was not only well above the flood zone but had its own water supply and fire fighting capacity. The new

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buildings were sided and roofed in slate - an unusual approach meant to make them less susceptible to fire. These unique and visually distinctive buildings were listed in the National Register of Historic Places on April 17, 1980 with an amendment on January 9, 2007. The documentation recognized the Estey Organ Company Factory for its statewide and national significance "both for its historical role in the United States organ industry and its unique architectural character."⁵ The nomination's statement of significance provides a good history of the company's growth and importance as well as the story and contributions of Jacob Estey, his son Julius, and his son-in-law, Levi K. Fuller.

The Estey Organ Company Factory nomination states "The founder of the company, Jacob Estey, entered the organ business somewhat by chance and after it had been established in Brattleboro by its pioneers – including Samuel H. and Joseph L. Jones, Riley Burdett, and Silas M. Waite. . . . Born in 1814 across the Connecticut River in nearby Hinsdale, New Hampshire, Estey moved to Brattleboro in 1835 and took over an existing plumbing business. Early in 1852, he obtained Riley Burdett's share in the melodeon business (possibly to satisfy a claim for unpaid rent.)"⁶ According to Mary Cabot in her *Annals of Brattleboro*,⁷ Jacob and Desdemona Estey were married in 1837 and lived initially in the "Parker House" that had been purchased two years earlier – likely from Stephen Parker, whose plumbing and pipe business Estey took over. Cabot writes that they lived there until their own permanent residence was built in 1854. However, since the 1852 map shows the Estey house, Cabot's date may be a little off.

According to the census Levi K. Fuller and his wife, Estey's daughter Abby, lived in the district in the same household or property with Jacob and Desdemona Estey in 1870. He was Jacob's partner starting in 1866 and a talented inventor who developed the technical aspects of the organ business that made it dominant in the industry. He and Abby built an elaborate mansion, "Pine Heights," in 1873 further south on Canal Street on the next hill. Fuller oversaw the tremendous growth of the Estey Organ Company in the last quarter of the 19th century. He was active in politics and became governor of Vermont in 1892.

Though there was no new construction activity in the district on the east side of Canal in the 1870s or 1880s, the 1876 Bailey & Hazen bird's eye view of Brattleboro shows the addition not

⁵ Henry, Hugh. H. *National Register Nomination for Estey Organ Company Factory*. Montpelier, Vt: Vermont Division for Historic Preservation, 1980.

⁶ Ibid

⁷ Cabot, Mary R. comp. and ed. *Annals of Brattleboro 1681-1895*, 2 vol. Brattleboro, Vt.: Press of E.L. Hildreth and Co., 1922, p.631

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only of the large factory complex on Birge Street but also the creation of a secondary street on the west side of Canal. Brook Street, which looped around the large corner of Canal and Birge Streets, was developed from some of the long lots fronting the west side of Canal Street and had five new houses by 1876. An 1886 bird's eye view of Brattleboro by Lucien Burleigh shows more infill in this area as well as the development of the Esteyville and other related neighborhoods on the hills south and west of the factory.

While the west side of Canal Street had developed a second layer of housing with Brook Street two decades earlier, the east side area of the district did not have any major changes until after the death of Jacob Estey in 1890. It was very likely due to the presence of his large homestead here that the subdivisions were focused on the west side. By the time the Horton and later Estey estates were subdivided and the new streets Horton and Fuller Places were built, the census records and directories document the housing pressure in this small area by the number of boarders and shared homes in the district. Jacob Estey remained in his home even while the success of his company exploded and he engaged in a public life of politics. His home was near his work and was surrounded by a working neighborhood with residents diverse in their incomes and occupations. Along with the president of the Estey Organ Company, lived local businessmen such as druggists and carriage manufacturers, superintendants and managers, as well as laborers, carpenters, machinists, seamstresses, organ tuners, reed fitters, and railroad workers. By contrast, Estey's son and son-in-law both moved out of the small cluster in the 1870s into large and elaborate mansions. Jacob Estey was known for his conservative practicality exemplified by his long term commitment to the small neighborhood cluster where he started his career. This was celebrated as part of his legend as evidenced by a line drawing of his house in the Brattleboro Historical Society collection with the inscription "Jacob Estey's Modest Home."

The very detailed Sanborn Fire Insurance maps which started for Brattleboro in 1886, included the important Estey Factory showing the extent of the huge complex but did not show the little residential neighborhood along Canal Street nearby until 1906. However, a very good 1895 Miller map shows the beginnings of the next era in the history of the district. The neighborhood was still dominated on the north end by the two large properties of the Estey Estate and Andrew J. Horton, the Superintendant of the Gas Works, who had begun to subdivide his family's long lots and had created a new dead-end street named "Horton Place." The home of Andrew's father, H. B. Horton was located two doors down from the Estey residence on the 1869 Beers map. Horton was also associated with the Estey Company. By the early 1890s, the Horton property which included two dwellings on Canal Street and the long lots behind them was in the process of new development. According to a newspaper account of 1895, Andrew Horton moved an

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earlier house - likely his father's - back on the lot in order to build a larger home for himself with the prime Canal Street frontage. The Miller map of 1895 shows this in progress with the small house already moved back (#10) and an empty lot on Canal where Horton would soon build his home (#13). Horton had likely laid out "Horton Place" the year or two before the map in the center of his property and had already moved another older home (#9) to the rear in order to construct the c. 1895 modern Queen Anne style multi-family house (#6) on Canal Street. The Sanborn maps of 1906 through 1925 show Horton Place as a dead end street with a "cistern" in the middle of a cul-de-sac at the end. By the 1950 map, the cistern was gone and a new water main was shown.

Another newspaper account⁸ in 1906 described additional subdivision development on the "former Estey Estate" in the district. The street now called Homestead Place may have been named for the Estey homestead at the west end of the street (#20), however it was first called Fuller Place, presumably after Levi Fuller who may have been instrumental in developing his father-in-law and business partner's estate. Fuller Place was constructed by the 1906 Sanborn map along with four houses along it. Three fronting on Fuller included #s 16 which appears to be an earlier, c. 1850 house that was re-located as well as #s 17 and 19, built in 1905 and 1906 respectively. Another one fronting on Canal Street was #14, a Shingle style/Colonial Revival style home built in 1906 by a local carriage manufacturer, A. W. Rockwell. Two more buildings were constructed on Canal Street north of the Estey house. These were the 1905 single family home of O. D. Stowell (#21) and the 1906 multi-family apartment building #22. The 1912 Sanborn map showed Fuller Place had been re-named Homestead Place and the last two houses (1907 multi-unit #s 15 and 18) had been added. These Sanborn maps also showed continued infill development on Horton Place including the 1899 and 1905 duplexes # 8 & 7 respectively, a c. 1910 duplex that no longer exists, and the three-story 1910 apartment house #11. The last two buildings to be added to the compact neighborhood were the three story apartment house #12 and two-story apartment building #5, both built in c. 1915.

Horton and Homestead Place and the district were fully developed by 1915 and only one building has been lost since that time. During a 20 year period from around 1895 to 1915 fifteen new Queen Anne style buildings were added in the district including ten very large 2 to 3-story

⁸ An April 27, 1906 newspaper clipping in a scrapbook collection of the Brattleboro Historical Society reports that: "Three new houses will be erected this season on the former Estey estate on Canal Street. Cratus Weatherhead has the foundation started for a large two tenement house [HD# 22] between Mr. Stowell's new house [HD #21] and the schoolhouse. Other houses on the opposite side of the Estey homestead [HD #20] will be built by A.W. Rockwell [HD #14] and W.E. Combs [HD #19]."

