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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Newport Downtown Historic District

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

2. Location

street & number Main, Coventry, Central, Second, Summer, Third, School, Bayview, Eastern, Field, Seymour, Fyfe,  
not for publication N/A  
city or town Newport vicinity N/A  
state Vermont code VT county Orleans code 019  
zip code 05855

3. State/Federal Agency Certification

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

Lizanne C. Jamill National Register Specialist 8-11-06  
Signature of certifying official Date

\_\_\_\_\_  
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

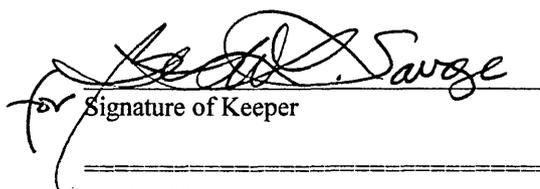
\_\_\_\_\_  
State or Federal agency and bureau

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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

9-28-06  
Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private  
 public-local  
 public-State  
 public-Federal

Category of Property (Check only one box)

- \_\_\_ building(s)  
 district  
\_\_\_ site  
\_\_\_ structure  
\_\_\_ object

Number of Resources within Property

Contributing	Noncontributing	
<u>121</u>	<u>17</u>	buildings
___	___	sites
___	___	structures
___	___	objects
<u>121</u>	<u>17</u>	Total

Number of contributing resources previously listed in the National Register 3

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

N/A

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	<u>multiple dwelling</u>
<u>DOMESTIC</u>	<u>secondary structure</u>
<u>DOMESTIC</u>	<u>institutional housing</u>
<u>COMMERCE/TRADE</u>	<u>business</u>
<u>COMMERCE/TRADE</u>	<u>professional</u>
<u>COMMERCE/TRADE</u>	<u>financial institution</u>
<u>COMMERCE/TRADE</u>	<u>specialty store</u>
<u>See Continuation Sheet</u>	

Current Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	<u>multiple dwelling</u>
<u>DOMESTIC</u>	<u>secondary structure</u>
<u>COMMERCE/TRADE</u>	<u>business</u>
<u>COMMERCE/TRADE</u>	<u>professional</u>
<u>COMMERCE/TRADE</u>	<u>financial institution</u>
<u>COMMERCE/TRADE</u>	<u>specialty store</u>
<u>See Continuation Sheet</u>	

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7. Description

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Architectural Classification (Enter categories from instructions)

Greek Revival  
Italianate  
Second Empire  
See Continuation Sheet

Materials (Enter categories from instructions)

foundation STONE: granite  
CONCRETE  
roof ASPHALT  
METAL: steel  
walls WOOD: weatherboard  
BRICK  
SYNTHETICS: vinyl  
other BRICK

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

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8. Statement of Significance

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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 within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE  
COMMERCE  
ECONOMICS  
EDUCATION  
ENTERTAINMENT/RECREATION  
INDUSTRY  
MARITIME HISTORY  
POLITICS/GOVERNMENT  
TRANSPORTATION

Period of Significance c. 1840 – 1955

Significant Dates N/A

Significant Person (Complete if Criterion B is marked above)

N/A

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Cultural Affiliation N/A

Architect/Builder See continuation sheet

Narrative Statement of Significance (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: SHPO; Newport City Clerk's Office, and Zoning and Listing Office; Vermont State Law Library, Montpelier, VT

10. Geographical Data

Acreage of Property 37

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

	Zone Easting	Northing	Zone Easting	Northing
1	18 719859	4979755	3 18 720449	4979390
2	18 720305	4979904	4 18 720004	4979239

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 Liz Pritchett, Historic Preservation Consultant

organization Liz Pritchett Associates date December 20, 2005

street & number 46 East State Street telephone 802-229-1035

city or town Montpelier state VT zip code 05602

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Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

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

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Property Owner

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**Function or Use**

**Historic Functions** (Enter categories from instructions)

<b>Cat:</b> COMMERCE/TRADE COMMERCE/TRADE COMMERCE/TRADE SOCIAL GOVERNMENT GOVERNMENT GOVERNMENT GOVERNMENT GOVERNMENT EDUCATIONAL RELIGION RELIGION RELIGION INDUSTRY/PROCESSING/ EXTRACTION INDUSTRY/PROCESSING/ EXTRACTION DEFENSE TRANSPORTATION	<b>Sub:</b> department store restaurant warehouse meeting hall city hall correctional facility government office custom house courthouse library religious facility church school church-related residence  manufacturing facility  communications facility arms storage water-related
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**Current Functions** (Enter categories from instructions)

<b>Cat:</b> COMMERCE/TRADE COMMERCE/TRADE COMMERCE/TRADE SOCIAL GOVERNMENT GOVERNMENT GOVERNMENT EDUCATIONAL RELIGION RELIGION INDUSTRY/PROCESSING/ EXTRACTION TRANSPORTATION	<b>Sub:</b> department store restaurant warehouse meeting hall city hall government office courthouse library religious facility church school  communications facility water-related
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### Description

#### Architectural Classification (Enter categories from instructions)

Queen Anne  
Stick/Eastlake  
Romanesque  
Colonial Revival  
Moderne  
International Style  
Art Deco  
NO STYLE

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## Architectural Description

### Summary Paragraph

The Newport Downtown Historic District is located in the City of Newport on the southern shores of Lake Memphremagog not far from the Canadian border in northern Vermont. The district is eligible for listing in the National Register of Historic Places for its distinctive grouping of buildings in Newport that define the commercial core and surrounding residential neighborhoods, and represent the development of the area from the 1840s to 1955. During this period of significance, Newport emerged as an important regional center with a thriving economy based on the lumber industry, maritime activity, the railroad, and tourism. The architecture within the historic district tells the story of Newport during these years. The Newport Downtown Historic District contains a remarkable collection of 121 historic structures, and 17 others that are non-contributing to the significance of the district due to substantial alteration or modern age (less than fifty years old). The historic buildings were constructed in a variety of architectural styles from the earliest Greek Revival and Italianate examples to the later Colonial Revival and more recent modernist expressions of the American International Style. Overall, the buildings exist with few changes to the distinctive features such as broad porches, bay windows, corner towers, unusual masonry construction, and decorative wood trim that characterize them as important examples of Vermont architecture. Taken together, the group of buildings within the historic district retains integrity of location, setting, design, materials, workmanship, feeling and association.

### Site Description / Setting

The City of Newport is located in Orleans County, Vermont at the southern end of Lake Memphremagog. The lake got its name from "Mamlabegtwok", the Western Abenaki word meaning "at the big lake water". It is a 33-mile long lake that flows north into the Magog River at Magog, Quebec, which then joins the St. Francis River at Sherbrooke, Quebec, and finally empties into the St. Lawrence River. More than two-thirds of the lake is in Canada. The City of Newport is bounded by Lake Memphremagog on the north, the Town of Derby on the east, the Town of Coventry on the south, and the Town of Newport on the west.

The Newport Downtown Historic District comprises the eastern portion of the arrowhead-shaped peninsula in the central area of the City of Newport. The eastern tip of the peninsula is connected to the shore on the east side of the lake and the easterly portions of the city (former West Derby)

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by Long Bridge across South Bay, and by a shorter bridge across The Narrows for Main Street (also Route 5N and 105 E), which parallels a railroad bridge directly west. Railroad tracks border the shoreline in an arc across the northern portions of the historic district. The topography of the district consists of a gently rolling landscape that ascends westerly, with the lowest and most level portions along the eastern boundary adjacent to the tip of the peninsula. The streets are laid out in a grid pattern, with Main Street extending east-west near the center of the district, and the other streets extending from the Main Street corridor. Commercial buildings along Main Street typically front directly on the sidewalk, while most Main Street buildings west of Second Street have a setback with maintained lawns and shrubbery. Two service stations (#s 25 and 27) are set back on Main Street behind paved service areas and gas pumps. All streets are paved and many lawns on residential streets, particularly on Second Street are bordered with granite curbing adjacent to the concrete city sidewalks.

The Newport Downtown Historic District, comprised of 138 structures in an irregularly shaped district is characterized by its urban setting typical of Vermont's larger cities, but its is small-scale compared to many densely populated urban areas of the northeast. The district has a three-block long commercial core on Main Street. Many former, imposing late nineteenth century, Queen Anne commercial structures downtown have been lost to fire, leaving a handful of wood-frame structures that remain today along with primarily early twentieth century, three-story brick buildings that largely define Main Street. The distinctive grouping of brick civic buildings at the center of the district includes the U. S. Federal Building (#19), City Hall (#20), and the Orleans County Courthouse and Jail complex (#22). The Pick and Shovel Hardware and Home Center complex (#31) on Coventry Street with its associated structures (#31a, b, c) is an important extension of the commercial core beyond Main Street.

Along with a school, Newport High School/United Christian Academy (#78), one historic service station (#27), and three churches, St. Mark's Episcopal Church, Union House Church, and United Church of Newport (#s 53, 60 and 75 respectively), most buildings in the district are residential in type, and are chiefly wood frame, one to two and one-half story single and multi-family dwellings built between the 1860s and 1930s. The repetition of building types with similar forms and features found for example in multi-family buildings constructed side by side at 74 (#39) and 84 (#40) Central Street, 66 (#35) and 72 (#36) Eastern Avenue, and two pairs of buildings on Summer Street (#s 66 and 67, and 68 and 69), suggest common builders and building plans for these structures that resemble one another. The U. S. Federal Building (#19), and two apartment buildings (#s 71 and 84), each at four-stories in height, are the tallest structures in the historic district. Considering the span in age of the significant structures in the historic district, from 1846 to 1955, numerous styles of Vermont architecture are represented,

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including Greek Revival, Italianate, Queen Anne, Colonial Revival, and International Style.

Of the 138 structures in the historic district, only 17 are non-contributing due to age or alteration. The high number of contributing buildings (approximately 89%) in relation to non-contributing structures is testimony to the high degree of architectural integrity of the buildings in the district as a whole. Although many would benefit from a fresh coat of paint or repairs to features such as porches or wood trim, the presence of unaltered, significant historic details on most buildings in the district is remarkable. Two common changes to buildings that have occurred during the period of significance, from the 1840s to 1955, include the addition of bay windows on many dwellings around 1905, and the conversion of small barns to automobile use around 1920. One recent change that is notable on many buildings is the replacement of wood windows with vinyl windows. The most significant recent impact to the area within the historic district occurred at the location of the new State Office Building (#3). The building replaced a number of historic structures in this location that were determined deteriorated beyond the point of reasonable repair. The new building contains modern office space, exhibits by the Newport Historical Society, and a restaurant. In addition, a number of boathouses and wharfs located on the shoreline east of the Gateway building (#106) were recently removed.

### Description of Individual Buildings

(Organized by street and keyed to the Newport Downtown Historic District Map)

#### **MAIN STREET**

##### **1. 70 Main Street, U. S. Emigration Station, 1938, contributing**

The Colonial Revival style, two and one-half story, rectangular plan, gable front, brick building at the east end of Main Street is an important visual and architectural component of the historic district. Its distinctive classical details reflect the significance of this building, which was built to evoke national pride when it was constructed in 1938 as an Emigration Station. It was built near the former railroad station and occupies a prominent site on which the Memphremagog House stood for many years. A marble cornerstone reads "Henry Morgenthau Jr., Secretary of the Treasury, Frances Perkins, Secretary of Labor, Louis A. Simon, Supervising Architect, Neal A. Melick, Supervising Engineer, 1938."

The three (front, south) by five (side) bay building has a slate roof, and is constructed of six-course American bond brick masonry. It rests on an elevated brick foundation with a projecting watertable, and the side (east and west) and rear (north) elevations have exposed basements.

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Among the important classical details are the shallow slope of the roof; the pedimented front and rear gables with their flushboard tympani and triangular lunette windows with diamond pattern muntins; the symmetrical arrangement of windows and doors; the central entrance comprised of a fluted surround, floral motif corner blocks and half-round transom fanlight with radiating muntins and marble keystone; the six-over-six double hung windows with marble sills and flat arches; and the heavy molded cornice details at the roof eaves. Other features include the granite front steps with an iron hand railing flanked by iron lights on tall pedestals, and copper gutters and drain pipes. The full-glass, aluminum double door at the front entrance is new. Each roof slope has three, small, hip roof dormers with slate siding and roofing, and a paired two-pane casement window. The north end, basement level has three garage bays; the two outside bays are infilled with clapboards and a one-over-one window, and the center bay is infilled with bricks and a half-glass, nine-pane, paneled door. A large brick chimney with a square, concrete cap projects from the center of the roof ridgeline.

The interior remains highly intact. It features marble wainscoting and slate and marble flooring in the entry vestibule, natural finish doors and decorative woodwork, tall ceilings, plaster walls, original metal stair railings, and a generally intact floorplan with rooms flanking the central hall. Currently (2005), the building houses NEKCA (Northeast Kingdom Community Action) programs, a teen center, and the local food shelf.

**2. 95 Main Street, c. 1920, contributing**

The vernacular Colonial Revival style commercial block at the southwest corner of Main and Coventry Streets is an imposing brick, two-story, rectangular plan, flat roof building that evokes permanence in its solid, running bond, brick masonry construction, and prosperity in its bold trim details. It was constructed in the early 1920s for the Orleans Trust Company Bank, which previously had been located just down the street at 107/119 Main Street (see below). The building currently houses a deli in the corner storefront, and a restaurant, *Lago* along the west side of the building. The structure is distinguished by its broad, metal, molded cornice and frieze band, concrete window sills, concrete keystones in flat arch lintels, the wide, horizontal panel concrete beltcourse between the first and second story on the east elevation, (which originally wrapped around to the north elevation), and paneled brick piers on concrete bases between the first story windows on the east side. Early photographs show the building with a brick parapet (now gone) above the metal eaves cornice. Recent changes to the first story windows and trim details include providing the new recessed corner entry with a full-glass aluminum door and a paneled corner post, paneled spandrels flanking the new entry and along the north elevation below new windows, and a band of clapboards above the new windows. The north elevation has

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a recessed entry at the west end with two pass doors; the half-glass, paneled door on the left may be historic, the right door is a modern, aluminum full-glass door. Original windows include the one-over-one windows on the second floor, and the large, paired, single-pane windows with transoms on the first story of the east elevation. Two multi-pane, overhead windows that open like garage doors on an interior track are located in the north elevation of the deli. Two-over-two windows in segmental arched openings are located on the rear (south) elevation. The very distinctive and visible corner clock, attached to the building above the corner entrance, is constructed of metal and has a flared hip roof topped by a ball finial, decorative metal filigree work, and clock faces on each side. This clock, and the *Burglar Alarm*, located on the second floor of the east elevation, both date from the building's banking days. Interior features that appear to be original to the structure include hardwood flooring, a coffered ceiling, and crown molding.

### 3. 100 Main Street, 1998, non-contributing

This large, long, rectangular, two-story building containing offices and commercial space is owned by the State of Vermont. It is constructed on a concrete foundation, with a steel frame, brick veneer, and metal roofing on porches, and the Mansard roof and towers at each corner. The east elevation has a prominent stepped entrance pavilion with a glass atrium, and an arched hood over the basement level entrance. Aluminum storefront systems have full-glass doors and windows that include paired four-over-one, and three-part full-glass windows topped by transoms. A two-story porch on the north side overlooks the lake. The building occupies a prominent site near the east end of Main Street, on which numerous business formerly lined Main Street, with dwellings behind them to the north, and Lane's Opera House block, an elaborate brick building that burned, was directly east. The building is non-contributing due to age.