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apartment buildings (#s 5, 6, 7, 8, 11, 12, 15, 18, 22 and one on Horton that has been demolished). With the construction of so many new buildings in a fairly short amount of time the architectural character of the small neighborhood was dramatically changed to an overwhelmingly Queen Anne style. These substantial structures largely define the character of the district. They are similar in character due to their large 2 and 3 story massing, multi-level porches, wood siding with original trim details on most buildings, and many that have original windows or new sash to match the historic window types. Even those that have lost some detail have the distinctive Queen Anne massing common to most of them.

The overall character of this neighborhood is defined by the 19th century dwellings on Canal Street and the later, large multi-family buildings that were constructed on Canal Street, Horton Place and Homestead Place early in the 20th century. Unlike the west side of Canal Street which has changed in character substantially through commercial zoning and modern commercial development, the east side and its compact neighborhood sheltered by the large hill to the east is still entirely residential and largely intact architecturally. Only one property in the district has offices along with an apartment – HD #14. The lack of traffic on the short streets preserves the quiet setting of the neighborhood and the small yards, shrubbery and some large shade trees enhance the feeling of the historic neighborhood. Although originally both were dead-end, the streets now connect behind #s 10 & 15 and have been designated “one-way.”

Since the late 1990s, the Windham Housing Trust (formerly the Brattleboro Area Community Land Trust) has been buying, preserving, and rehabilitating many of the multi-unit homes in this neighborhood for affordable housing. The Housing Trust currently owns and manages HD #s 4, 5, 6, 7, 18, and 19. They are currently in the process of acquiring and rehabilitating #s 11 and 12 as well as updating the units of #s 4, 5 and 6. In addition to affordable apartments, HD #4, 192 Canal Street housed the offices of the Housing Trust until last year when they re-located to Birge Street. The current renovation of this property will convert it back to all housing. The activities of the Housing Trust have had a profound impact on the preservation of and thus the historic character of the district.

The Homestead-Horton Neighborhood Historic District is a significant group of residential buildings associated with the major industrial trends of Brattleboro and with Jacob Estey the founder of the nationally significant Estey Organ Company. The early history of the neighborhood from 1850 through 1890 is closely connected with Estey and the organ factory that had so much influence over the town and region. The well preserved early Italianate home of Jacob Estey and some of the earlier houses he helped to develop continue to convey this history.

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The district's later history is overwhelmingly conveyed visually through its remarkable collection of large Queen Anne dwellings and apartment houses built in a very short amount of time near the turn of the 20th century. The district is a very good example of the crucial community development process of urban infill in response to the intense housing pressure experienced by many industrially active Vermont towns of the early 20th century. More recently the district is also a good example of the equally crucial community development technique of the appropriate rehabilitation of historic structures to provide both high quality affordable housing and to revitalize deteriorated neighborhoods.

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Brattleboro city directories for various years

United States census data

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Verbal Boundary Description

The boundaries of the Homestead-Horton Neighborhood Historic District follow the property lines of all the properties on the borders. The description will use the following Brattleboro Tax map notation to identify each property:

[Map #] -[Lot #]- [Parcel #], (HD Inventory #). (For example, 32-51-84, (#1) means the parcel numbered 84 on Map #32, in lot #51 and also listed in the Historic District Inventory as #1.)

Starting at a point A on the eastern side of Canal Street at the southwest corner of property 32-51-84, (#1) near the corner of Washington and Canal Streets, proceed east along the southern lot line to point B at the southeast corner of the same lot. Then proceed northwesterly along the angled eastern lot line of 32-51-84, (#1) to point C. Then continue jogging easterly to point D, then northerly to point E, then easterly to point F, then northerly to point G, and finally easterly along the irregularly stepped southern edge of 32-51-65, (serves #s4, 5, & 6) to point H at the edge of Prospect Street. Then proceed northeasterly along the eastern lot line of 32-51-65 on Prospect Street to point I at the northeast corner of lot 32-51-65. Then continue westerly along a northern edge of lot 32-51-65 to point J at the intersection with the eastern lot line of lot 32-51-76, (#9). Then continue northerly along the eastern lot line of 32-51-76, (#9) to Horton place. Then continue in the same northerly line along the short connector street between Horton and Homestead Places and continue following the eastern lot lines of lots 32-51-75 (#10), 32-51-73 (#16), and 32-51-72 (#17) to point K at the northeast corner of 32-51-72 (#17). Then turn and continue northwesterly along the northern lot lines of lots 32-51-72 (#17); 32-51-71 (#18); and 32-51-70 (#19) to point L at the northwest corner of 32-51-70 (#19). Then turn and continue southerly along the western lot line of 32-51-70 (#19) to point M at the northeast corner of lot 32-51-60, (#22). Then turn and continue northwesterly along the north lot line of 32-51-60, (#22) to point N at the eastern side of Canal Street. Then turn and continue southwesterly along the eastern side of Canal Street and the western lot lines of 32-51-60, -61, -62, -63, -64, -65, -82, -83, & -84 to the point A of beginning.

Boundary Justification

A cohesive residential historic district exists that would include 22 properties (with 29 buildings) comprised of all dwellings on the east side of Canal Street from the Canal Street School southerly to the intersection with Birge and Washington Streets, including the dwellings on Horton Place and Homestead Place which extend easterly from the east side of Canal Street. The overall character of this neighborhood is defined by the mid-19th century dwellings on Canal Street and the later, large multi-family buildings that were constructed on Canal Street, Horton Place and Homestead Place between 1895 and 1915. The buildings within the boundaries of the district remain remarkably intact and continue to clearly reflect their original character despite

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the passing of over 100 years since many of the structures were built. Though some have lost some original detail, these still convey their history through their distinctive massing and form and contribute cohesion to the entire neighborhood.

The northeast boundary of the proposed district is a hill that creates a natural boundary and separates this district from the adjacent Canal Street School, entered in the National Register on August 19, 1977, and the Canal Clark Street neighborhood to the north, entered in the National Register on July 7, 1993. The same hill sweeps around the district in an arc on the east with a steep wooded bank that continues the natural boundary. Washington Street on the south is a boundary that divides the residential properties of the district from the modern commercial development further south on this side of Canal Street. Similarly, the west side of Canal Street is excluded because of its modern commercial character.

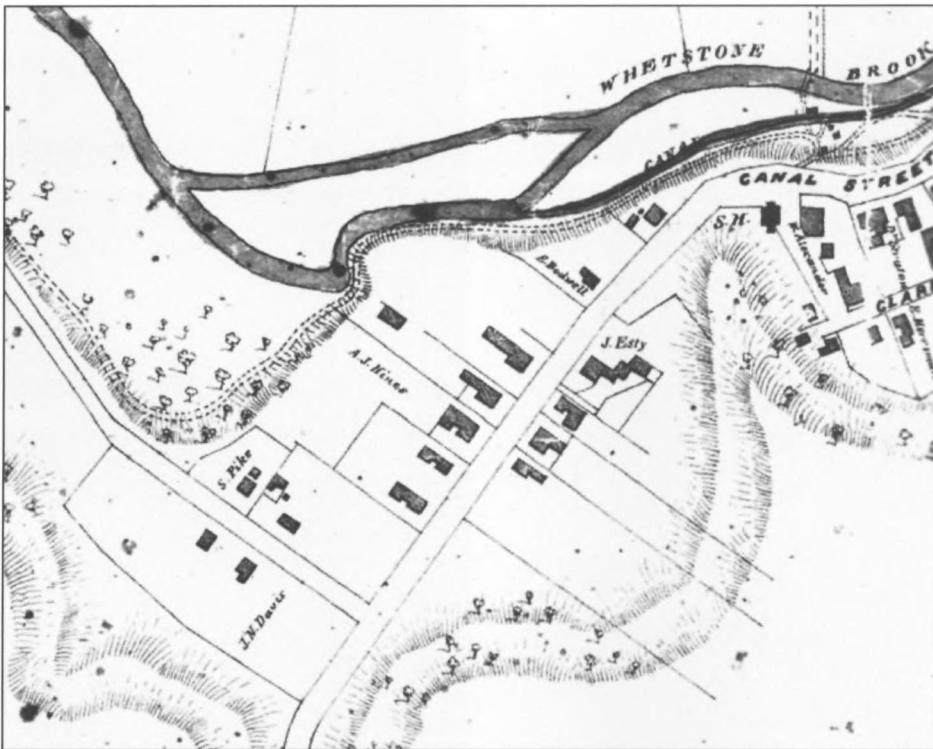
The west side of Canal Street, from the Elm Street intersection by the Canal Street School south to the Birge Street intersection, developed as part of the larger residential Canal Street neighborhood but unlike the more intact east side of the street proposed for the historic district, the westerly side has undergone numerous changes to its historic buildings, some of which have been lost due to fire or demolition and replaced in recent decades with non-historic commercial structures. Others have been substantially compromised by intrusive additions. The west side of Canal Street, commercially zoned, now has a very different character to the residentially zoned east side and no longer conveys the development history of a dense residential neighborhood that still characterizes the district.

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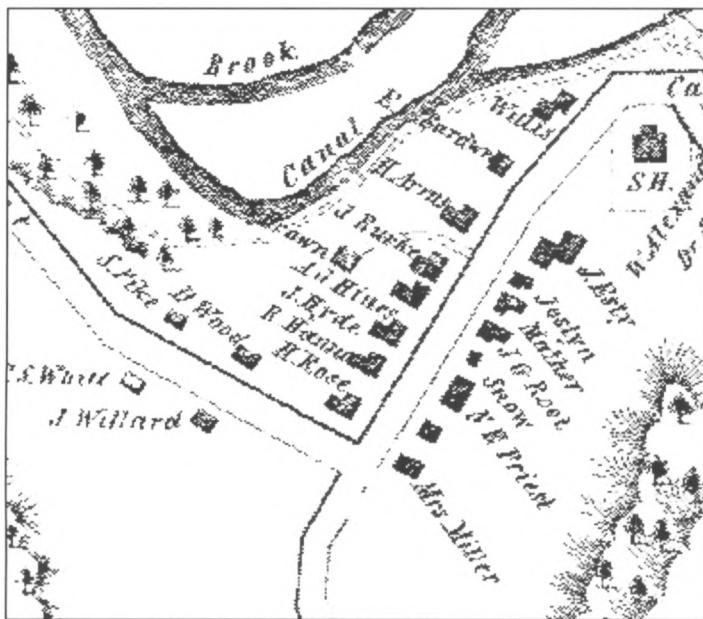
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Historic Maps



Detail of Presdee & Edwards *Map of Brattleboro, Vt.*, 1852

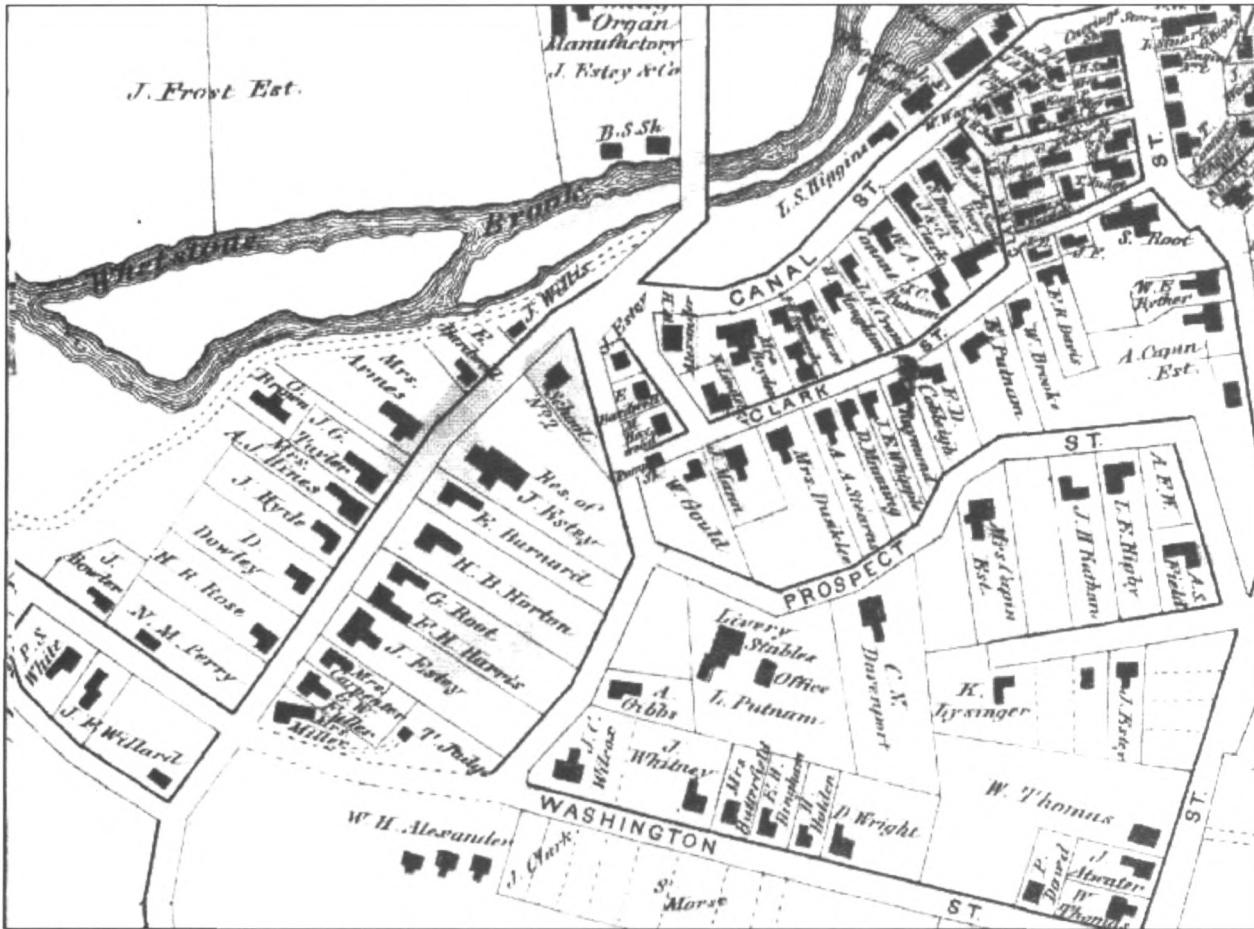


Detail of McClellans's 1856 *Map of Brattleboro, Vt.*

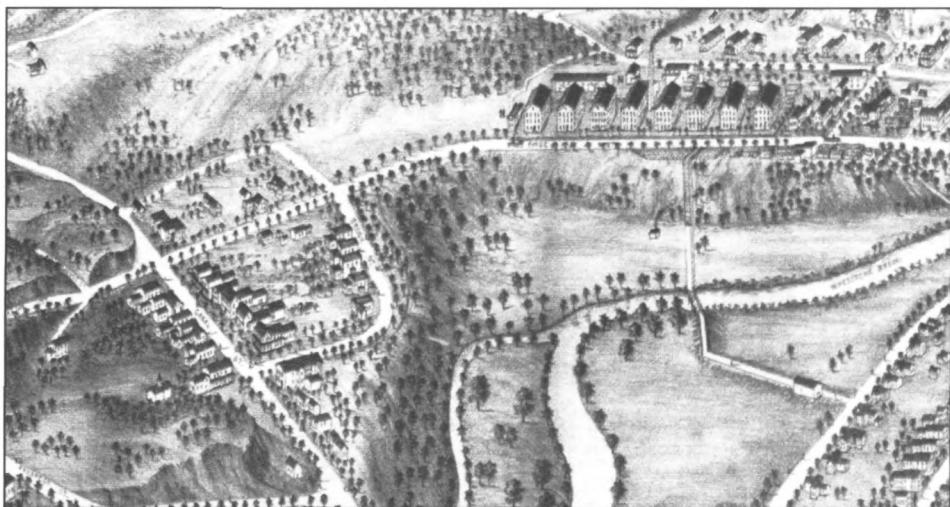
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Detail of Beers map of Brattleboro, Vt. From *Atlas of Windham County, 1869*