### 4. 107 Main Street, c. 1885/c. 1920, contributing

The two-story, flat roof, wood frame building at 107 Main Street, constructed c. 1885, appears to be one of the oldest standing commercial buildings on Main Street within the historic district. Its original interior storefront remains intact, and alterations to the front façade date from c. 1920 (second floor), and c. 1995 (first floor). The wood frame, nearly square, flat roof commercial block originally had four storefronts divided by a central stair to the second floor. Today (2005), original, exterior, wood features that remain largely hidden on the east elevation include clapboard siding, window openings (now infilled) with molded cornice caps, a frieze band with dentils, and parapet roof. Inside, on the first floor, the original pressed metal ceiling and display

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areas behind the storefront windows are intact. The Colonial Revival style Flemish bond, brick veneer front façade with its distinctive brick, corbelled cornice and dentils, and twelve-over-twelve windows with brick molding and concrete sills, dates from around 1920. The first floor storefront with clapboard siding, and new aluminum display windows and entrance door is a c.1995 alteration. The recessed, right bay of the front wall plane has brick veneer on the first floor that is similar to the veneer on the adjacent building, 119 Main Street, and an aluminum door with full-length glass pane leads to a stair that serves both buildings. The rear elevation with Masonite siding retains its 19<sup>th</sup> century character with the small window openings and projecting roof eaves. The landscaped yard in front of the rear elevation is a welcome amenity in this generally urban landscape, which primarily consists of parking areas at the rear of the commercial blocks.

A historic photograph of the building in the inside cover of Emily M. Nelson's book *Frontier Crossroads*, shows this early Main Street building with its projecting cornice, corner boards, heavy window cornice moldings and window shutters, as well as what appears to be a second-story bay window over the central entrance. The 1889 Sanborn Insurance Map tells us that the building then housed a drug store, jewelry store and millinery in the easterly storefronts, and a men's store and post office on the west. Peter S. Robinson was postmaster at that time. By 1900 the western storefront had been converted to a Savings Bank, and by 1919 the bank is listed as Orleans Trust Company. Orleans Trust Company Bank was established in 1891, with C. A. Prouty, President and O. C. Miller Vice President. By 1925 the west end of the building had been widened and lengthened southerly to create the footprint that remains today at 119 Main Street (see below).

**5. 119 Main Street, c. 1920/c. 1970, contributing**

The two-story, flat roof, brick commercial block at 119 Main Street was constructed c. 1920 in the Colonial Revival style. It retains the original footprint, and Colonial Revival features on the side and rear elevations, however the Modernist front façade dates from c. 1970. The long, rectangular plan building was constructed taking the westerly storefront of #107 Main Street, which it widened and extended to the south. The c. 1970 Modernist façade is defined by its smooth unadorned, running bond, brick veneer, and five, aluminum, paired, single-pane casement windows with fixed transoms and awning spandrel windows on the second floor. The more recent changes to the main floor consist of large, paired, aluminum windows with sixteen-pane interior wood grills, and a recessed, central entry with paired, full-glass, aluminum doors, all of which are framed by brick veneer surrounded by a marble band. The Colonial Revival style character remains strong on the rear where the segmental arched window openings, twelve-over-

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twelve wood windows, corbelled cornice, and parapet roof have classical associations, and the small one-story, flat roof brick addition off the south elevation built c. 1940 has similar features and windows. The side elevations on the second floor have metal, nine-over-nine windows with wire glass. A square chimney with a concrete cap projects from the roof along the west elevation. Inside, two historic bank vaults (one with hand painted designs on the door) represent the early banking years of the building, however, most interior features and floorplan elements have been altered.

Constructed as a bank c. 1920, this building evolved from a smaller bank building that was originally associated with 107 Main Street (see above). In 1925, National Bank of Newport occupied the first floor and the telephone exchange was on the second floor. The National Bank of Newport was organized and incorporated in 1875 with Hon. Lucius Robinson, President. Later, the building housed the Chittenden Bank, and currently (2005) it is home to the Passumpsic Savings Bank, owner of both this building and 107 Main Street.

**6. 125 Main Street, 1978, non-contributing**

The long, narrow, vernacular, one-story, flat roof, rectangular plan commercial building at 125 Main Street was built in 1978 to replace a similarly sized building that burned. The building is constructed of concrete blocks and has brick veneer and a Mansard roof on the front (north) elevation. The central entrance that serves two storefronts (one on each side of the entry) is topped by a brick, gable roof, wall dormer that contains an arched inset panel below the gable. The aluminum storefront systems include full-glass doors, and large display windows with six-over-six snap-in-muntins. The rear (south end) of the building, in which are located two pass doors, is flush with the bank building to the east (119 Main Street). The building is non-contributing due to age.

**7. 137 Main Street, non-contributing, c. 1940**

This vernacular, two-story, flat roof, rectangular plan commercial building retains its historic form, but due to various alterations to siding and windows, it is no longer contributing to the historic district. The building has aluminum siding on the second floor and brick veneer on the first floor of the front (north) and west elevations. The rear (south) elevation has asbestos shingle and permastone siding. Windows include Chicago style aluminum windows in the second floor of the front elevation, and vinyl windows on the west side and rear. The building has two storefronts that flank an entrance to stairs leading to apartments above. The easterly storefront has an aluminum storefront system, granite veneer spandrels, and a wood shingle Mansard hood

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that projects on a diagonal over the entrance. The wider, westerly commercial space also has an aluminum storefront system, with a double door at the central entry flanked by wide display windows, all of which are topped by a metal sign panel and a pent roof hood. The modern treatments on the slightly projecting front elevation on the first floor suggest that this projection may formerly have been a shallow one-story porch. The rear (south) elevation has a one-story, shed roof ell with metal siding at the basement level. The interior retains no visible historic features, with its dropped ceilings, new sheetrock wall finishes, and carpeting.

According to historic maps and photographs, the building at 137 Main Street is located on the site of the Colodny Block, an impressive, four-story, c. 1890, wood frame, Queen Anne commercial structure with a Mansard roof that burned in the 1940s. During the 1890s and later, Charles Ranney operated a successful job printing and stationery business in the Colodny Block. The printing office was in the basement with a Central Street entrance. Ranney had purchased the printing business from David M. Camp who was a publisher and owner of the prominent local paper, *The Express Standard*. Ranney worked with Camp from 1875 to 1890. The existing building was constructed following the fire and became known as the Central Block, for its location on the east corner of Main and Central Streets. During the 1970s, Sears was located here. The building is non-contributing due to alterations.

**8. 138 Main Street, J. J. Newbury / The Landing Company, c. 1950 / 1998, contributing**

The one-story, flat roof, rectangular plan, brick, commercial building at the west corner of Main Street and Seymour Lane was built c. 1950 as J. J. Newbury's department store, and remodeled on the front (south) elevation and interior in 1998. Despite the recent changes, the building retains its historic presence on the street, and sufficient architectural integrity to remain contributing to the historic district. The structure has a concrete foundation, and a tall parapet roof across the front. Original features that point to an International Style influence remain on the east elevation with its smooth, unadorned, brick wall surface, and recessed, metal framed entrance at the northeast corner with one, large plate glass display window set in an angled wall, full-glass double doors and transom, simple metal corner column, and tile stoop in front of the doors. Changes to the front elevation are traditional in design and materials and blend with the other historic buildings on the street. Alterations in 1998 include the dark orange brick veneer on the front elevation with narrow, recessed, vertical panels spaced across the façade, and the wood cornice at the top of the parapet with dentils above a paneled / bracketed frieze. The shop cornice at the base of the parapet spans the front elevation and wraps to the east side of the parapet wall. Two recessed entries on the front elevation have wood, fifteen-light, double doors, fluted surrounds with bull's eye corner blocks, and wide glass transoms. The storefront windows have

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similar details, as they are separated by fluted, wood piers with corner blocks, and have paneled spandrels below. The open interior, remodeled in 1998, retains the original wide, center stairs to the basement, and the mezzanine at the rear of the store, which formerly was used as office space, still has horizontal windows (now covered with boards) overlooking the roof to the south. Prior to the construction of this building, the site was occupied by a large, Mansard roofed, Queen Anne style, wood frame building with a corner tower.

**9. 150 Main Street, 1955, contributing**

The American International style, one-story, flat roof, rectangular plan, concrete block building at 150 Main Street is similar in form and size to its neighbor to the east, 138 Main Street. The north end of the building is two-stories in height. Despite some changes in wall cladding, the building retains enough historic fabric to qualify listing it in the historic district as an American International Style building. It is one of five buildings on Main Street (see also #s 119, 138, 151, 194) that reflect a modernist influence. Features that appear original to the building include the metal frame storefront with its large plate glass windows and brick spandrels that embody the smooth, unadorned wall surfaces of the International Style. The two recessed entries that are centered in the front (south) elevation have canted side walls. Also on the front elevation, the v-groove siding on the first story and vinyl siding above are new, but continue to reflect the smooth wall surfaces of the International Style. The west and north (rear) elevations have paired, six-pane, steel windows with two-pane, inset awning windows. For many years Bogner of America owned the building and used it for retail space. Bogner sold the building in 2004, and Downtown Discount and Affordable Furniture now occupy it.

**10. 151 Main Street, 1939, contributing**

This distinctive, Moderne Style, one-story, flat roof, rectangular commercial building is constructed of concrete blocks with concrete parged walls on the east, south (rear) and west elevations. It is the only Moderne style building on Main Street, distinguished by its characteristic shiny, reflective, black Carrara glass panels on the front (north) elevation above the storefronts (some panels are loose and missing), and its large plate glass windows surrounded by stainless steel, vertical-ridged siding. The wood cornice cap and plywood frieze band at the top of the Carrara panels appear new. Two, canted, recessed entries on the front façade have wood doors with large glass panels, and transoms above. A recessed porch, set back on the exposed, east side basement level, has two half-glass horizontal panel pass doors, and infilled display windows. Various windows on the east and rear elevations include fixed, two-over-two, and nine-light steel windows, and one-over-one vinyl windows; some window openings have been

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infilled with v-groove siding. The interiors of the two storefronts retain their historic pressed metal ceilings, and have tall, vertical board wainscoting and plaster walls.

In Nelson's *Frontier Crossroads*, a photograph (p.182) of the Colodny Block fire in the 1940s also includes this building. It then had a sign over the easterly storefront that read *Drugs Soda*. Today (2005) the counter and stools from the historic soda fountain remain inside the store. The photograph also shows the building with a stepped front roof parapet, a feature typical of the Art Deco style (see #158 Main), and which was probably altered around 1950 with the application of Carrara glass across a straight parapet in the Moderne style. Local residents and Sanborn Insurance Maps also tell us that a shoe store was located in the building for a time, and the basement for many years housed a printing shop. The previous building on this site, as seen on page 114 in *Frontier Crossroads*, was an elaborate, three-story, wood frame Victorian building with two, three-story bay windows on the front that were topped by unusual, multi-sided towers.

**11. 153 Main Street, Police's Fruit Store, c. 1900, contributing**

Police's Fruit Store is among the oldest standing commercial buildings within the historic district. The vernacular Italianate style, three-story, wood frame, flat roof building is comprised of a three-bay easterly block, and a slightly lower, three-bay western block that has a contemporaneous, two-story Mansard roof rear ell. Distinctive Italianate style features, which are covered over with aluminum siding on the front (north) and east elevations, and vinyl siding on the rear (south), but remain exposed on the clapboard sided west elevation, include heavy scrolled brackets under an extended, molded cornice at the roof eaves, and molded cornice caps with paired brackets at the windows. Historic, three-over-three, wood windows are found on the front (north) and west side of the westerly block, and two-over-two windows exist on the rear ell. Other windows are primarily single and paired, one-over-one replacements, and the paired, third floor front windows on the eastern block have awning spandrel windows below single pane fixed windows.

Six entrances are located on the front elevation. The entry at the far left serves a one-story appendage for a small commercial space that appears to infill a former alley and connects this building with 151 Main Street to the east. This storefront is comprised of a plate glass display window above a narrow, wood shingle spandrel panel, and a full-glass metal door with transom above. The far right entry also infills a narrow alley and serves a covered stair to the basement level; the recessed entrance has clapboard siding on the left wall, a beaded board ceiling, and a full-glass aluminum door. A heavy, molded shop cornice tops four recessed entrances on the front of the façade, with brackets remaining under part of it. Three entries in the eastern block

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have full-glass aluminum doors, and either brick or flush panel spandrels. The entry in the western block has a full-glass wood door with dentil molding at the base of the glass panel, and recessed panel spandrels below the display windows. The westerly storefront in the taller block has a pressed metal, coved ceiling. The entrance just left of this serves the stairway to the upper floor apartments.

This building was first called the Arlington Block. Soon after it was constructed it became known as Police's Fruit Store, named for the owner, Gasper Borella, who added Police to his name after he moved from Italy to Plymouth, New Hampshire. His son, John B. Police, took over the store after his father returned to Italy following the death of his wife. Under John's ownership, the store expanded to include local vegetables, tobacco, and S. S. Pierce Company canned goods. A bowling alley was built in the westerly block that for a time had a rear, one-story addition that has been removed. The Police family served the community well during their 61-year ownership of the building, which was open daily for long hours, and closed only on Sundays for dinner and a nap for the proprietor, and part of the day on Thanksgiving and Christmas. Currently (2005), Farrant's Flower Shop, the longest continuously operating business in Newport (over 100 years), occupies one storefront.

**12. 158 Main Street, c. 1930, contributing**

This building is comprised of three, connected, one-story, flat roof, brick commercial structures. Listed as stores A, B, and C in the City offices, the three commercial structures (from east to west) comprise A: an Art Deco building having a granite veneer façade with a distinctive, geometric, stepped parapet and corbelled brackets, B: a brick storefront with a recently applied, full height, wood paneled frieze topped by a wide, corbelled wood cornice, and C: a non-contributing, modern, applied wood storefront with its metal, Mansard roof, glass block frieze, and central gabled wall dormer that is similar to #125 Main Street. The rear elevation, which faces an alley, has various service entrance pass doors, and infilled windows. A double, brick chimney with two stacks is located at the junction of the shared wall between Stores A and B.

Store A

The brickwork on the east elevation of the building, which faces a narrow alley, is laid in eight-course American bond, and eleven, eight-pane, metal windows with wire glass and concrete headers and sills span the facade. The new storefront system is comprised of natural finish wood, broad display windows with narrow intersecting muntins on the outer edges of the glass, and a wide, splayed recessed entrance with full-glass, wood double doors and narrow intersecting muntins like the windows. Polished black granite panels are located in the spandrels below the

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display windows. The interior features a coffered pressed metal ceiling, hardwood flooring, and exposed brick on the west wall.

Store B

This storefront has paired, display windows with arched heads and recessed spandrel panels, and a central, slightly recessed entrance comprised of a fifteen-pane, wood, entrance door and wide, full-glass sidelights. The interior of this storefront has a modern dropped ceiling, and hardwood flooring.

Store C

Store C has wide display windows, clapboard spandrel panels, and a canted, central entry with a full-glass, wood double door. A broken frieze band consisting of two rows of glass blocks flanks the dormer, with its flush board tympanum. A historic, pressed metal, coved ceiling remains inside, and the floor is covered with carpeting.

This three-part commercial block was built c. 1930 on a site previously occupied by a one and one-half story, gable front house. Around the same time, the adjacent French Second Empire style building to the west called the Jerry Dickerman building (36 Field Avenue), was moved back on its lot and rotated 90 degrees to face Field Avenue, thus making room for construction of 194 Main Street, the Montgomery Ward building.