Detail of Bailey & Hazen bird's-eye view of Brattleboro, Vt, 1876
Estey organ factory is shown at top right of view, district is show on middle left, view looking southwest

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Burleigh Bird's Eye View of Brattleboro, Vt., 1886 , Details: top showing area of neighborhood with Estey Organ Factories on Birge Street; Bottom: detail of district circled.

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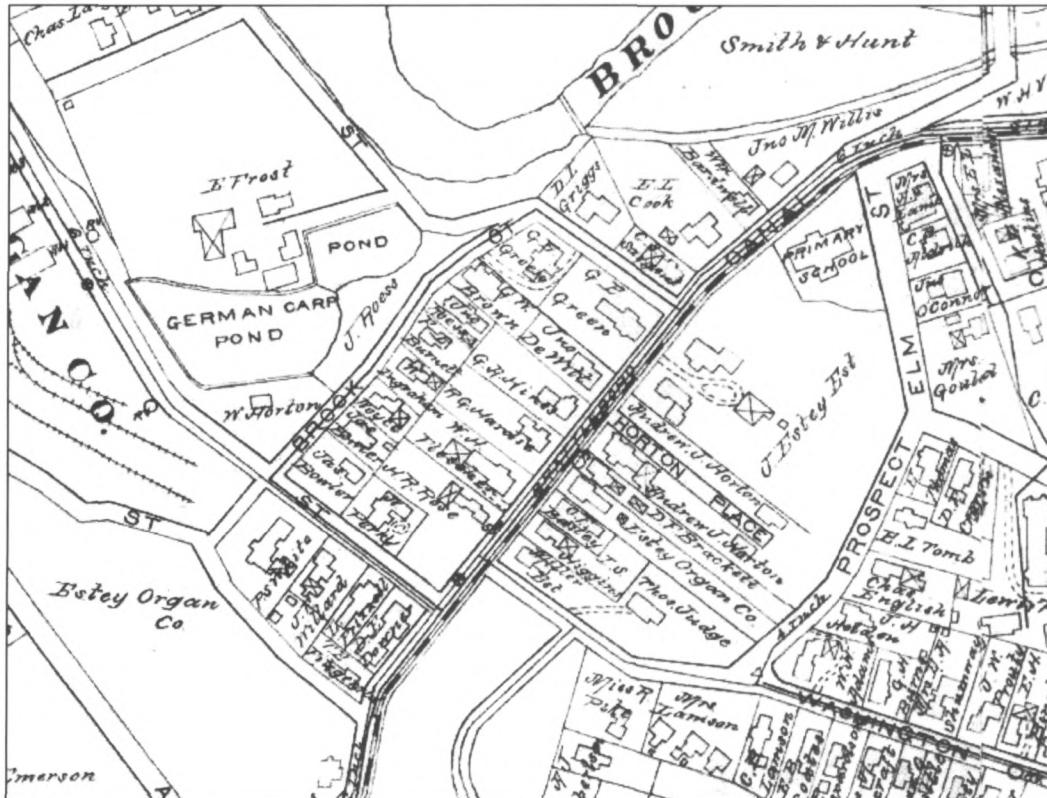
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**Detail of
Burleigh's 1886
bird's-eye view
of *Brattleboro*,
Vt., Looking
west.**

Buildings along Canal Street depicted in the middle of the view (l. to r.) are HD #s 1, 2, 3, 4, predecessor to 5, likely 9 & 10 in their original locations, possible 16 in its original location, and 20 – the Jacob Estey house.



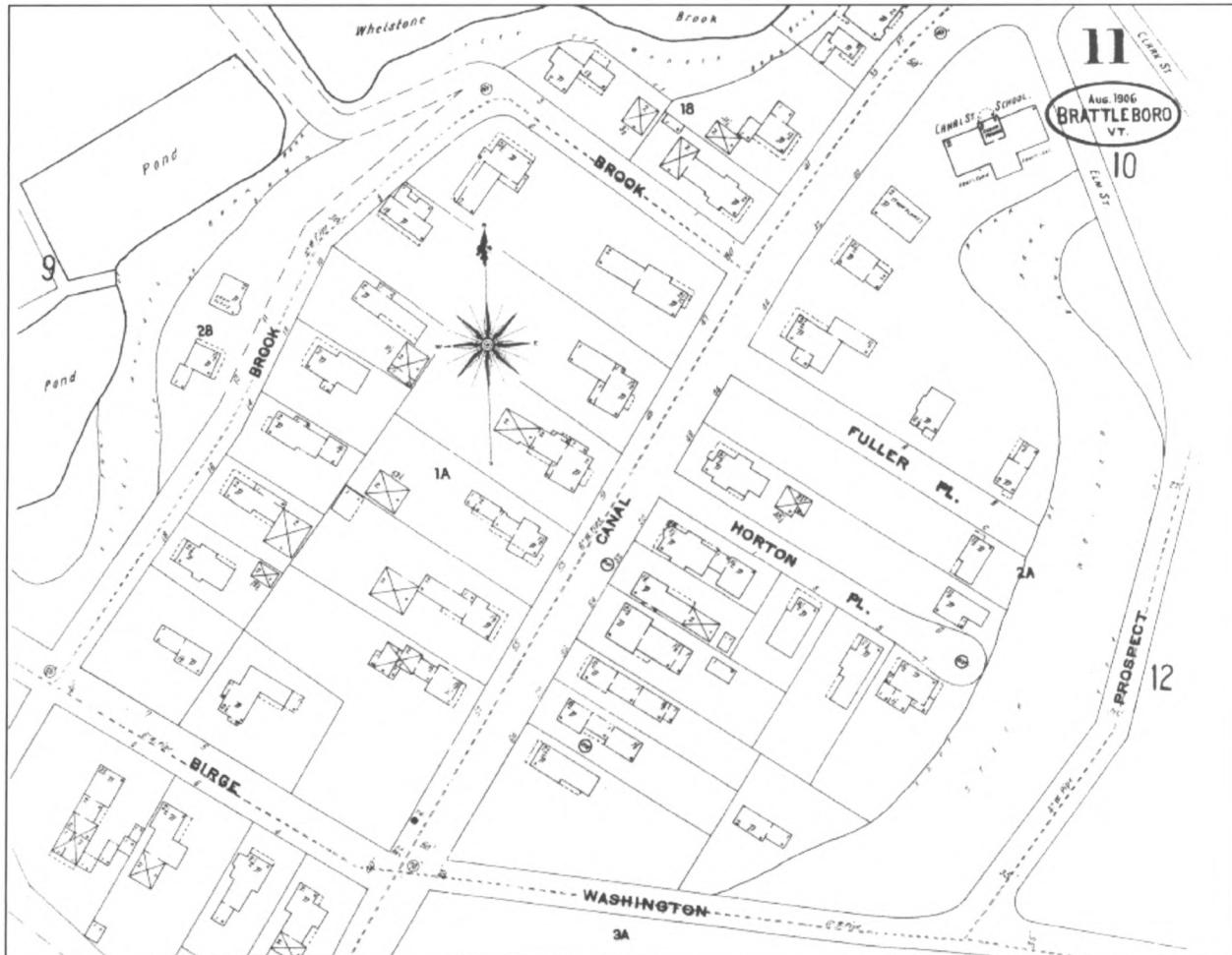
**Detail of 1895
Miller map of
Brattleboro.
Top of map is
northwest.
District is in
center right
bordered by
Canal Street
and Prospect/
Washington
Streets**

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Sanborn Fire Insurance Maps for Brattleboro

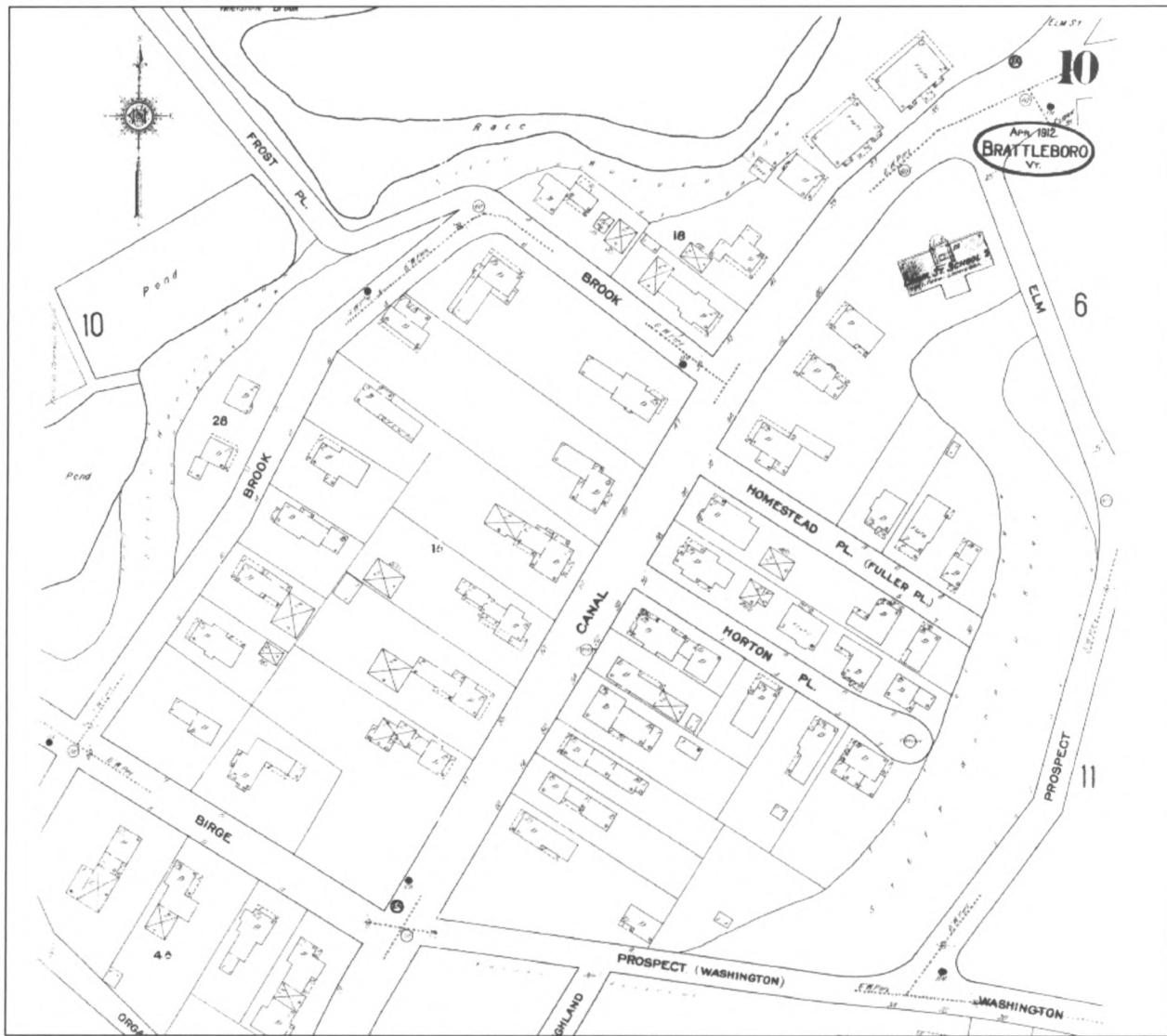


Sanborn Map #11, 1906

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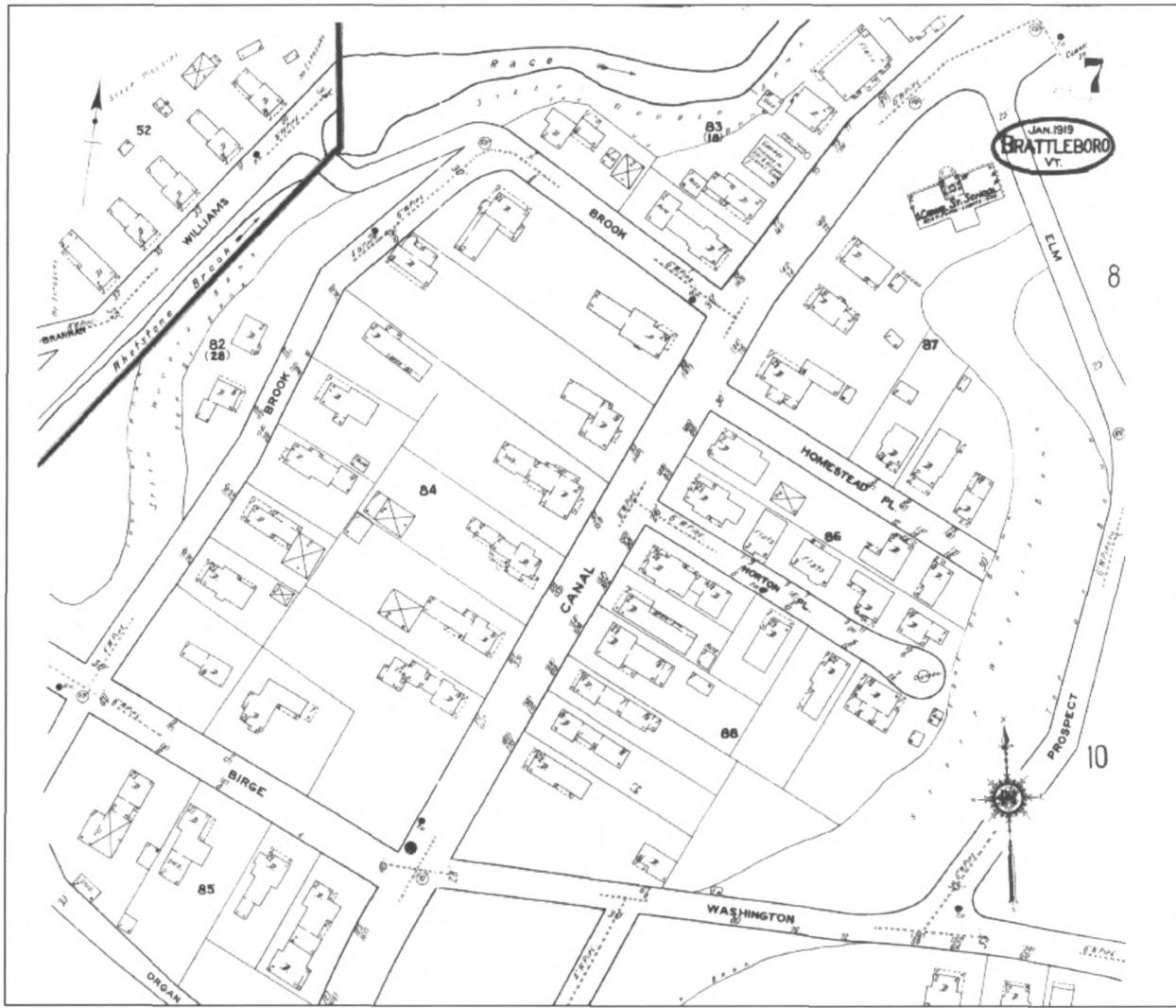