**13. 167 Main Street, c. 1905 c. 1919, contributing**

The vernacular Colonial Revival style, two-story, flat roof, brick veneer, two-bay, commercial building originally was comprised of the easterly storefront only; by 1919 the second, westerly storefront was added and the brick veneer applied creating a unified appearance across the façade. The front (north) elevation and east side have a classical, corbelled brick frieze with diagonal headers and dentils, and a metal band obscures the cornice band above, which is topped by a projecting box cornice. The second story windows have concrete sills, and a molded shop cornice spans both storefronts. On the second floor, the front elevation has a large, square picture window in the left bay; the right bay has a one-over-one window, and similar double hung windows are located on the east and south elevations. The distinctive, westerly commercial space retains its original cast iron storefront system with plate glass display windows topped by pressed metal, lattice pattern transoms, and recessed spandrel panels below. The canted entry has a modern, full-glass aluminum door to the store on the right, and a similar door to stairs to the second floor on the left. The easterly storefront has a c. 1960, stainless steel storefront system, a T-111 sign panel, v-groove siding below and flanking the display windows, and a recessed entry

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to the right of the windows with a full-glass, metal door. A ramp is located inside the left bay storefront system, and no distinctive features remain inside either store. A one-story, flat roof rear ell with exposed concrete block basement level that spans the rear elevation has asbestos shingle siding, a box cornice, various windows such as two-over-two windows with steel bars, and two metal pass doors.

A bakery was first located in the original east side section of the building. In the 1940s it housed a restaurant called (at least for part of the time) the Royal Cafe, and a photo business was located upstairs. Currently (2005), apartments are located on the second floor.

**14. 177 Main Street, c. 1925, contributing**

This vernacular Italianate style, flat roof, six-bay commercial block, sheathed in pale brick veneer, is comprised of a three-story eastern storefront, and a two-story western storefront, although both sections share a common roof height. Trim includes the decorative, Italianate style bracketed frieze that supports the original extended eaves and molded cornice, and windows have flat arches. Windows include wood, one-over-one sash in the front (north) elevation and two-over-two windows in the rear (south side) of the eastern section, and vinyl one-over-one windows on the front of the western section. Modern, c. 1960 metal storefront systems have been applied to the front elevation with full-glass doors in the centrally located, recessed entries to each store (the western entry is more deeply recessed). At the far right and far left of the front elevation is a pass door to stairs leading to apartments in the upper floors (the right door serves 181 Main Street). A c. 1945, one-story, flat roof rear ell with an exposed basement has clapboard and asphalt shingle siding, and open garage bays in the basement level. The ell connects with the north end of the c. 1920 NEKCA building at 32 Central Street. No interior features of historic significance remain exposed inside the storefronts.

According to Sanborn Maps, a store was located on the site of the eastern section of this building prior to 1925 and was probably remodeled and raised to three-stories c. 1925 when the two-story western section was also built. A photograph on page 217 of Nelson's *Frontier Crossroads, The Evolution of Newport*, shows the historic appearance of the c. 1925 front façade of 177 Main Street. In the photo, the western store has a taller storefront system, and both stores have a molded shop cornice over each sign panel. Max Merrill Miller Books and Stationery was located in the western section, and Hamblett's Bakery and Grocery is in the eastern section. The building at the rear that now houses NEKCA (32 Central Street), listed as a bakery on Sanborn Insurance Maps, was likely where the baked goods were made for Hamblett's.

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**15. 181 Main Street, c. 1880 / c. 1945, contributing**

The Moderne style, flat roof, three-story commercial block at 181 Main Street is distinguished by its smooth, simulated brick veneer sheathing on the front (north) elevation, its simple, narrow, concrete frieze band and coping at the roof parapet, and the three-part, one-over-one windows with concrete sills, all of which evoke a contemporary feeling. The building, however, appears to have been adapted from the c. 1880, two and one-half story gable front building that formerly stood on this lot. Evidence of the original structure remains on the first story of the west elevation, which has clapboard siding, two-over-two windows with molded, peaked caps, and paneled corner pilasters at the northwest corner. The second story on the west side has later, asphalt shingle siding and square drip caps over the windows. The two existing storefronts that appear to date from c. 1960 share a common recessed entry, have plate glass windows, wood spandrels, and some of the transoms above are infilled. The eastern store has a full-glass aluminum door; the west side store has a full-glass wood door with bolection molding and dentil work below the glass. The door to the apartments located on the upper floors is located at the northwest corner of 177 Main Street. The interior of the western storefront has a beaded board ceiling visible above a dropped ceiling. Rear additions include a historic, one and one-half story, gabled ell that connects to a flat roof ell at the south end. The original, wood frame, c. 1880, Italianate structure is seen in Nelson's *Evolution of Newport, Vermont* (p. 217).

**16. 189 Main Street, c. 1870 / c. 1925, contributing**

The vernacular Italianate style, two-story, flat roof building at the corner of Main and Second Streets retains features that point to its c. 1870 construction date when it was built as an imposing French Second Empire style dwelling with a mansard roof and a corner tower for (and possibly as the home of) Converse Goodhue Goodrich (see photo p. 114, *Evolution of Newport, Vermont*). This prosperous Newport resident with his wife Almira left considerable wealth to found and maintain a free public library, which was built across Main Street and named the Goodrich Memorial Library. Around 1925 the dwelling was converted to apartments. At this time it apparently the mansard roof was obscured with roof parapets on the front (north) and sides, and the tower was removed above the main block.

The building at 189 Main Street has a complex chronology that is understood by its physical features and historic maps. The original block appears to be shown on Beers' 1878 map and is likely what exists today as the rectangular main block fronting Main Street; it is listed as owned by C. G. Goodrich. The Bird's Eye map of 1881 shows the building with its mansard roof and projecting tower. The 1889 Sanborn map includes the one and one-half story rear ell, which with

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the mansard roof main block appear to be the original components of the building. The single and paired windows with sawn, cut-out applied woodwork with the arched hoods on the front and the flat hoods over the west side windows including the bay window, and the paneled banding above these windows date from the early decades of the dwelling. Around 1905 the two-story addition with twin bay windows at the south end of the ell was added with millinery in the first floor, and an auto store in the ell. By 1925 the first floor of the main block contained three storefronts and the entire ell and south addition had been converted to flats with porches across the front (west) elevation. At this time the north elevation of the main block was also altered when a projecting first story porch was infilled, the north wall extended above the former porch, and a new roof parapet obscured the former mansard roofline. The one-story flat roof addition across the west side of the ell and south block was built c. 1955, comprising the three commercial spaces, each with a recessed entry.

Additional features of the building include the granite foundation and clapboard siding. Wood shingle siding exists above the second story windows on the front of the ell, and asbestos shingles in are found in several less visible locations. The extended roof eaves have molded cornice trim and matchboard soffits, and corner boards exist on the upper floors. Windows include two-over-two, wood, double hung sash, and some replacement one-over-one, vinyl windows. The first floor commercial spaces on the north (front) and west sides have wide, aluminum storefront windows, some with awning spandrel windows at the bottom. The three commercial spaces in the main block on the north elevation all have full-glass aluminum entrance doors. The easterly, basement level storefront has pressed metal paneling on the walls and ceiling; the center storefront that houses the newspaper office of *The Caledonian Record* is accessed by granite steps leading to a recessed entrance; the corner storefront has a canted corner entrance sheltered by hip roof, projection that wraps around to the bay window on the west side. The three commercial spaces along the west elevation have full-glass aluminum doors at the recessed entries.

### **17. 194 Main Street, Montgomery Ward, c. 1930, contributing**

The Montgomery Ward building was constructed c. 1930, after the Jerry E. Dickerman House was moved from this site to its current location facing Field Avenue just north of Goodrich Memorial Library. It was constructed about the same time as the three adjacent, one-story storefronts at 158 Main Street. This two-story, flat roof, brick building is comprised of the larger and taller, four-bay easterly block that was built by Montgomery Ward, and a smaller, westerly, two-bay block. The Moderne style, Montgomery Ward block is distinguished by its smooth, six-course American bond façade with a simple, concrete frieze band (similar to the banding on #181

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Main Street) below plain metal cornice coping, and the westerly block recalls #177 Main Street in its bracketed cornice and slightly projecting eaves.

The Montgomery Ward block has remains of a painted *Montgomery Ward* sign panel on both the east and west elevations. The darker red brick veneer on the front (south) elevation has brick corner quoins, and a band of repointed brick above the first floor. C 1970, vertical ridged, aluminum panels cover the masonry on the first floor. On the second story, six-over-nine wood windows on the front have flat arch lintels with concrete keystones and concrete sills. Three paired, vertical casement windows are located above the aluminum storefront systems with full-length display windows and full-glass doors. The center entrance has a paired door, and a single door serves a smaller commercial space on the easterly portion of the building. The east elevation has two, sliding, paired vinyl windows, and the rear (north) elevation has various one-over-one windows and pass doors. A brick chimney with a concrete cap extends above the roof at the northwest corner. The original central stair with its metal railing exists near the center of the building from the basement to the top floor, and remains of a railing at the floor levels around the stairway indicate the staircase was originally open throughout.

The smaller, two-bay section has decorative brickwork in the dark-red brick, front elevation veneer seen in the bracketed cornice noted above, basket weave pattern bricks between the Chicago windows, flat arches above the windows, and a soldier course band below the windows. The storefront is similar to that on the Montgomery Ward block with full glass aluminum display windows and door, and ridged aluminum panels, which wrap around to surround the display window on the southwest corner. The central entrance is recessed in the façade. The west side has single and paired, one-over-one, wood windows on the second story, the window openings are infilled on the first story. A brick wall chimney with a square cap, and a new concrete block exterior chimney exist on the north side of this block. The storefront retains a coffered and coved metal ceiling, and natural finish woodwork and doors remain in the second floor office space.

### **18. Goodrich Memorial Library, 202 Main Street, 1898, contributing**

Please refer to the individual National Register nomination, listed in 1983, for a complete description and history of this property. The following description is excerpted in part from this nomination.

The Goodrich Memorial Library is an excellent example of a Queen Anne-Romanesque library executed in brick and granite. An outstanding monument on Newport's Main Street, it is highly intact and one of the few remaining indicators of Newport's prominence in the 1890s. Designed

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by William Storey, it shows the influence of earlier Newport structures designed by prominent Vermont architect, Lambert Packard. Onesime Sabourin was the contractor. When it was built the library took its place on a Main Street already crowded with monuments to commercial prosperity, many of which have since burned.

Goodrich Memorial Library is a three-bay by three-bay, two and one-half story, hip roof, Queen Anne-Romanesque style building with common bond brick veneer, slate roof, a prominent corner tower, and projecting central pavilions that relieve the principal front (south) and west elevations. Granite is used for details such as the coursed foundation and beveled watertable, main entrance steps, window sills, window lintels, and beltcourses. Decorative brickwork is found in the paneled brick frieze, corbelled brackets, and a repetitive, recessed cross motif. The distinctive, semi-circular, Syrian archway with radiating granite voussoirs emphasizes the prominent, recessed front entrance, and a granite panel above is incised with the words *Goodrich Memorial*. Decorative wood trim details include the bracketed cornice on the tower, and pedimented gables with lunette windows in the pavilions. The numerous one-over-one, wood windows are embellished in various ways such as arched transoms with brick hoods, and stained glass transoms. An elaborate, hip roof, wood, oriel window on the east elevation has a lattice design in the frieze, beaded match board siding, one-over-one windows, and a coved base. The square chimney that projects from the east roof slope has a granite cap.

The library was restored in 2005 and a new two-story, hip roof addition at the rear displays similar brickwork, granite trim, and a modern two-story full height window illuminating a new stair system. The multitude of Victorian features have been well-maintained inside, including the overall floorplan with its grand staircase and front parlors, marble flooring, natural finish oak woodwork, fireplaces, and coved and coffered ceilings.

Converse Goodhue Goodrich, a prominent Newport businessman, with his wife Almira, donated the funds to found and maintain the library. C. G. Goodrich was born in Enfield, New Hampshire and moved to Vermont with his family when young. Educated at Newbury Seminary, he taught school in Vermont, New Hampshire and Massachusetts prior to his marriage to Almira Howard and moving to a farm in Newport in 1850. In 1861 he built a house on Second Street that likely was the dwelling at the corner of Main Street that c. 1925 was converted to commercial use, now having the address 189 Main Street and is across from the library. In 1896 Goodrich purchased the Sherman lot, and land from C. N. Brady and Elisha Lane for \$6,000 on which the library was built. Mr. Goodrich died before the library was completed in 1898.

**19. U. S. Federal Building, 217 Main Street, 1904, contributing**

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Please refer to the individual National Register nomination for the U. S. Courthouse, Post Office and Customs House / U. S. Federal Building, listed in 1976, for a complete description and history of this property. The following description is excerpted in part from this nomination.

The U. S. Federal Building was built in 1904 as a U. S. Courthouse, Post Office and Customs House. James Knox Taylor, Supervising Architect of the U. S. Treasury Department from 1897 to 1912, designed the imposing Neo-Classical Revival style structure. It is a four-story, five-by-five bay, hip roof brick building with a slate roof and a granite foundation. A one-story addition on the west side was built in 1930 as a loading dock and mailing vestibule. Numerous stylistic features were modeled after classical architecture of Greece, Rome, and the Italian Renaissance, such as the symmetrical and rectangular form with the primary rooms being on an upper floor (or combined floors) called the *piano nobile*, here being the two-story courtroom on floors three and four. Other Neo-Classical elements include the tall first story, which is emphasized by the bold, white marble sheathing that contrasts with the brick of the upper floors. Marble is also used in dentil work at the cornice, festooned brackets below the cornice, and for windowsills and keystone details. In addition, classical motifs are found in round oculus windows, round muntins and swag forms in the three large upper windows on front (north) that light the courtroom, and half-round dormers on both front and rear (south) roof slopes. Cast iron was used to create distinctive hoods and transom windows at the front and east entrances, pole lanterns flanking the two entries, grilles at the basement windows, and fourth floor French window balconies, all of which display a mix of classical forms such as egg and dart, Greek key, and tulip and rope motifs. Bricks are laid in Flemish bond with decorative elements such as the three central windows on the front and rear elevations set in recessed panels from floors two through four, with quoins around the windows and herringbone pattern spandrels between them. Wood trim at the extended roof eaves features a molded cornice and scrolled cornice brackets. Most windows have been replaced with new casement windows, and entrances have modern, full-glass aluminum doors. The small, 1930 ell is constructed of pale bricks with decorative brick wall pilasters, and has a granite foundation, cantilevered hoods at the front and rear entries, and a concrete ramp that provides handicap access.

Many original interior features remain such as terrazzo floors and plaster walls. Classical, natural finish, fluted Doric columns and wall pilasters have carved, garland neck details, and marble bases. Coffered ceilings are ornamented with a frieze of alternating triglyphs and metopes, and scrolled consoles. Other details include heavy bolection moldings on and around doors and windows, pedimented hoods with dentils over windows, beaded board wainscoting in offices, and doors with opaque, half-glass panels. The primary stairs has a newel post carved with spiral

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and rope patterns, turned spindles, and raised panel wainscoting. The curved sidewalls just inside the front entrance suggest the circular form of the original revolving door. The upper floor ceilings have coved, plaster moldings. Elaborate features in the courtroom include the original bronze chandelier, wall sconces, and a coffered ceiling with modillions, brackets and acanthus leaf moldings.