Sanborn Map #10, 1912

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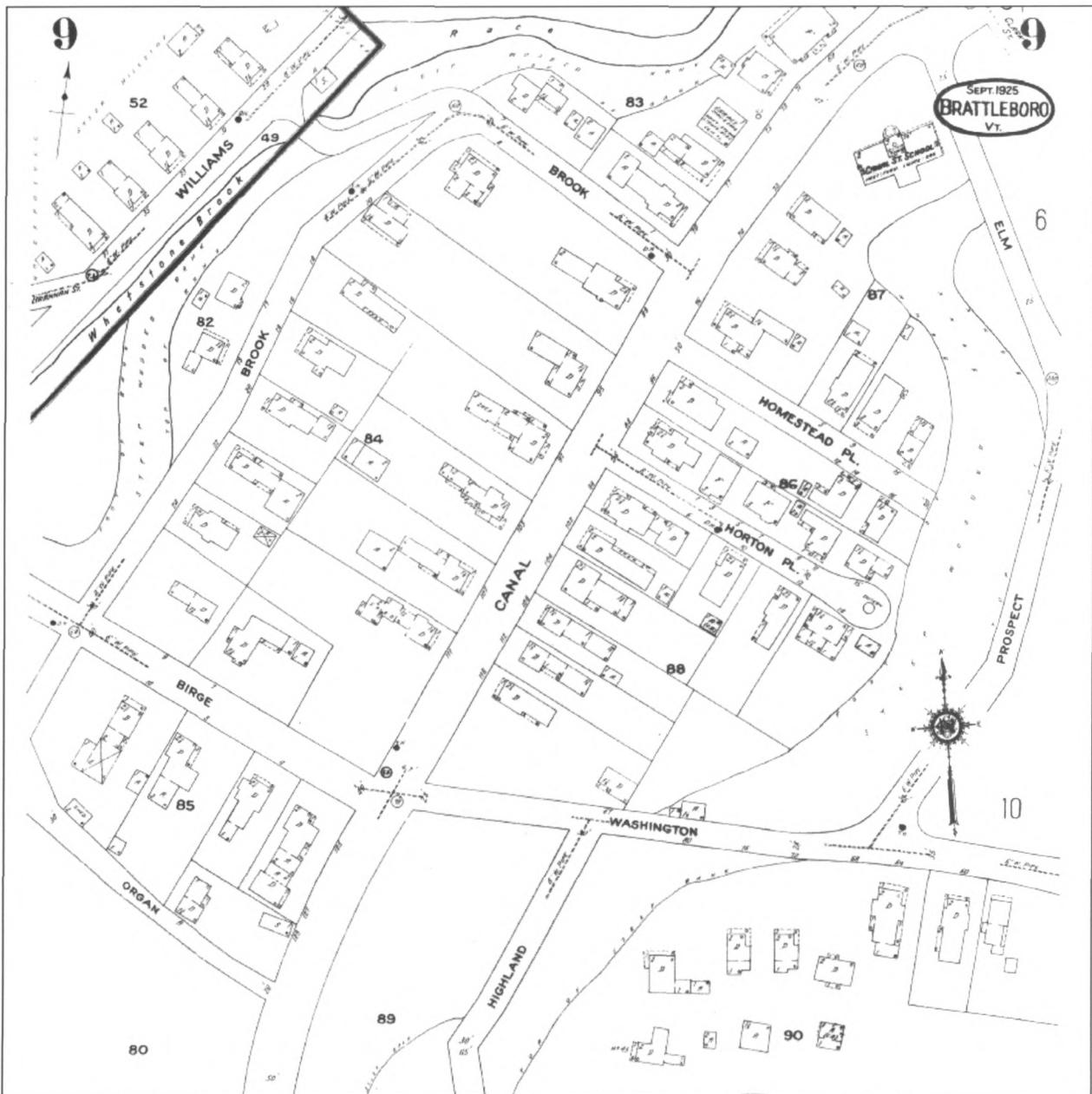


Sanborn Map #7, 1919

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Homestead-Horton Neighborhood Historic District
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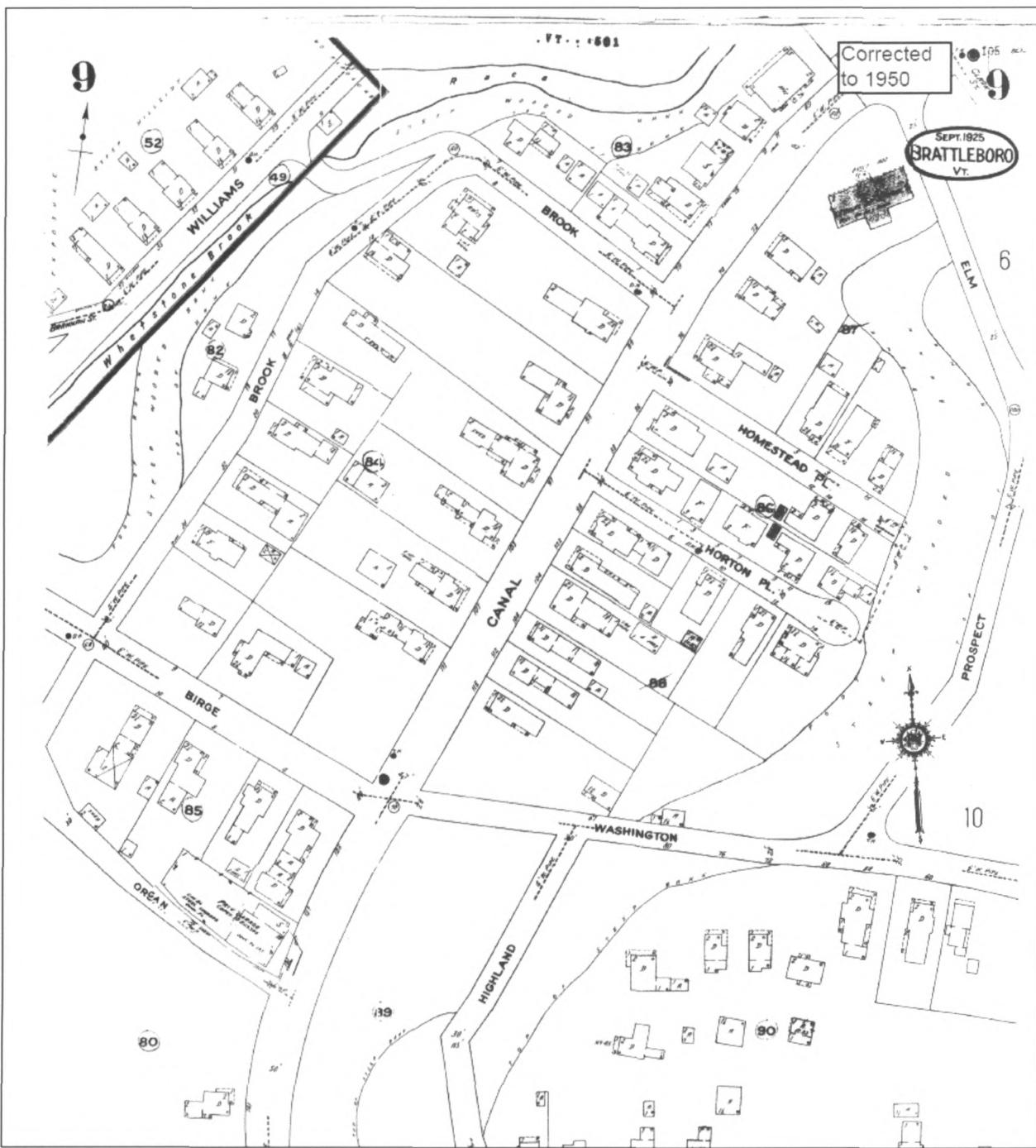