According to local history, the building was constructed due to the efforts of Charles N. Brady, from Haverhill, New Hampshire and resident of Newport, who became a railroad telegraph operator, train dispatcher, postmaster, and later a large holder of real estate. He and Colonel Mansur, C. A. Prouty and Congressman Grout appeared before the House Committee of Public Buildings in Washington, D. C. to advocate for the necessity of a federal building in Newport. C. N. Brady lived in the large house on the corner of Field and Main Streets opposite the Federal Building that later was the site of a gas station and now is a parking lot. In 1986 the State of Vermont bought the building, which formerly had served as a post office, customs house, and Federal courthouse, and the use of the building then changed to contain offices for the Department of Corrections, the District Court of Vermont, and the Orleans County State's Attorney's Office.

**20. Armory/City Hall, 222 Main Street, 1920, contributing**

The Newport City Hall was built as an armory in 1920. It is an imposing, Neo-Classical Revival style, brick, two-story, civic building comprised of a seven bay (front, south) by four bay (sides), flat roof, main block, and a larger, six bay (sides) by four bay (rear, north), gambrel roof rear wing. A small, shed roof, one-story brick ell that houses the vault for the city records is set back on the east side of the main block. The building conveys a feeling of strength and solidity in its massive size resembling other armories built in many towns at this time. Numerous features identify the building as Neo-Classical Revival such as its symmetry emphasized by the center entrance flanked by two two-story pavilions that resemble towers, the impressive scale, the tall basement story, and the brick walls ornamented with monumental corbelling at the cornice of the main block, and pilasters and eaves line entablature on the wing. Both the main block and wing have six-course American bond brickwork. Brickwork on the main block has recessed headers every sixth course on the first story to mimic a masonry façade, a beltcourse between the first and second story, and flat arches at the windows with concrete keystones. The front entrance with its modern aluminum, full glass, double door and sidelights is recessed behind a segmental arch with a broad, concrete keystone. Pipe handrails, and brick piers with concrete coping flank the concrete front entrance steps. Both the main block and wing have single and paired, one-over-one windows with concrete sills. An interior brick chimney with a concrete cap projects above the

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roof of the main block.

The wing has a slate roof, and molded, returning, wood cornice trim. On the east elevation, a gabled hood on brackets in the second bay shelters a half-glass flush double door fronted by a metal deck and railing. A blind, pedimented dormer with slate roofing tops the first bay on the east side of the wing that contains a now infilled door opening. The west side has a flush double door with similar dormer above, and an elevated, steel, handicap accessible ramp that extends to Main Street. The rear elevation of the wing has a segmental arched basement opening containing a nine-pane double door with horizontal panels and bolection molding, and a shed roof projection over the garage entrance at the far western bay.

The interior of City Hall remains intact in many areas. Distinctive features include the original stairs in the main block with its paneled, square newel posts and stick railing, pressed metal ceilings, natural finish woodwork, hardwood flooring, and plaster walls. The large open, two-story hall that extends the length of the wing contains a basketball court, a cantilevered balcony with a beaded board railing around the perimeter, and a beaded board ceiling. Around 1990 offices for the police department were renovated.

The building was constructed as an armory for Company L, which was organized in 1881 with ninety-one men commanded by Charles A. Prouty. The unit was mustered into service on May 16, 1898 for duty in the Spanish American War, and again on April 13, 1917 for World War I with men sent overseas. After the war, the company was federally recognized as a National Guard unit on December 2, 1919. It moved into the new armory on Main Street that was dedicated on March 29, 1921. The unit served well during the Flood of 1927 and in World War II, after which it reorganized a number of times with different company names. A new National Guard Armory on Union Street was dedicated in 1963.

### **21. 246 Main Street, c. 1905, contributing**

The vernacular, two-story, wood frame, flat roof, rectangular plan, six bay (front, south) by four bay (sides) commercial building at 246 Main Street has aluminum siding on the front, vinyl siding on the sides, modern one-over-one replacement windows with vinyl shutters, and aluminum doors and storefront systems for the two commercial spaces that face Main Street. A gable roof, dimension lumber porch with square posts and lattice railings projects from the paired store entrances. The porch is flanked by shed hoods on bracket supports that span the front elevation above the shop windows and wraps around the canted southwest corner. Historic features that remain and allow the building to contribute to the historic district include the

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original massing of the main block, the granite foundation, scrolled outriggers at the canted southwest corner, an older plate glass display window at the southeast corner, and what appears to be original pressed metal siding that resembles rusticated stone on the rear elevation. The cantilevered second story porch on the rear elevation also may be original. The porch has square, half-posts and brackets, molded cornice trim, and banks of six-over-one windows that may have been added somewhat later. According to Sanborn Insurance maps, the exterior stairs that access the rear porch were added c. 1920 as was the one-story, shed roof ell at the northeast corner, which rests on wood piers, has horizontal board siding, fixed six-pane windows, and exposed rafter tails. Inside, the first story storefronts retain their historic pressed metal ceilings.

According to historic maps, a larger building that housed C. J. Hibbard's Boot and Shoe Manufactory was on this site during the second half of the nineteenth century. In 1900 the parcel was vacant with no structures extant, and by 1905 this structure had been constructed. For many years a millinery was located in the eastern storefront, and furniture and printing businesses were located on the west side.

### **22. Orleans County Courthouse and Jail Complex, c. 1885 / 1886 / 1903, contributing**

Please refer to the individual National Register nomination for the Orleans Country Courthouse and Jail Complex, listed in 1984, for a complete description and history of this property. The following description is excerpted in part from this nomination.

The Orleans Country Courthouse and Jail Complex, when listed in the National Register, consisted of three structures: the 1886 courthouse, 1903 brick jail and attached, wood frame 1886 jailhouse. A fourth building, the wood frame, c. 1885 Queen Anne style house west of the jailhouse now is part of the complex and serves as the County Sheriff's Office. Both the jail and jailhouse are no longer used.

The complex is an important component of the cluster of monumental public buildings at the height of Main Street, which embodies the late nineteenth and early twentieth century prosperity of Newport. The courthouse, designed by Lambert Packard, was the primary influence on later Packard and architect-designed buildings in the city. In 1888 Packard designed the Lane & Davis block, and in 1892 the Lane Block Opera House; both of these Main Street buildings no longer exist. The jail is an excellent example of a relatively rare type of mail-order jails.

The site of the Orleans County Courthouse was purchased in 1885 from the Lucius Robinson estate for \$3,000. Earlier, George C. Merrill owned the parcel. Robinson moved the house on the

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property to make room for construction of a county building. He was a prominent Newport citizen, and at his death in 1882 he was President of the National Bank of Newport. The new Orleans County Courthouse, dedicated February 2, 1886, represented the completion of a decision by the County to move the County seat to Newport from the centrally located, but declining, rural agrarian hamlet of Irasburg. The new courthouse joined the extravagant homes, fashionable French Second Empire tourist hotels and prosperous commercial blocks already lining Main Street.

**Courthouse, 1886**

The Courthouse is a large, Queen Anne style, two and one-half story, rectangular plan, three bay (front, north) by nine bay (sides), wood frame building with brick veneer, a steep slate roof, and a two-stage clock tower that rises above a central entrance pavilion. Built in 1886, and designed by St. Johnsbury architect, Lambert Packard, the handsome civic structure was influenced by the Richardson Romanesque style in its monumental form and use of round arches, Syrian arch entrance, string courses and brick corbelling. Other features include the rusticated granite foundation and windowsills, eight-course American bond brickwork, and relieving arches over grouped windows on the second floor. The original six-over-six windows have been replaced with vinyl casements and one-over-one, double-hung sash. The relative height of the second floor windows mark that as the *piano nobile* where the courtroom is located. The distinctive, two-tier clock tower features a slate shingled bellcast base, an arcaded first stage with fixed, round arched, four-lite windows, a clock with its border inscribed "Presented by S. W. Parker", a pyramidal hip roof, and salmon motif weather vane. A handicap accessible ramp extends from a door on the rear elevation that was originally the location of a window.

The interior retains its original floorplan consisting of a center hall on the first floor flanked by offices, stairs at each end, and the high ceiled court room on the second floor with judges chambers on the south end of the building. Distinctive features include shallow fireplaces that originally held coal stoves, beaded wainscoting with mid-twentieth century natural finish paneling, pressed metal ceilings, original half-glass doors with bolection moldings and transoms, and curved walls with pressed metal paneling and a coved ceiling in the court room.

**a. Jail, 1903**

This cube form, two-story, four (north) by three (east) bay, brick, hip roof jail replaced the original jail designed by Lambert Packard that was built in 1886. The new jail was a mail-order structure that was constructed based on plans and specifications supplied by the Pauly Jail Company of St. Louis, Missouri. (Similar jails by this company are located in Washington and Caledonia Counties in Vermont.) This structure is attached at the northwest corner to the modest,

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wood frame jailhouse. The jail has steel walls with running bond brick veneer ornamented with a corbelled cornice. Regularly spaced, replacement one-over-one windows are set behind steel bars and heavy screens, and rusticated granite is used for the foundation, and windowsills and lintels. A metal ventilator tops the roof peak. A wood frame, clapboard sided appendage on pipe supports at the south elevation was added c. 1995 for use as a recreation room but was never used. The jail is entered through the connector attached to the jailhouse. A first floor fire exit on the south elevation is located in a former window. A gabled dormer on the west side contains a flush door to an exterior fire escape. The interior has a perimeter corridor that surrounds the cells in the central core. The jail was closed in 1995.

**b. Jailhouse, 1886**

This structure first served as the home of the jailor and his wife. Later it housed the Orleans County Sheriff's Office. This two-story, three (front, north) by two (side, west) bay structure has clapboard siding, asphalt shingle roofing, replacement one-over-one windows, and a center entry with a modern door and new gabled, one-bay entry porch with pipe posts. The similarly constructed, one-story, shallow gable roof connector is attached to the east end of the building and joins with the west side of the jail. Modest details include a returning box cornice, corner boards, and frieze boards. Two pass doors on the south side have new, one-bay gable roof porches with dimension lumber posts and concrete steps. The jailor's house originally had an upstairs cell for female offenders. The jailor's wife usually cooked, and washed clothes and linens for the prisoners. The interior was modified for office use in the 1970s when the Sheriff's office moved into the building. The 24-hour dispatch room closed in 1996.

**c. Orleans County Sheriff's Department, c. 1885**

This Queen Anne style, two and one-half story, rectangular plan, wood frame, pyramidal hip roof dwelling is now used for offices of the County Sheriff's Department. The footprint of the structure, with its distinctive and somewhat unique corner bay window, resembles a similar dwelling that fronted on Main Street on the 1889 Sanborn Insurance Map, and which may have been moved back c. 1905 to this location. The building has a granite foundation, clapboard siding, asphalt shingle roof, and two-over-two double hung windows, some with new shutters. Wood trim details include paneled corner pilasters, watertable and frieze boards, molded cornice caps over windows, and a molded cornice at the eaves line. The main entrance, which features a half-glass, horizontal panel double door with bolection molding, is located within the hip roof porch set back on the east side, and fronted by a new handicap ramp covered with a shed roof and square posts. The hip roof, two-story, rectangular bay window at the northeast corner has recessed panel spandrels and frieze, and one-over-one windows. A balcony that projects from the westerly half of the north elevation is supported by scrolled consoles and brackets, has a

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pedimented gable roof with a paired arched, one-over-one window and sawtooth wood shingles in the tympanum, chamfered posts, a square stick railing, and a paired vertical-lite door that opens onto the balcony. A one-story, hip roof ell with details similar to the main block and historic casement windows is set back on the west side and wraps around to the rear (south) elevation. An enclosed porch is located at the west side of the ell. A brick chimney with a concrete cap projects above the apex of the roof of the main block. The interior of the building is well preserved with a generally intact floorplan, and features and finishes such as the primary stair system with its paneled newel post.

**23. 266 Main Street, 1958, non-contributing**

This one-story, rectangular plan, commercial building is constructed of concrete blocks. The building is vacant. It has a Mansard roof, and a small ell set back on the west side. The front (south) elevation and west sides have brick veneer, the east elevation has weatherboard siding, and T-111 is used on the rear (north) side. The main block has bands of tall display windows on the south and west sides, that also enclose a recessed porch across the west elevation. Two loading docks are located on the north side of the main block. A & P grocers were formerly in this building, prior to the Fedele family buying the property in 1971. Members of the Fedele family, of Italian descent, for several generations operated well-loved grocery stores in Newport. For more than half a century, the large, brick, Romanesque Revival style First Congregational Church constructed in 1889, occupied an adjacent lot on the corner of School and Main Streets west of the grocery store. The church burned in 1956, and the parcel became a parking lot. The building is non-contributing due to age.

**24. 273 Main Street, c. 1905 c. 1940, contributing**

This vernacular Queen Anne, two and one-half story, cross-gable roof building remains marginally contributing to the historic district despite a number of recent alterations. It was originally a dwelling with long additions off the back (south). By the 1940s an undertaker had a business here, and the associated building to the rear (south) was a seven-car garage (see below). The building continues to read as a historic structure due to its massing, which is intact overall, clapboard siding with corner board trim, its pedimented front (north) gable above the two-story, trapezoidal bay window, and a number of c. 1940, three-over-three double hung windows with vertical muntins. Modern alterations include the new east side entrance with a classical entrance entablature, large display windows across the first story of the north elevation facing Main Street, some of which are topped by pent hoods, and a one-story, shed roof extension on the north side of the two-story west side ell. Other features include a concrete and concrete block foundation,

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asphalt shingle roof, and clapboards in the north and east gable tympani that are applied in a starburst pattern.

According to local history, this building (formerly its address was 87 Main Street) was the home of Asa C. and Harriet Sleeper. Asa was foreman in J. H. Searl's Veneer mill. In 1906 he was the village Overseer of the Poor, and in 1916, Probation Officer for Orleans County (Nelson, *People of Newport, Vermont* (p. 110).

### **a. Office Building, 1952, non-contributing**

The long, narrow, one-story, wood frame, rectangular plan, gable roof office building behind 273 Main Street was built as a multi-bay garage according to Sanborn Insurance Maps. It likely housed vehicles for the undertaker who operated a business out of 273 Main Street. The building has been modified for office use in recent years and most of its original features and character as a garage are no longer extant. The modern, main entrance with full glass aluminum door is centered in the west gable, and a concrete ramp and pipe railing parallel the wall leading to the entrance. Other features include masonite siding, a sheet metal roof, concrete foundation, and assorted double hung and fixed windows. The molded returning cornice at the eaves line, and two two-over-two windows set back on the south side appear to be original. The building is non-contributing due to alterations.

### **25. 283 Main Street, 1940, non-contributing**

This one-story, irregular plan convenience store and gas station is built of concrete blocks and has a canted northwest corner flanked by stepped back wall planes along both the north (front) and west sides. The building retains its original footprint, however changes to features and finishes have rendered the building non-contributing due to alterations. The concrete block walls have been covered in T-111 siding on the north and west elevations. Two automobile service bays on the north have been infilled with T-111 siding and large display windows. A modern, full glass pedestrian door is located to the right of the infilled service bays. New display windows are also located on the north elevation to the right of the entry door and on the west elevation. Large window openings on the east side that likely originally contained steel industrial type windows are now infilled with concrete blocks. The hip roof may be a recent addition; it is covered with asphalt shingles. New interior finishes include quarry floor tiles and acoustical ceiling tiles. In front of the building, the gas pumps are sheltered by a large, flat roof canopy. The building is non-contributing due to alterations.

### **26. 316 Main Street, c. 1910, contributing**

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The distinctive, two and one-half story, three (front, south) by three (sides) bay, rectangular plan, truncated hip roof dwelling at the northwest corner of School and Main Streets is a highly intact Colonial Revival style house with a contemporaneous, matching, detached garage at the rear (north) of the lot. The structure is now the home of Gilman Land Trust, Inc. The wood frame building has brick veneer laid in running bond, an asphalt shingle roof, and a brick foundation. Decorative brickwork includes windows with flat arches and a segmental arched opening at the front (south) main entrance. Classical features include the symmetrical fenestration patterns with a center entrance, hip roof dormers spaced across the east and west sides and a single dormer centered on the rear, and numerous multi-light, double hung windows, most of which have single panes of glass in the lower sash. Trim details include the extended, flared roof eaves with sawn rafter tails and beaded matchboard soffit (vinyl banding obscures the wood cornice at the eaves), a wood beltcourse in line with the second floor windowsills. The front entrance surround has a new paneled front door with two small glass panes in the top panels, leaded glass sidelights, and an elliptical fan with radiating wood louvers. A former, one-story entrance porch is no longer extant, however, the concrete deck and steps with metal railings remain. A leaded, paired casement window is located on the second floor above the front entrance. Recessed panel shutters on the second floor windows have diamond motif cutouts. A two-story, trapezoidal bay window centered on the east elevation has recessed panel spandrels, an architrave band at the frieze, and molded cornice trim. The one-story, shallow hip roof sun porch that is set back on the east elevation has an extended roof eaves with exposed, sawn rafter tails, Tuscan columns that rest on a recessed panel apron, banks of fifteen-lite windows, and a multi-light wood storm door at the north side entrance. An oriel window on the west elevation that is offset between the first and second floors to light the stair landing inside has paired six-lite casement windows. A hood with flared eaves, scrolled consoles, and a molded cornice shelters a six-lite, paneled pedestrian door just north of the oriel window. The dormers have flared eaves, wood shingle siding, and six-over-six and four-over-four windows. A narrow ell on the rear elevation has a porch on the second floor with square posts on brick piers, scrolled brackets, and a beaded board ceiling. Within the wall system below the porch is a wide door opening with beaded board infill on the west side, and a similarly infilled opening on the north side also contains a new pass door. A brick chimney with a square cap is centered in the truncated portion of the roof, and two similar but smaller chimneys are set back on the west roof slope and the rear roof slope.

The interior of this stylistically intact dwelling also retains integrity of features and finishes. The floorplan remains with its two sets of stairs, front parlor, dining room, study, kitchen and pantry, and numerous rooms on the second floor. Distinctive details include coffered ceilings and fireplaces on the first floor, natural finish trim and hardwood flooring.

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### **a. Garage, c. 1910, contributing**

The two-bay, truncated hip roof garage at the rear of the dwelling has wood shingle siding, a brick foundation, and a hip roof cupola with wood shingle siding and louvered vents. A hip roof dormer with wood shingle siding and an eight-over-eight window is centered in both the east and west roof slopes. The extended eaves at the roofline has a box cornice, sawn rafter tails, and a beaded matchboard soffit. A wood beltcourse wraps around the building just below the second story windows. The east (front) elevation has two, fixed eight-light windows on the second story that are centered over the two, paneled overhead garage doors on the first floor. The south side has a five-panel pedestrian door on the left and a six-over-one window on the right. Molded cornice caps top windows and doors.

### **27. 319 Main Street, c. 1930, contributing**

This historic service station is significant for its enamel finish, metal panels that cover the exterior and have curved corners. Originally the building was an example of a Moderne style service station with its enamel panel façade, and narrow contrasting frieze band that wrapped around the structure. The building has been modified somewhat, however enough remains of the original structure to qualify it as contributing to the historic district. The service station has a concrete block foundation, steel frame, and a recently added, low Mansard roof. Brick veneer covers the west end projection where two service bays are located, and masonite siding exists on the south elevation. A bank of large display windows wraps around the northeast corner of the building, and new, paired, sliding windows are found on most elevations. A full-glass pedestrian door is located on the north elevation, and a historic paneled door exists on the east side. A Certificate of Merit dated 1969 that hangs inside the building states that it was awarded an Honorable Mention in the station beautification contest, Class II by the Vermont Petroleum Association for its good service, cleanliness and neighborliness. Maurice and Claire Pouliot were owners for forty-three years prior to selling the business in 2004.

### **28. 325 Main Street, 1900, contributing**

A vernacular, two-story, gable roof, rectangular, five bay (front, north) by one (sides) bay, eavesfront duplex is set back at the end of a driveway on the south side of Main Street. It has a granite foundation, vinyl siding and trim, and a sheet metal roof. A two-story, two (front) by one (sides) bay, shed roof porch on the front elevation has square posts, a closed, flush board railing, and wood decks and steps. The porch shelters two entries and a window on the first story, and a door and window on the second story. The half-glass, recessed panel doors appear old and have

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new metal storm doors. Two-over-two wood windows predominate; smaller one-over-one windows are also located on the rear (south) elevation. A brick wall chimney on the rear elevation has a square cap.

### COVENTRY STREET

#### 29. 38 Coventry Street, c. 1900 / c.1940, contributing

This vernacular, brick, flat roof, three-story commercial building appears to date from around 1900 when a two-story commercial block with this footprint was built on the site. Around 1940, the building was likely modified by raising it one story, and adding the recessed central porches and canted front (east) corners. Since 2004 the building has been part of the Pick & Shovel Hardware and Home Center. The overhead walkway connecting the building to the main Pick & Shovel store to the south (54 Coventry Street, see below) was built at that time.

The commercial block has a concrete foundation and brick masonry walls constructed in running bond. The wall plane along the north elevation of this rectangular building is stepped back approximately one-third of the way back toward the rear. Trim details include an extended eaves and a molded cornice above the beaded board soffit and wide, two-part frieze band. The trapezoidal, two-story bay windows on the second and third floors of the front elevation create canted front corners that are recessed below the eaves overhang, and in the center recessed porches have stick railings and paired doors that are now infilled with T-111 siding. Decorative brickwork consists of a band of three courses of diagonally laid brick headers below the frieze, and similar diagonally placed headers aligned vertically at each front corner of the bay windows. The first floor storefront consists of three, narrow recessed entrances flanked by modern aluminum storefront systems having large display windows topped by opaque, pebbled finish glass transoms, and full-length glass doors. The center entry appears original and has a full-glass wood door with bolection molding, and dentil trim at the bottom of the glass, a transom above and a beaded board ceiling. One-over-one, wood windows with new shutters predominate, however, three two-over-two windows remain on the north elevation, and some windows have been changed to vinyl, one-over-one sash. The bay windows have wide cottage windows with two-part transoms on front of the second floor, and above are new, single-pane fixed windows. A three-story ell that spans the rear elevation appears historic on the first floor with its segmental arched windows and brick walls; the upper floors have vinyl siding and vinyl windows. Pass doors, some with loading ramps or wood steps are found on the north, south and west elevations.

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Driveways from Coventry Street parallel both the north and south elevations, and asphalt parking areas with granite curbing are located to the rear (west). Inside, the building has been modified with primarily open display areas for the Pick & Shovel, however, historic hardwood flooring remains on the second floor, and plaster walls and flat stock window trim exist on the front walls on the second and third floors.

Evidence that this building dates from around 1900 is found on the Sanborn Fire Insurance Maps. In 1895 a two and one-half story building existed in this location with a similar footprint, also with a stepped back north wall. The structure was divided into two commercial spaces, one on the northern half of the building and one on the south side. Over the years the building housed club rooms, a drug store, harness business, and a clothing store. By 1943, the building had been modified to look much as it does today with its bay windows and recessed porches. It has been part of the Pick & Shovel business since 2004 (see below).

### **30. 48 Coventry Street, 1949, contributing**

Built in 1949 according to Newport City records, this one-story, flat roof, rectangular, American International Style building is set back from Coventry Street behind the main Pick & Shovel building at 54 Coventry Street. An extension on its south end connects the structure that now serves as a laundromat to the large, primary Pick & Shovel building, and it is now part of the Pick & Shovel complex. The structure has a concrete slab foundation, and concrete block walls that are covered with brick veneer on the front (east) elevation and metal siding on the north end. Typical of International Style buildings, this structure lacks adornment, has smooth wall surfaces, a geometric, box-like form, and a simple cantilevered eaves projection with a box cornice across the front (east). The bands of aluminum framed windows and the central aluminum full-glass door with transom may be recent replacements. A metal pass door is located at the north end of the front elevation. A parapet roof is located along the north wall, and a brick chimney with a square cap projects from the roof just inside the west wall.

### **31. 54 Coventry Street, 1918, c. 1950, 1975, The Pick & Shovel Hardware and Home Center, contributing**

The Pick & Shovel Hardware and Home Center is a large complex comprised of four buildings. The main building that houses the sales rooms for the hardware and home merchandise began as an automotive showroom and now connects with later additions to the laundromat (48 Coventry Street), and a c. 1905, two-story former store and apartment building that fronts on Central Street, and currently contains offices for the business. Across a large parking lot to the south and

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parallel to the main building is the two-story lumber shed/ warehouse, the oldest portion of which was originally a dress factory that fronts on Central Street. Across Central Street is a distinctive carriage barn that originally was associated with a house in front of it that no longer exists and the site serves as additional parking for the Pick & Shovel. Further south along Coventry Street, the Shaving Building was recently built using part of a former two-bay garage.

**Main Building**

The two-story, flat roof, vernacular Colonial Revival style, brick main building for the Pick & Shovel is comprised of the original 1918, five-bay block, a c. 1950, two-bay brick extension across the south elevation that also fronts on Coventry Street and is similar in construction to the original block, and a series of wood frame, two-story, flat roof rear additions built after 1975 that connect to a covered walkway, which joins the main building to a c. 1905, two-story, vernacular Colonial Revival style, flat roof former store and apartment building that fronts on Central Street and is now partially used for office space for the Pick & Shovel. Decorative brickwork on the front (east) of the main block includes corner pilasters, and corbelled cornice bands below the molded cornice. The rear additions and the south elevation and the first floor of the main block have T-111 siding. Colonial Revival style, double hung windows have either six, four, three or one-pane upper sash over single-pane bottom sash and many have modern shutters. The c. 1950 addition has Chicago style, three-part windows. Modern, aluminum frame display windows flanking an aluminum frame entrance door are located on the east (front) elevation. At the front corner of the south side, a small, one-story, enclosed shed appendage that serves as a dairy bar has a metal roof, various windows including a service window on the front (east), and a wood deck and stick railing sheltered by a canvas awning. Adjacent to the dairy bar on the south elevation is a tall, gable roof entrance porch that connects with a long, one-story, shed roof open porch with wood posts, a stick valence and metal roofing, and wraps around the west end of the building. A second story loading dock is located off the main block above the south side porch roof. A lattice-screened walkway extends from the rear (west) of this main building to the c. 1905 former store and apartment building.

The vernacular, Colonial Revival style, c. 1905, two-story, flat roof, five (front, west) by three (side) bay, L-plan, wood frame building that now connects with the main Pick & Shovel building and fronts on Central Street was constructed as a two-unit store, probably with housing on the second floor. It has a two-story front (west) porch, asbestos shingle siding, a granite and fieldstone foundation, and parapet roofs on the north and south sides. Trim details include decorative sawn, paneled cornice brackets on the front (west) and sides (north and south) topped by a box cornice, cornice caps over second story windows, and narrow square drip caps over first story windows. Most windows are double hung, two-over-two, wood sash with flat stock

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surrounds, but some have been changed to vinyl, one-over-one windows. The distinctive, Colonial Revival style features of the second story front porch include the battered half-posts with square bases and molded capitals that rest on the wood shingle flared apron, which projects over the first story with extended eaves and a beaded board soffit. The second story also has a beaded board ceiling, screen inserts, and two, half-glass, paneled doors that open onto the porch. The first floor of the porch has a wood deck, beaded board ceiling, and square posts (some with brackets) that appear to be replacements. The first story, front elevation consists of a wide trapezoidal bay window with large plate glass windows in the right bay. The three pass doors in the center include the door adjacent to the bay window to the south side office that has three horizontal panels and three horizontal panes, and a narrow, infilled transom above; the center door has been infilled with plywood; and the left bay, half-glass, paneled door is adjacent to a large picture window and shares a plain wood surround with it. A small, new, one-story, flat roof ell with clapboard siding, and a concrete foundation projects from the south side of the building. A balcony across the rear (east) elevation has exposed framing, a dimension lumber railing, and lattice screens.

In 1905 this building housed a paint store in the south side, and another business in the smaller north side commercial space. Later, a cabinet shop was in the north unit, and a meat store in the south unit. In 1943 a dry cleaning business occupied the south side.

**a. Lumber Shed/Warehouse, c. 1945 / c. 1980, non-contributing**

The Lumber Shed / Warehouse is an L-plan building comprised of a c. 1945, two-story, gable roof, main block that faces Central Avenue, and a long, narrow, c. 1980, two-story shed roof ell extending from the east end of the original portion. The building is sited on a bank so that the front (west) elevation of the main block at Central Street is only one-story in height. A modern, shed roof addition along the full length of the north side of the main block, coupled with the large ell used for lumber storage, makes this building non-contributing due to age and alteration. If the original main block were standing alone, it would likely be considered a contributing structure to the historic district. Both main block and ell have metal roofing and T-111 siding, however the main block also has clapboard siding on its south side with infilled window openings spaced across the façade on both levels, and on its east end which is now the primary entrance and has various loading doors. The main block, which was built as a dress factory, has Moderne style features such as the parapet roofs that obscure the shallow gables in both the east and west ends, and in its four-bay west elevation that features the original main entrance with a flat, cantilevered entry hood flanked by canted sidewalls. Similar canted walls above the entry hood flank a narrow shed hood on brackets that shelters a horizontal screened opening in the

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west gable peak, and also the east gable peak. A molded shop cornice spans both west and east elevations and serves as a base for each parapet roof above. The original, central, west side entrance has a full-glass, wood door with bolection molding. Two infilled pass doors are to the right of the main entrance; an overhead garage door is left of the central entrance. The wood deck that spans the west elevation has steps in front of the main entrance. The main block also has box cornice trim, and corner boards with narrow square capitals.

The long, rectangular ell has a pent roof overhang on the north (front) side, exposed rafter tails, and open bays on the first story across both the north and south sides. A balcony and various loading doors span the second story of the north elevation, and a portion of the second story of the east end of the main block. The building is non-contributing due to age and alteration, however, as noted above; if the original main block were standing alone it likely would be considered contributing to the historic district.

**b. Shavings Building, c. 2000, non-contributing**

The long, narrow, rectangular, gable roof Shavings Building has metal roofing, T-111 siding, a concrete foundation, and a metal, paneled overhead garage door in each gable end (north and south). Five open storage bays covered by a shed roof span the front (east) eaves elevation, and a metal, half-glass pass door and wood steps are located at the north end of the east elevation. Other features include a box cornice and exposed rafter tails. The building is non-contributing due to age.

**c. Carriage Barn, c. 1895 contributing**

This two-story, five bay carriage barn is built into a bank so that on the rear (west) elevation only the top story is above grade. It has a mansard roof on the front (east) that slopes to the rear creating a shed roof effect at the sides (north and south). Other features include a box cornice, match board soffits, a concrete foundation, corner boards, metal roofing, asbestos shingle siding on the front, and T-111 siding on other elevations. The five bays on the lower level of the front elevation contain a historic, three-part, paneled, hinged garage door that slides on an interior track in the left bay, and the other four bays contain hinged, composition board double doors. Four openings that are regularly spaced across the second floor on the front include three infilled windows and a haydoor that has diagonal bracing on its double doors. The five bays on the rear elevation are infilled with plywood.