Sanborn Map #9, 1925

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National Park Service

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Sanborn Map #7, 1950

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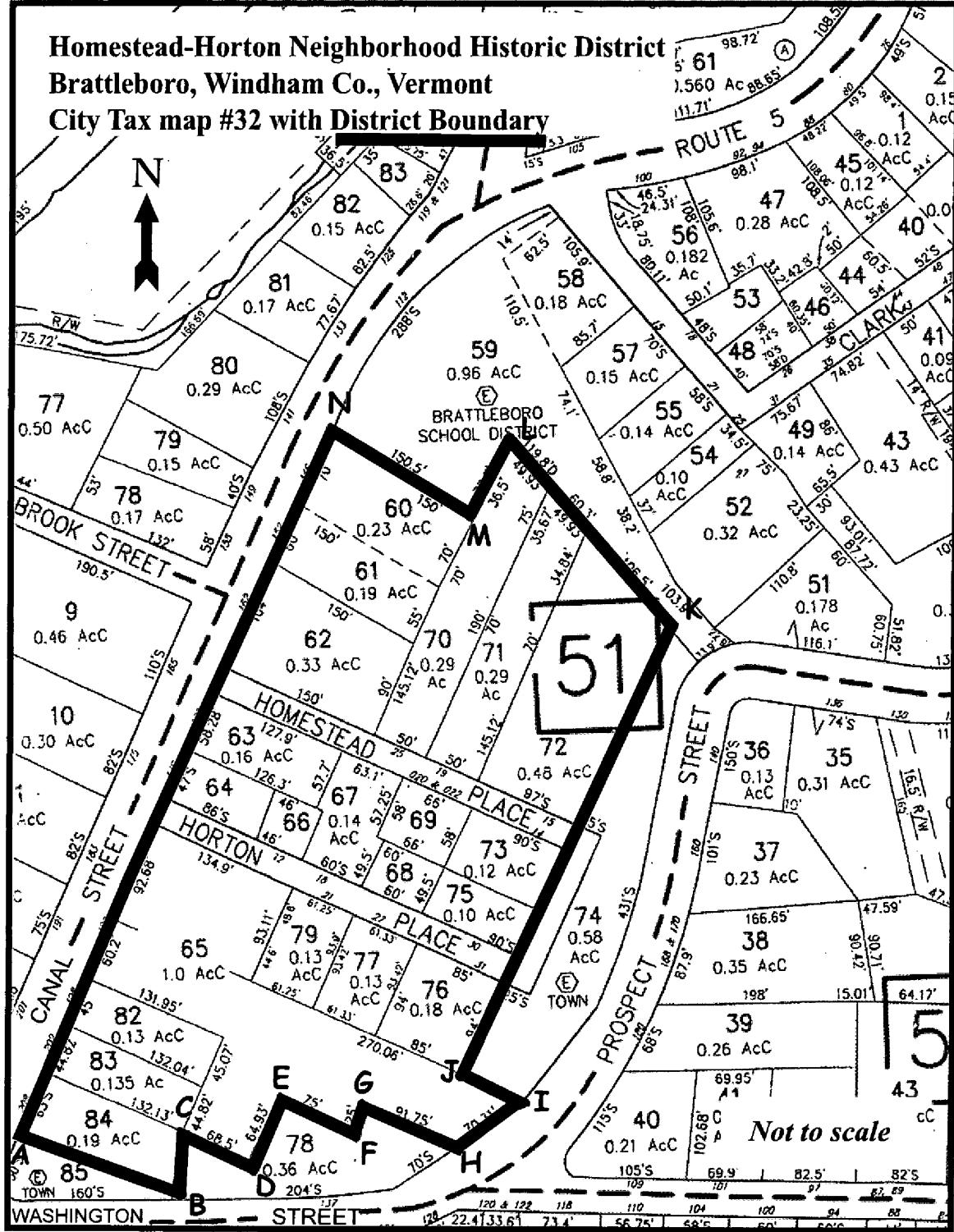
Homestead-Horton Neighborhood Historic District
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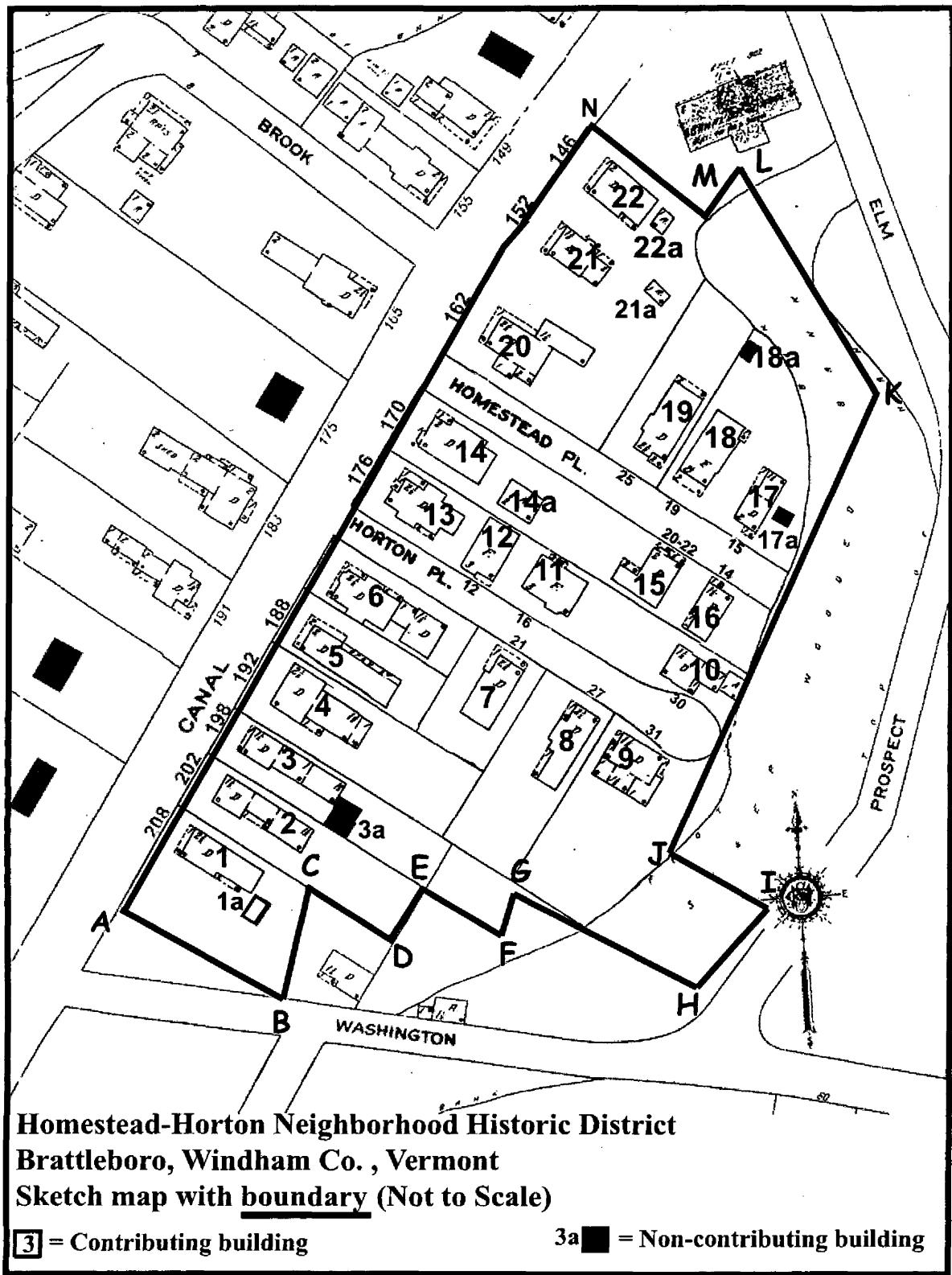


JACOB ESTEY'S MODEST HOME.

Drawing/clipping in the collection of the Brattleboro Historical Society. Caption on back of image reads:
"Old Estey Homestead; Built 1854; South Side of Canal Street; was 44 Canal now 76 Canal; copied from May 1887 Phoenix"

**Homestead-Horton Neighborhood Historic District
Brattleboro, Windham Co., Vermont
City Tax map #32 with District Boundary**





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Homestead-Horton Neighborhood Historic District
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Photograph Labels

The following information is the same for all photographs:

Homestead-Horton Neighborhood Historic District

Brattleboro, Windham County, Vermont

Digital images are on file at the Vermont Division for Historic Preservation

Photograph

Number	Description	Date	Credit
1 of 36	Historic view looking north on Canal Street (U.S. Route 5) from Birge Street, with #1 on right	c. 1900	Courtesy Vermont Historical Society
2 of 36	View looking north on Canal Street from Birge Street, with #1 on right	August 2008	L. Papazian
3 of 36	View looking south on Canal Street with #20, 14, & 13 on right	August 2008	L. Papazian
4 of 36	View looking west on Homestead Place, with #s 16 & 15 on left & #s 17, 18 & 19 on right	August 2008	L. Papazian
5 of 36	View looking west on Horton Place, with #s 9, 8 & 7 on left & #s 10 & 11 on right	August 2008	L. Papazian
6 of 36	#1, looking southeast	August 2008	L. Papazian
7 of 36	#1a, looking east	August 2008	L. Papazian
8 of 36	#2, looking southeast	October 2008	L. Papazian
9 of 36	#s 3 & 3a, looking northeast	October 2008	L. Papazian
10 of 36	#4, looking east	October 2008	L. Papazian
11 of 36	#4, looking northwest	October 2008	L. Papazian
12 of 36	#5, looking east	October 2008	L. Papazian
13 of 36	#6, looking northeast	October 2008	L. Papazian
14 of 36	#6, detail front facade	October 2008	L. Papazian
15 of 36	#7, looking south	August 2008	L. Papazian
16 of 36	#8, looking south	August 2008	L. Papazian
17 of 36	#9, looking southwest	August 2008	L. Papazian
18 of 36	#10, looking north	August 2008	L. Papazian
19 of 36	#11, looking north	August 2008	L. Papazian
20 of 36	#12, looking northeast	October 2008	L. Papazian
21 of 36	#13, looking south	August 2008	L. Papazian
22 of 36	#14, looking north	August 2008	L. Papazian

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<u>23 of 36</u>	<u>#14a, looking west</u>	October 2008	L. Papazian
<u>24 of 36</u>	<u>#15, looking south</u>	August 2008	L. Papazian
<u>25 of 36</u>	<u>#16, looking west</u>	August 2008	L. Papazian
<u>26 of 36</u>	<u>#s 17 & 17a, looking north</u>	August 2008	L. Papazian
<u>27 of 36</u>	<u>#18, looking north</u>	August 2008	L. Papazian
<u>28 of 36</u>	<u>#18a, looking northeast</u>	October 2008	L. Papazian
<u>29 of 36</u>	<u>#19, looking north</u>	August 2008	L. Papazian
<u>30 of 36</u>	<u>#20, looking east</u>	August 2008	L. Papazian
<u>31 of 36</u>	<u>#20, detail front façade</u>	October 2008	L. Papazian
<u>32 of 36</u>	<u>#20, looking northwest</u>	August 2008	L. Papazian
<u>33 of 36</u>	<u>#s 21a & 21, looking southeast</u>	August 2008	L. Papazian
<u>34 of 36</u>	<u>#21a, looking northeast</u>	October 2008	L. Papazian
<u>35 of 36</u>	<u>#22, looking east</u>	October 2008	L. Papazian
<u>36 of 36</u>	<u>#22a, looking north</u>	October 2008	L. Papazian

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-Property Owner List, p. 1

Homestead-Horton Neighborhood Historic District
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Brattleboro, Windham County, Vermont
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Property Owner List

1. & 1a.

208 Canal Street
Philippe J. Gautot
208 Canal Street
Brattleboro, VT 05301

2. 202 Canal Street

Erik Nilsen
202 Canal Street
Brattleboro, VT 05301

3. & 3a.

198 Canal Street
Doris & Alice I. LaFortune
198 Canal Street
Brattleboro, VT 05301

4. 192 Canal Street

Tontine & Canal Limited Partnership
68 Birge Street
Brattleboro, VT 05301

5. 188 Canal Street

Tontine & Canal Limited Partnership
68 Birge Street
Brattleboro, VT 05301

6. 182 Canal Street

Tontine & Canal Limited Partnership
68 Birge Street
Brattleboro, VT 05301

7. 21 Horton Place

Windham Housing Trust
68 Birge Street
Brattleboro, VT 05301

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-Property Owner List, p. 2

Homestead-Horton Neighborhood Historic District
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8. 27 Horton Place
Francis & Sonya Searles
27 Horton Place
Brattleboro, VT 05301

9. 31 Horton Place
Wolfgang S. Wagner
31 Horton Place
Brattleboro, VT 05301

10. 30 Horton Place
David N. Emond
1353 Melendy Hill Road
Guilford, VT 05301

11. 16 Horton Place
Daryl H. Johns
115 Banning Road
Putney, VT 05346

12. 12 Horton Place
Daryl H. Johns
115 Banning Road
Putney, VT 05346

13. 176 Canal Street
Jeffrey Scott & Lori J. McAllister
176 Canal Street
Brattleboro, VT 05301

14. & 14a.
170 Canal Street
Tamier Realty LLC
170 Canal Street
Brattleboro, VT 05301

15. 20 & 22 Homestead Place
Carol L. Martin
20 & 22 Homestead Place
Brattleboro, VT 05301

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-Property Owner List, p. 3

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16. 14 Homestead Place

Robert & Donna Remy-Powers
1328 Bonnyvale Road
Brattleboro, VT 05301

17. & 17a.

15 Homestead Place
Kim & Colleen Carleton
P.O. Box 6417
Brattleboro, VT 05302

18. & 18a.

19 Homestead Place
Homestead Housing Limited Partnership
68 Birge Street
Brattleboro, VT 05301

19. 25 Homestead Place

Homestead Housing Limited Partnership
68 Birge Street
Brattleboro, VT 05301

20. 162 Canal Street

162 Canal Street LLC
c/o Sharon Simson
23 Wilsons Woods Road
Brattleboro, VT 05301

21. & 21a.

152 Canal Street
Matthew & Rosemary J. Wojcik.
152 Canal Street
Brattleboro, VT 05301

22. & 22a.

146 Canal Street
Matthew & Rosemary J. Wojcik.
152 Canal Street
Brattleboro, VT 05301