This carriage barn appears to have been modified somewhat from the livery barn that was on this

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site in 1895. It was associated with a two and one-half story dwelling with a corner tower that was located in front of it in the area now used as employee parking for the Pick & Shovel. The barn was probably adapted for use as an automobile garage in the 1930s.

The Pick & Shovel Hardware and Home Center is owned Ralph F. Hamblett, Inc., a family business that can trace its roots to the early settlers of the region. David Hamblett, whose family was from Danville, Vermont settled in Brownington Gore, and with three successive wives, had eighteen children. Their descendents were successful in various business enterprises in Newport, such as the Newport Bakery on the south side of Main Street. Ralph F. Hamblett established a grocery and meat store with a delivery route throughout northern Vermont and New Hampshire that first delivered by horse drawn cart. In the 1940s the grocery business moved into a large, new building that was the first modern supermarket in Newport. The family business expanded into real estate in the 1950s, constructing and restoring buildings for residential and commercial use. In 1976, brothers Tarlton and Robert Hamblett sold the business to their sons Timothy, Ralph, Michael, and Douglas, who continued the real estate business, and established the Pick & Shovel, which has grown into one of the most successful stores in Newport. The fourth generation of the Hamblett family now also works in the store.

The large site of the Pick & Shovel spans a good portion of the west side of Coventry Street. The main building is on the site of a brick blacksmith shop and carriage shop that during the late 19<sup>th</sup> century was called Fairbrother and Gale. In 1918 it appears that the brick building was converted into an automobile dealership with additions built to the west. By the early 1940s the main block looked much as it does today, and by the 1960s the south addition had been added to match the original block. According to Timothy Hamblett, the barrel vaulted concrete ceiling and steel frame visible in the basement dates from the conversion of the building for the automobile dealership. He also claims the large elevator allowed cars to be lowered to the repair shop in the basement. Several apartment buildings and houses between the Pick & Shovel and Eastern Avenue have been taken down to make room for the development of the hardware business and the construction of the Lumber Shed (A) and Shavings Building (B). In 1990 the Pick & Shovel purchased the Laundromat (48 Coventry Street). In 2004 the brick building at 38 Coventry Street was also purchased and the walkway built between it and the Main Building. Asphalt parking areas are located adjacent to all buildings, with the largest lot between the Main Building and the Lumber Shed. A blue-painted, wood, picket fence surrounds much of the property along the east, south and west boundary lines.

**32. 150 Coventry Street, 1967, non-contributing**

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The vernacular, one-story, gable front, rectangular plan, wood frame, auto repair building called Stereo Plus and Auto Repair, has a concrete foundation, T-111 siding and asphalt shingle roofing. The modest building has corner board trim. The four bays across the front (east) end comprise two large, paneled overhead garage doors on the left, a half-glass, horizontal panel door to the left, and a single-pane fixed window on the far left. Other elevations also have fixed windows, and the south side has an additional overhead garage door set back near the west end of the elevation. The building is non-contributing due to age.

**EASTERN AVENUE**

**33. B. F. Moore & Co. / Slalom Skiwear, Inc., 28 Eastern Avenue, 1894, contributing**

This vernacular industrial building has a long history of clothing manufacturing, first for overalls for local railroad employees, and by the late 1920s Slalom Skiwear became the first company in the United States to make clothing for the new ski industry. It currently is used as a warehouse under new ownership. The large, four and one-half story, gable roof, wood frame, L-plan building has asbestos shingle siding and an asphalt shingle roof. The eight (south) by four (side) bay main block has a four (south) by five (side) bay two and one-half story, gable front (south) ell off the south side that was added around 1945. The main block has a poured concrete foundation; the ell has a concrete block foundation. The shallow gable roof of the main block has exposed rafter tails and a box cornice; trim on the ell comprises a raking eaves with molded cornice. The main entry, located in the south gable end of the ell, features a one by one bay, enclosed, gable roof entry porch with a returning, molded cornice, a new, metal, six-panel pass door on the front, and fixed, three-pane windows on the sides. Most window openings including trim have been covered over with plywood or asphalt siding. A few new, casement and double hung, vinyl windows have been installed in the historic openings on each elevation, including three windows in the front of the ell. The first floor of the main block has an overhead garage door in the left (west) bay on the south elevation; the east side has a metal loading door and a pass door. Metal fire escape / exterior stairs are located on the north elevation of the main block and the east side of the ell; the doors to the stairs have been infilled with wood panels. A one-story shed roof appendage is located at the east end of the rear of the main block. A metal pass door in the east side of the ell is located in the right bay. A historic, double door on the west side of the ell consists of three panels and a four-pane window in each door, and a "shadow line" above suggests the location of a former gabled hood or porch. A concrete block wall chimney extends up the west side of the ell, and another wall chimney is located on the north side of the main block.

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H. H. Caswell from Stanstead, Quebec, who came to Newport in 1872, constructed the industrial building in 1894. First he established a large jewelry business, which he ran for twenty years, and then sold to F. A. Brown. Caswell built this factory for the manufacture of doors, sash, blinds and house finishings. It originally was comprised of a two-story manufacturing building (apparently later raised to four stories as the existing main block), which was connected by an overhead walkway to a housing tenement that fronted on Eastern Avenue. The size of the ell (based on Sanborn Fire Insurance Maps) suggests that it may have originally been the tenement, and c. 1945 was relocated on the site and joined to the factory building. By 1900 the property was owned by B. F. Moore and Company that made overalls and coats. On the first floor was the cloth room, the stock room was on the second floor, sewing on the third, cutting on the fourth, and the attic was used as a storeroom. In addition to the tenement attached to the factory, B. F. Moore Co. also owned a number of buildings for its workers, including two duplexes and a single-family house on Central Street (now #109, 111, and 123 Central Street).

In the late 1920s the company started the brand name SLALOM for its line of skiwear. It was the first company in the United States to design and make clothing expressly for skiers. During the war years it manufactured clothing for the armed forces. In the 1970s a second company was formed also for skiwear called Bogner of America, and the business moved to a larger, new building on Lake Road. The connection with Bogner was terminated after a few years, but Slalom Wear, Inc. continued to grow, expanding its line to tennis and boating apparel with sales nationwide.

**34. 56 Eastern Avenue, c. 1895, contributing**

The vernacular duplex at 56 Eastern Avenue is a two and one-half story, gable roof, rectangular plan dwelling with a granite foundation, vinyl siding and an asphalt shingle roof. A two-story, gable roof, rectangular bay window is centered on both the front (south) and rear eaves elevations. The south side bay window has a smaller, c. 1905 trapezoidal bay window on its front wall plane, with a mansard roof at the first story. The building has few wood trim details except for window trim and frieze boards on the trapezoidal bay window, and a scrolled cornice bracket exists at each corner of the horizontal eaves of the main block and two rectangular bay windows. Vinyl, one-over-one, double hung sash windows predominate, and one historic four-pane fixed window is located in the east gable. A one-story, Queen Anne style, shed roof porch on the west gable end has turned posts, a spindle valance, sawtooth shingle tympanum, a beaded board ceiling, wood deck, and a new metal door at the north end where the porch has been enclosed. A porch on the south end of the front elevation has been enclosed with banks of one-over-one, wood windows, and has a beaded board ceiling, flared wood shingle apron, gabled entry

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pediment with a beaded board tympanum, a molded cornice, lattice skirt, and two metal pass doors to the units inside. Within the porch, the historic clapboards remain visible on the main block south elevation, and a window retains its historic flat stock wood surround and cornice cap. A new brick chimney with a square cap projects from the north roof slope. Landscape elements include concrete steps and a sidewalk from the city sidewalk to each south side porch, a new wood railing flanks the easterly entrance sidewalk, a granite retaining wall extends north-south between this property and 66 Eastern Avenue, and an unusual, low, pressed concrete retaining wall at the edge of the lawn adjacent to the sidewalk resembles a line of connected, short, vertical, wood posts.

This house was built around the same time as the two dwellings next door to the west, 66 and 72 Eastern Avenue, and according to Sanborn Insurance Maps, the three houses were built on one parcel of land. By 1905, the parcel was divided with this house on its own lot, and the other two on a separate lot. Sometime between 1925 and 1943, the attached barn at the rear 56 Eastern Avenue was removed and a small house, now 142 Central Street built on the site.

**35. 66 Eastern Avenue, c. 1895, contributing**

This vernacular, Four Square plan, two-story, hip roof house is nearly a mirror image of its neighbor, 72 Eastern Avenue. The two (front, south) bay by three (side) bay dwelling has a granite foundation, vinyl siding and an asphalt shingle roof with a molded cornice. The house retains its original, hip roof, Queen Anne style one-bay front porch with turned posts, molded cornice, wood deck and steps, and a new spindle railing. The half-light, paneled main entry door has bolection molding and a wood storm door. Concrete steps and a short walkway lead from the front porch to the driveway that parallels the west side of the house. Two-over-two, and one-over-one double hung sash windows predominate, and the one-story, trapezoidal bay window in the front elevation has a large, single pane, front window. A two-story rear ell that appears to date from around 1920 has a concrete foundation, shallow hip roof, one-over-one windows, and a modern, nine-panel door on the north side; a one-story enclosed porch with banks of windows over a half-wall extends from the west side of the ell. A brick chimney with a square cap projects from the center of the roof.

This house, with its mirror image neighbor, 72 Eastern Avenue, and the house to the east, 56 Eastern Avenue, was built around the same time at the end of the nineteenth century, and according to Sanborn Maps were originally all on one parcel of land. By 1905 the lot had been subdivided so that 66 and 72 Eastern Avenue, the two similar dwellings remained together on one parcel, and the larger house, 56 Eastern Avenue, was on the second parcel. Today (2005)

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each house has its own lot.

### **36. 72 Eastern Avenue, c. 1895, contributing**

This vernacular, Four Square plan, two-story, hip roof house is nearly a mirror image of its neighbor, 66 Eastern Avenue. The two (front, south) bay by two (side) bay dwelling has a granite foundation, clapboard siding and an asphalt shingle roof. Wood trim includes corner boards, a molded cornice at the eaves, and flat stock surrounds with cornice caps around windows and doors. The trapezoidal bay window retains its wood frieze boards, and water table and spandrel panels under the windows. A replacement, one-bay, shed roof front porch has square posts, square stick railing, wood deck and steps, and new lattice skirt. The paneled main entry door has bolection molding, and paired, vertical lights. Windows have been replaced with new, one-over-one vinyl sash, and some window openings have been infilled with clapboards. A brick chimney projects from the center of the roof. A one-story, shallow gable roof rear ell has corner board trim, a box cornice, and a half-light paneled door sheltered by a hood with brackets at the north side entry.

This house, with its mirror image neighbor, 66 Eastern Avenue, and the next house to the east, 56 Eastern Avenue, were all built around the same time at the end of the nineteenth century, and according to Sanborn Maps were originally on one parcel of land. By 1905 the lot had been subdivided so that 66 and 72 Eastern Avenue, the two similar dwellings remained together on one parcel, and the larger house, 56 Eastern Avenue, was on the second parcel. Today (2005) each house has its own lot.

## **CENTRAL STREET**

### **37. 32 Central Street, c. 1920, contributing**

This vernacular office building was constructed c. 1920 as a two-story bakery. It currently is one-story in height, and is comprised of the rectangular plan, two (front, south) by five (side) bay c. 1920 main block and a c. 1940, one-story, shed roof ell that was built as a automobile garage off the west eaves side. A huge, square chimney constructed in five-course American bond brick, with a corbelled cap and a slightly tapered shaft, is located at the south side juncture of the main block and ell. Evidence of the original height of the bakery exists as a "shadow line" on the chimney shaft above the roof of the main block. Sanborn Maps show that the building was always connected to the rear of the historic commercial block to the north, what is now 177 Main Street, first by a second floor level, narrow passage way, and later it was directly connected to

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rear additions to the Main Street structure.

The building has a concrete foundation, wood frame, vinyl siding on the main block, clapboards and exposed rafter tails on the ell, and asphalt roofing. Windows are primarily one-over-one vinyl sash windows with vinyl shutters. The main entry on the south gable front has an aluminum, full-light door fronted by a wood ramp with a square stick railing. The north gable end has set of wood stairs, and a new metal door with a nine-pane window sheltered by a gabled hood.

### **38. 42 Central Street, c. 1910, contributing**

The distinctive, Neo-Classical Revival style, three-story, flat roof, brick veneer building at 42 Central Street is distinguished by its characteristic light colored masonry accents, the elevated first floor, and its classical arched window openings and full entablature at the roof eaves. The three (front, east) by five (side) bay main block has a recessed, three-story porch at the northeast corner, a one-story, flat roof, rear (west) ell that appears to date from around 1950, and a shed roof porch across the upper two stories of the rear elevation. The main block has a granite foundation, granite window sills, and brickwork that has been executed in a running bond with tinted red mortar and grapevine joints. Trim details include the three-part metal frieze and projecting molded cornice above that make up the full entablature at the eaves, corbelled brickwork below the entablature, and decorative yellow brick dentils between the corbelling and frieze. Alternating yellow and red bricks define the corner quoins on the front elevation, the flat arches above the windows on the front and south side, and the segmental arches above the wide, first story front windows and the openings in the recessed corner porch. One-over-one windows have beaded wood frames, and some first story windows have been infilled with wood panels. The upper two levels of the corner porch has Tuscan corner columns on molded bases and a neck band below the square capitals, and a diagonal board, star motif railing. The corner porch on the first floor has been modified to create two entries. T-111 siding and a new wood panel door enclose a small vestibule on the left (south) side of the porch for one entrance, and the north side has a new, square corner post, a concrete half-wall topped by T-111 siding on the north side, and a historic half-light wood, entry door. A window well on the south elevation at the basement level has a concrete retaining wall with a metal railing at grade. The historic, two-story rear porch has beaded board ceilings, molded cornice trim, turned posts, infilled wood panel railings, and a fully enclosed northern portion.

The ell has a concrete block foundation, T-111 siding, and box cornice trim. Windows are primarily one-over-one, wood, double hung windows with a flat stock surround, and a number of

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four-pane casement windows are located on the south side. Also on the south elevation are a wall chimney with a metal cap, and an entrance with a half-light, metal pass door fronted by a one-bay, gable roof entry porch with square posts and T-111 closed railings. A loading dock on the west side has an overhead garage door.

This impressive commercial building was constructed for a printing business and has primarily housed publishing and newspaper offices, such as Pulitzer Publishing Company and Scripps Vermont Newspaper, since it was built. These enterprises were located in the basement and first floor, and flats were located above.

**39. 74 Central Street, c. 1900, contributing**

The vernacular Queen Anne style dwelling at 74 Central Street was built as a single family house, but now serves as a duplex. It was built at the same time as the house next door, 84 Central Street, which originally had the an identical footprint and massing. Together the two building still retain many similar features. The two and one-half story, L-plan, irregular bay house has clapboard siding, an asphalt shingle roof with a raking eaves, a brick foundation, and cornerboard and molded cornice trim. The gable front main block has an original, two-story, gable roof ell off its south eaves side, a long, c. 1910 flat roof ell off the northern half of its rear elevation, and a smaller, one-story flat roof ell off the south side of the rear elevation. Distinctive features include the rectangular, one-story bay window at the northeast corner, the staggered and square butt wood shingles in the front gable peak, and square butt wood shingles in the ell's south gable peak. A Queen Anne style, two by two bay, hip roof porch on the main block extends from the twin entries on the left side of the gable front, and wraps around to the south elevation. The porch has turned posts, a spindle valance (missing on the south side), a modern square stick railing, beaded board ceiling, and concrete steps on the front with a new metal railing. The twin entries have paneled doors with a single pane, central window and new storm doors; and a similar door is located on the east side of the ell, also opening onto the porch. A clapboard sided appendage extends from the south elevation of the main block above the porch that has a rectangular oriel window centered in its south side. Many historic, one-over-one, wood windows with molded surrounds exist on the dwelling, and a triple one-over-one is located on the north side of the main block. Modified windows include a new sliding window in the horizontal window opening in the front gable peak, and vinyl, one-over-one windows in reduced size openings in the south side of the ell. A brick chimney with a tapered cap is centered above the roof ridge on the main block.

**a. Garage, c. 1925, contributing**

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A c. 1925, one-story, shed roof garage with one, wide, bay without a garage door on the front (east) elevation, has a concrete foundation, wood shingle siding, metal roofing, a box cornice, and corner boards. A break in the siding on the sides near the front indicates that the garage was extended forward, probably in recent years, approximately two feet.

**40. 84 Central Street, c. 1900, contributing**

The vernacular house at 84 Central Street, built at the same time as 74 Central Street next door, has retained its original use as a single family home, and its overall massing and many features. Like 74 Central Street, this house is two and one-half stories in height with an L-plan footprint comprised of a gable front main block and a two-story ell off the south side, a corner bay window, a wrap-around front porch (now enclosed), a triple north side window, brick foundation, and a horizontal window in the front gable. The building has aluminum siding and metal roofing. Wood details include picture frame window trim, a new box cornice on the main block and ell, and a historic molded cornice on the porch. Historic windows include the one-over-one, wood windows, a Queen Anne stained glass window in the bay window gable peak, and a two-pane window in the front gable peak. The first story of the bay window has a modern, paired casement window. The Colonial Revival style front porch is enclosed with banks of one-over-one windows and an aluminum apron, and has a beaded board ceiling, and concrete front steps with a metal railing. The porch has a metal storm door at its front entry, and at the west end of the south elevation. The south side porch entry is sheltered by a pedimented hood with one supporting post and a diagonal bracket, and has a wood deck and steps. Inside the porch, on the front elevation of the main block are two metal, paneled entrance doors, and one on the east side of the ell. An original one-story, flat roof rear ell has been modified with a new metal door on the south side and a concrete block wall chimney on the west side. The brick chimney that projects from the south roof slope of the main block has a corbelled cap.

**41. 98 Central Street, c. 1860, contributing**

The single-family, Greek Revival style house at 98 Central Street appears to have been built c. 1860, which means it likely predates this street, which was opened around 1895. The house may have been moved to this site. The L-plan, one and one-half story, gable roof, three (front) by two (side) bay house is distinguished by the Greek Revival style full entablature at the main entrance with its paneled pilasters and molded capitals that flank four-pane sidelights and carry a two-part cornice comprised of an architrave and frieze topped by a molded cornice cap. The paneled, eight-light, front door is not original. Greek Revival style trim includes the molded cornice with box cornice returns, and wide frieze and fascia boards at the roof eaves, and windows have a

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narrow architrave trim detail. The house has a granite foundation, asbestos shingle siding, and metal roofing. Historic, six-over-six, wood windows predominate, although one-over-one, wood windows are found on the first story of the main block. The south gable peak of the ell has a triple window comprised of a one-over-one window flanked by two-over-two windows. The c. 1905 front porch that spans the southern half of the main block and wraps around to the ell features a flared wood shingle apron, banks of one-over-one, metal windows, a gabled entry pediment on the front, a beaded board ceiling, and new wood steps and dimension lumber railings at the front and side entries. Within the porch, a door on the south side of the main block has been fixed in place, and a new, metal, half-light door exists on the east side of the ell. A gable roof wall dormer with a six-over-one window is located on the rear of the ell. A brick chimney with a square, concrete cap projects from the center of the main block. A narrow, gable roof projection on the front of the main block covers a bulkhead entrance to the basement.

**a. Garage, c. 1920, contributing**

This one and one-half story, gambrel roof, rectangular plan garage is built into a bank on the rear elevation. The garage has rolled roofing, novelty siding, and a concrete foundation. Trim includes a returning box cornice at the roof eaves, and flat stock surrounds at windows and doors. The front (east) elevation has a wide garage bay on the left with a paneled overhead garage door, and the right half of the elevation has two vertical board pass doors that flank a six-over-six window. A vertical board door is located in the north gambrel peak, and the south end has a six-over-six window.

**42. 109 Central Street, c. 1900, contributing**

This two and one-half story, gable roof, single-family dwelling has a rectangular plan main block with a two and one-half story, gable roof ell on the northern half of the front (west) elevation, and a two-story, shed roof porch across the southern half. The house has a brick foundation (parged in some areas with concrete), asphalt siding that is patterned after gray stone, and an asphalt shingle roof. Trim includes a raking eaves with a box cornice, and architrave trim around the windows. New, single and paired vinyl windows have six-over-six snap in muntins, and one wider eight-over-eight window is centered in the front (west) of the ell. The canted, northwest corner on the first floor of the ell contains a window. The two-story front porch features square, half-posts, screen inserts, and beaded board ceilings. The second story of the porch projects slightly over the front of the porch below, and a gabled hood on brackets shelters the front entry and new wood steps to the porch. Within the porch, on the front (west) of the main block, is a five-panel, half-light main entrance door with bolection molding and a plain wood surround. A small, one-story, shed roof ell projects from the northern half of the rear (east) elevation, and the

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southern half has a porch with a beaded board ceiling, square posts, dimension lumber railing, box cornice trim, and wood steps parallel to the south side of the main block. Below the rear porch, granite steps lead to an exposed basement with two pass doors. A brick chimney with a corbelled cap projects from the central ridgeline of the main block. Wood fencing defines the property line of the small lot.

According to Sanborn Insurance Maps, early in the 20<sup>th</sup> century, this house was one of several dwellings owned by B. F. Moore and Co. for their employees who worked in the large factory on Eastern Avenue manufacturing overalls and coats.

**43. 110 Central Street, c. 1940/c. 1980, non-contributing**

This one-story, rectangular plan, gable front service shop/warehouse may date from c. 1940; however recent alterations have obscured or replaced most original features. Original features include the concrete foundation, and novelty siding on the side (north and south) and rear (west) elevations. The four bay, front (east) façade has modern T-111 siding. Trim includes corner boards, and flat stock surrounds at the two garage bays located in the far right and far left bays on the front elevation. The garage bays have overhead garage doors. The main entrance contains a new, nine-light, metal panel door. One-over-one windows are located on the east and west elevations. The building is set back from Central Street and is fronted by a wide, gravel parking lot. The building is non-contributing due to alterations.

**44. 111 Central Street, c. 1900, contributing**

The Queen Anne style, two and one-half story, gable roof duplex at 111 Central Street has symmetrical massing, a brick foundation, clapboard siding, and an asphalt shingle roof. Distinctive Queen Anne style details include the two, two-story, trapezoidal bay windows on the gable front (west), the two and one-half story, rectangular, cross-gable bay windows set back on both sides of the main block, and the decorative sawtooth and square butt shingles on the second story, flared spandrels on the front bay windows. Other trim details include heavy cornice moldings that define a pedimented gable on the front and create cornice returns on the side bays, corner boards, watertable boards, and frieze and fascia boards. The two-story, shed roof porch on the south side of the main block has novelty board aprons, square, half-posts, beaded board ceilings, and remains of screen inserts in some areas. The one-bay, one-story shed roof entrance porch on the north side of the main block appears new and consists of dimension lumber framing, posts, railing and steps. Entrances for each unit that are set back on the main block, sheltered by the side porches, both have original half-light, three panel doors with bolection

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molding. One-over-one wood windows have flat stock surrounds and drip caps; a round arched one-over-two window is located in the gable peak of the south side bay window. The shed roof, one-story rear porch has a novelty sided, half-wall, with screen inserts on the northern half, and banks of eight-light casement windows and screens on the southern half. A new, wood deck projects from the southeast corner of the rear porch.

Two brick ridge chimneys with square caps are regularly spaced on the main block.

The duplex at 111 Central Street is very similar to #s 45 and 59 Summer Street, built at about the same time as worker's housing in Newport. All three Queen Anne style buildings have symmetrical massing, twin, two-story bay windows on the front elevation with decorative sawtooth shingle woodwork, two and one-half-story bay windows on the side elevations, heavy cornice moldings, and porches flanking the eaves sides of the main block. According to Sanborn Insurance Maps, early in the 20<sup>th</sup> century 111 Central Street was one of several multi-family dwellings owned by B. F. Moore and Co. for its employees who worked in the nearby overall and coat factory on Eastern Avenue.

### **45. 118 Central Street, c. 1895, contributing**

The two and one-half story, gable front (east), vernacular Queen Anne style, multi-family dwelling at 118 Central Street was built c. 1895 as a single family home, and it appears to be the oldest remaining building constructed on Central Street. (Several others were constructed at about the same time but no longer stand, and the c. 1860 house at 98 Central Street was probably moved to its site as it predates the opening of the street.) The building has a granite foundation (some areas are parged with concrete), a metal roof, and clapboard siding on the front and north side of the main block, Masonite siding on the south side of the main block, and T-111 siding on the gable roof, one and one-half-story rear wing. Queen Anne features include the trapezoidal, two-story bay window on the north elevation of the main block, full entablature trim at the corners of the main block comprising corner boards, molded capitals, and a two part frieze below the raking eaves and molded cornice, and a rectangular stair window on the north elevation with a central glass pane surrounded by smaller panes. Windows are predominately one-over-one wood sash with flat stock surrounds and cornice caps. The c. 1925, one-story screen porch that spans the gable front has a square, half-posts supported by a vinyl clad half-wall that extends to the exposed basement at the front. The exposed front basement has a new metal pass door. A concrete retaining wall flanks the north and south ends of the porch with a set of wide, wood steps leading to the porch entry on the north side. Within the porch are two metal, nine-light, paneled entry doors on the gable front of the main block. The wing has a two-story shed roof ell that spans the north elevation from which a one-story shed projection spans the western half of

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the elevation. A brick chimney with a deteriorating, square cap projects from the central ridgeline of the main block. A granite slab retaining wall parallels the north elevation of the main block, and a set of wide, wood steps lead to the apartment entrance on the north side of the wing. The building is in fair to poor condition.

**46. 123 Central Street, c. 1900, contributing**

This large, nearly square, two and one-half story, vernacular, gable front (west), multi-family dwelling was built as a side-by-side duplex, and for many years was owned by B. F. Moore and Company for its employees in its factory on Eastern Avenue. The symmetrical, four (front) by three (side) bay dwelling has a granite foundation, asbestos shingle siding, and a metal roof. Modest trim details include a raking eaves and molded cornice. Two-over-two, wood windows predominate. The most distinctive feature is the Queen Anne style front porch that spans the twin entrances. It has a hip roof, turned posts with a square stick valance, beaded board ceiling, new square stick railing, a wood deck and concrete steps. The right bay entry door consists of an original, paneled half-light door with bolection molding; in left bay a new flush panel door has three small, staggered lights. A one-story, shed roof, rectangular bay window that is set back on the south elevation has sawn rafter tail trim, and a paired, two-over-two window on the south side. A shed roof carport fronting the bay window has outrigger supports and exposed roof framing. The rear porch that spans the east gable end has chamfered posts, a beaded board ceiling, box cornice, and square stick railing. Rear entries from this porch include a historic, four-light, paneled door on the left, and a c. 1950, paneled, half-light door on the right. A concrete block wall chimney is set back on the south elevation.

**47. 140 Central Street, c. 1870 contributing**

Like the c. 1860 house at 98 Central Street, this c. 1870 dwelling appears to predate the street, which opened about 1895, and the house was probably moved here from another site. According to Sanborn Insurance Maps, the lot was vacant during the first decades of the 20<sup>th</sup> century. The 1943 map first shows the building on the property. The features of the building suggest it was built c. 1860. It is a Greek Revival style dwelling that was converted into apartments, possibly to house employees at the B. F. Moore & Company factory on Eastern Avenue.

This Greek Revival style dwelling consists of a one and one-half story, gable front (east), sidehall plan main block with a one and one-half story cross gable ell set back on the north side, a one and one-half story, gable roof rear wing that appears contemporaneous, and a one-story shed roof ell at the south side of the rear wing that appears to be a recent addition. The building has a

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concrete parged foundation, clapboard siding, and an asphalt shingle roof. Greek Revival style trim includes the distinctive full entablature on the main block comprised of wide corner boards with capitals that carry the three-part cornice consisting of architrave and frieze boards, topped by a molded returning box cornice. The six-over-six, double hung, wood windows on the main block are also characteristic of the Greek Revival style, and details of an original Greek Revival entrance entablature at the front entrance are now hidden behind the c. 1940, Colonial Revival style enclosed, one-bay porch. The porch features a molded cornice, a pedimented front gable, weatherboard siding, ten-pane vertical windows on the north and south sides, and a paneled door with a lunette window. Brick steps and a metal railing front the porch. Other features of the building include one-over-one windows on the side and rear elevations, cornice caps over many windows, a large 50-pane, horizontal window on the west gable end of the rear wing, a historic trapezoidal bay window on the front of the main block, and a smaller, trapezoidal bay window on the south side of the main block that appears new with new clapboards and vinyl windows. A shed roof hood with brackets shelters a new, paneled, metal, pass door on the north side of the main block, and new wood steps and dimension lumber railing. A shed roof wall dormer with a molded cornice and one-over-one window on the south roof slope of the main block appears original, a shed dormer on the south side of the wing with a paired six-over-one window may date from c. 1940, and a new, shed roof dormer spans the north roof slope of the rear wing. A gabled, one-bay entrance porch to the basement on the south side of the main block has T-111 siding and is a recent addition. A set of exterior stairs on the west end of the rear wing, leads to an enclosed porch on the second floor with banks of one-over-one windows above a weatherboard half wall. The main block has brick chimney with a square cap on the south roof slope. A concrete retaining wall with stairs on the south side borders the front yard, adjacent to the sidewalk and the driveway at the south side of the lot.

**a. Garage, c. 1940, contributing**

A one-bay, hip roof garage set back at the southwest corner of the property has novelty siding, a concrete foundation, and corner board and box cornice trim. The garage bay has been infilled with novelty siding and a v-groove, vertical board pass door.

**48. 141 Central Street, c. 1900 / c. 1980, non-contributing  
Veterans of Foreign Wars, Alfred Pepin Post 798**

This c. 1900, two-story, rectangular, gable roof, wood frame building has a modern, one-story, shed roof ell across the front (north) side that connects with a similar, recently constructed, gable roof, one-story ell at the north east corner of the main block. The main block is built on a bank, so that the basement is exposed on the south and east elevations. New materials on the original block, and the large, modern gable roof addition have compromised the integrity of the building.

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The main block has a granite foundation, aluminum siding on the second story, T-111 siding on the first story and exposed basement, and asphalt shingle roofing. The ells have concrete foundations, T-111 siding, and metal roofing. The main block retains its wood, molded cornice trim at the raking eaves. The recessed, main entrance in the north side ell on the main block has a half-glass, paneled door, and the main block has a flush, metal pass door at the west gable end. One-over-one, wood windows remain on the second story of the main block. Other windows are modern, vinyl, paired and three-part casements. Exterior, covered stairs to the second floor of the main block are located on the south side of the main block. A brick chimney with a square cap is located on the south roof slope of the main block. Asphalt parking areas are located on the north and south sides of the building.

According to Sanborn Insurance Maps, the main block of the V. F. W. hall was built c. 1900 as housing with an apartment or flat on each story. The structure was connected by a porch to another apartment building that was located to the south of it. For a time the building was a single family dwelling.

**49. 142 Central Street, c. 1930, contributing**

The Colonial Revival style, single-family dwelling at 142 Central Street is a rectangular plan, wood frame, two-by-two bay house with a gable roof, rusticated concrete block foundation, asbestos shingle siding, and a metal roof. Distinctive Colonial Revival style features include the six-over-one, single and paired windows with narrow architrave surrounds, the hip roof entrance porch, with banks of six-over-one windows, and the full length shed roof dormers on both the front (east) and rear (west) roof slopes with paired six-over-one windows on the front and single one-over-one windows on the back. Other features of the front porch are the molded cornice, beaded board ceiling, and a vinyl storm door and wood steps on the front. The house has a raking eaves with a molded cornice, a wide frieze board, and sawn cornice brackets and each corner of the building. The half-glass, single pane main entrance door inside the front porch has bolection molding, and dentils below the window. The trapezoidal, hip roof bay window to the right (north) of the front porch has a brick foundation, and nine-over-one windows on the side walls that flank a wide cottage window at the front. A horizontal panel, half-glass, single pane door and concrete steps are located at the south gable end of the house. A brick chimney with a square cap is centered on the front roof slope. The front yard has a concrete retaining wall parallel to the sidewalk along Central Street, and concrete steps and walk lead to the front porch. A granite retaining wall near and parallel to the west elevation of the house appears to follow the westerly property line.

According to Sanborn Fire Insurance Maps, this house was built sometime between 1925 and

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1943 on the site of a two-story barn that was connected to the c. 1895 house at 56 Eastern Avenue. Possibly portions of the former barn were used in its construction.

### SECOND STREET

#### 50. 32 Second Street, 1960, non-contributing

The one-story, vernacular Colonial Revival style, flat roof, rectangular plan, four (front, east) by two (side) bay, brick commercial building for the local telephone company, has a concrete foundation, five-course American bond brick walls with butter joints on the front (east) and side elevations, and concrete block walls at the rear (west) elevation. Decorative brickwork includes a soldier course for the watertable on the front elevation, and radiating headers for window lintels. Marble is used for windowsills, a beltcourse midway on the wall plane between the window lintels and the metal roof edge, and a cornerstone for the building date at the southeast corner. The main entrance features a classical entry entablature with engaged wall pilasters flanking the flush metal door topped by a five-light transom, and the three-part cornice above (architrave, frieze and molded cornice). The main entrance is lit by two metal lanterns on either side of the entrance surround, and is fronted by a concrete deck and steps with a metal railing. The twelve-over-twelve, double hung metal windows have wire glass and metal frames. Two metal pedestrian doors, and a metal bulkhead surrounded by a chain link fence are located at the rear elevation. A brick wall chimney with a square cap is centered on the south elevation. The building is non-contributing due to age.

#### 51. 35 Second Street, c. 1880, contributing

This vernacular, late Greek Revival style, two and one-half story, rectangular plan, seven (front, west) by three (side) bay, gable roof, multi-family dwelling has a granite foundation (some with concrete parging), asbestos shingle siding over historic clapboards, a raking eaves, and sheet metal roofing. Trim includes a frieze board and molded cornice. The shingle siding has covered most Greek Revival style trim; however a paneled corner pilaster with a heavy molded capital is visible at the rear where evidence of a former cornice return also remains. Two enclosed, one-bay entry porches on the front (west) elevation have pedimented gable roofs, molded cornice trim, eight-pane, vertical windows on the side walls, modern metal, half-light doors, and natural finish beaded board paneling inside on the walls and ceilings. Craftsman style, single panel entry doors inside the porches have six panes with the horizontal muntin bar set near the top of the door window. Double hung windows are primarily new vinyl, one-over-one sash, however, some original two-over-two wood windows remain. Window trim is comprised of a narrow, plain

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wood surround. The large, shed roof screen porch that spans the rear (east) elevation is three-stories in height due to the exposed basement at this elevation. The porch has square posts and exposed framing, screen inserts above novelty board aprons on each level, and interior stairs. The original clapboard siding remains exposed inside the rear porch, and the windows retain their original flat stock surround boards and drip caps. Parallel to both gable ends (north and south) of the building are concrete sidewalks and steps down the sloping side yards to the rear of the building. This apartment building that was constructed as a tenement for the working class appears on the 1881 Bird's Eye View map of Newport.

### **52. 47 Second Street, c. 1880, contributing**

This tall, three-story, French Second Empire, three (front, west) by seven (side) bay, multi-family dwelling has a mansard roof with asphalt shingle roofing, a granite foundation, and aluminum siding. Distinctive gable roof dormers, five on each side (north and south) and two on the front elevation have shaped, vertical trim boards with shoulders, one-over-one windows, asphalt shingle siding, and markings remain from now missing cornice brackets under the roof eaves. The enclosed, one-bay entry porch that is centered on the front elevation has a pedimented gable, a twelve-pane fixed window in each sidewall, and inside, an aluminum door into the building. As the building is built on an east sloping bank, the basement level is exposed on the sides and rear. Horizontal panel, half-light, c. 1960 doors sheltered by hoods with bracket supports lead to units on the basement level at the side elevations. Windows are predominately two-over-two, wood, double hung sash with plain wood surrounds; however, some new one-over-one vinyl windows have been installed, and several fixed four-pane windows are located on the side elevations. The c. 1905, large, four-story, hip roof porch that spans the rear (east) elevation has square posts and exposed framing, screen inserts above novelty board aprons on each level, and interior stairs. The original clapboard siding remains exposed inside the rear porch, and the windows retain their original flat stock surround boards and drip caps.

According to the 1881 Bird's Eye View map of Newport, this large building was constructed at about the same time as the tenement next door (35 Second Street). The structure originally housed a stationer and printing office on the first floor and basement level in the northern half of the building, and the Young Men's Christian Association (YMCA) was located on the first floor in the southern portion of the building. By 1889 a tailor had taken over the space formerly occupied by the YMCA, and by 1895 the Sanborn Insurance Maps list the building as a "tenement". Currently (2004) the building houses commercial space and apartments with a total of fifteen rental units.

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**53. St. Mark's Episcopal Church, 44 Second Street, 1883, contributing**

St. Mark's Episcopal Church is a significant and highly intact example of Stick Style architecture in Newport. The historic features of the building have been carefully preserved. It is a one-story, rectangular plan, three (front, east) by five (side) bay, hip roof building with a granite foundation, clapboard and wood shingle siding, and an asphalt shingle roof. A small, contemporaneous, slightly lower and narrower gable roof wing with canted corners projects from the rear (west) of the main block. Distinctive features that characterize the building as the Stick Style are the steeply pitched roof, the deep overhanging eaves supported by exposed, sawn rafter tails on the main body and wing, the decorative scrolled braces incised with floral designs that support the cross gable hood at the main entrance, and the projecting hip roof of the belfry centered in the front roof slope with its scrolled, sawn, chamfered outriggers and flared eaves. These features are modest but nevertheless stand out as important visual elements, along with the four wood finials on the roof peaks - the simple cross at the front of the main block, and three more elaborate symbolic crosses over the entry gable, the west end of the main block, and wing. Other details include the staggered, butt and scalloped wood shingle siding in the upper half of the wall planes and the gabled entry tympanum, corner boards, water table boards, and a beaded board soffit. The cornerstone at the northeast corner marks the date it was set in place, stating *St. Mark's Church, October 5, 1882*. The diagonal, beaded board, double entrance door with its forged iron strap hinges is flanked by chamfered entry pilasters, and a beaded board ceiling is visible in the projecting hood above. Tall stained glass windows with round arched heads are paired on the side elevations and have plain wood surrounds with drip caps. The south side of the wing has a gabled hood over a beaded board pass door, and a shed appendage spans a portion of the main block wall. A brick wall chimney with a square cap is set back slightly on the south side of the main block. A broad set of concrete steps and a walkway with a metal railing lead from the Second Street sidewalk to the front entry, and parallel the north side of the church to the Parish House at the west end of the property.

The interior of St. Mark's Church, like its exterior has been well preserved. The sanctuary, which seats 100, has natural finish beaded boards at the ceiling and in the apse, and original natural finish wood pews. The stained glass windows illuminate the interior with vibrant light.

**a. Rectory/ Parish House, 1899, contributing**

The Queen Anne style, two-story, L plan, hip roof Parish House is comprised of a three (front, east) by three (north) bay main block with a two-story, hip roof ell off the south side. The building complements the Church in front of it with its similar granite foundation, clapboard

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sided first story, square butt and staggered wood shingle siding on the second story, and its decorative Queen Anne style porch that spans the front of the main block with turned posts, scrolled brackets, and beaded board ceiling. Other trim details include a molded cornice, raking eaves, beaded board soffit and corner boards. The front (east) entrance appears somewhat altered with a new half-light metal door and wood trim. Other alterations include vinyl clapboards on the rear (west) and side (north and south) elevations of the main block, new one-over-one vinyl windows, and a ramp built into a new porch on the north side. A shed roof dormer with a single pane window is centered in the front roof slope of the main block and the south slope of the ell, and a similar hip roof dormer is centered in the north slope of the main block. A metal pass door is located in the left (north) bay of the rear elevation of the main block. A two-story, shed roof appendage with clapboard siding and a molded cornice spans the south side of the ell. A covered set of exterior stairs to the second floor are located on the east side of the ell. Two brick interior chimneys project from the roof. A parking lot is located to the rear (west) of the building.

The building was originally the home of the parish priests. Today (2005) it is used as a parish house and offices for the church.

St. Mark's Episcopal Church celebrated its 125<sup>th</sup> anniversary in 2004. The church was organized in 1879 following the initial efforts of six women who met in the Memphremagog Hotel the year before. Prior to construction of the church, services were held in the homes of the founding families. The first rector was Rev. B. W. Atwill. In the 1870s and 1880s other Episcopal churches were established in nearby communities, and for a time the churches at Newport, Island Pond and North Troy shared the same rector. The rectory was home to the parish priests until 1963 when a new rectory was purchased on Sias Avenue in Newport that was used for ten years before it was sold. Since the 1960s the original rectory has been used for numerous church and community programs, such as the first Head Start program in the region.

### **54. 57 Second Street, c. 1875 / c. 1920, contributing**

This three-story, flat roof, multi-family dwelling appears to have been adapted around 1920 from an earlier, c. 1875 cruciform, two and one-half story house that was one of the original structures on Second Street, built after it opened in 1864. Like many of the early buildings in Newport it has a granite foundation, and it now is sided with aluminum. The three-story main block has a contemporaneous two and one-half story ell off the rear (east) elevation, and a series of historic, clapboard and novelty sided garages extend from the east gable end of the ell. Windows are primarily wood, two-over-two double hung sash, with some wood, one-over-one windows on the third floor. A stained glass, Queen Anne window on a garage appendage may have been

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relocated from the original house. Historic, paneled pass doors have a variety of multi-pane windows. According to Sanborn Insurance Maps, the trapezoidal bay window on the front (west) elevation was added about 1905, and the Colonial Revival style, one-story porch at the northwest corner with its Tuscan columns was added around 1910, as was the first story of the similar porch with half-Tuscan columns on a closed rail at the southwest corner, while the upper two stories of this porch date from c. 1920. A c. 1920 three-story porch at the south side of the ell connecting with the east side of the main block was recently rebuilt with square posts and a square stick railing. The north roof slope of the ell has two gable roof dormers, one (on the left) with a six-over-six window, and one (on the right) with a two-over-two window. A brick chimney with a square cap is located on the north roof slope of the ell. The attached garages were formerly barns as evidenced by the assortment of historic, sliding and hinged double doors, and hay doors.

The dwelling at 57 Second Street appears on the 1878 Beer's Map as a cruciform house on a large lot owned by Mrs. George H. Walworth. The 1881 Bird's Eye map shows the cruciform plan house as a two and one-half story, gable roof dwelling with a one and one-half story rear barn. The Sanborn Insurance maps indicate that by around 1920 the house had been converted to flats, the gable roof raised a half-story to create a flat roof, and the barns were by then adapted for automobile use.

**55. 58 Second Street, c. 1865, contributing**

As with many houses in downtown Newport, the dwelling at 58 Second Street has undergone numerous changes, including its height. The house may be the oldest dwelling on the street, built according to early maps as a one and one-half story, gable roof dwelling with a contemporaneous wing having a south side porch and attached barn. By 1895, the main block was raised to two and one-half stories, the two-story front (east) and south side bay windows had been added, a porch spanned the north side of the main block, and the rear barn was expanded considerably. In 1905 a porch was added to the left bay front (east) entrance, but the enclosed screen porch above did not appear until about fifteen years later around 1920. It also appears that c. 1910 the front portion of the north side porch was screened in, and the western half was fully enclosed. The attached rear barn was converted for automobile use about 1920, and approximately five years later the barn had been removed from the house and a narrower, rectangular, two-story, freestanding structure identified on historic maps as an automobile garage occupied the site. (This former garage may have been rebuilt c. 1945 as a house, now 71 Summer Street.)

This Queen Anne house is among the best preserved structures in the historic district; its historic

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changes and appendages are clearly evident by the original materials that have been well maintained. The dwelling has a granite foundation, clapboard siding, a raking eaves with an asphalt shingle roof, and primarily wood, one-over-one windows. Distinctive Queen Anne style features and trim include the four sided, peaked roof, two-story bay window on the front elevation, the wide, rectangular, pedimented, cross-gable bay window on the south side of the main block, a variety of siding materials and especially the staggered butt and scalloped wood shingles on the second story of the main block and gable peaks, decorative woodwork such as the basket weave frieze in the south side bay window, and unusual windows – in particular the arched head window in the front gable peak with its wood shingle hood molding, and many stained glass windows in narrow openings. Other trim includes a beltcourse between the first and second stories of the main block, corner boards, and cornice moldings. Details that appear original to the house and which suggest it was built as a Greek Revival style home remain on the wing in the two right bay windows of the south elevation and one on the north elevation, which have heavy window moldings with shoulders and peaked lintels. The south side porch has square posts with Greek Revival style molded capitals. Two narrow, gable windows, one on both the north and south slopes of the wing, each have a one-over-one window. The double entry door at the main entrance has bolection molding and single pane upper lights. The door to the south side porch is a replacement metal door with a multi-pane window. A brick chimney with a square cap exists at the west end of the main block. The well crafted, granite steps fronting the main entrance are complemented by the rusticated, granite curbing that defines the edge of the lawn along Second Street.

Captain George W. Kendall was the owner of the property in 1878. According to the current owner, Claire Comeau, the property has been in her family since her father purchased it in 1943.

**56. 69 Second Street, c. 1900, contributing**

This Queen Anne style, two and one-half story, hip roof duplex has the multitude of details including a irregular plan that characterize it as a Queen Anne dwelling. It is comprised of the generally rectangular main block that has a canted southwest corner, a contemporaneous, two-story, gable roof rear (east) wing, a one-story shed roof ell off the south side of the wing, a pedimented dormer at the front (west) elevation, and a two and one-half story, cross-gable, trapezoidal and pedimented bay window on each side of the main block. The main block has a rusticated granite foundation and the wing and attached ell have brick foundations. Other features include clapboard siding, and corner board and molded cornice trim. Its slate roof is unusual in Newport. The double door main entrance on the front (west) elevation has horizontal panels and single upper lights, and is sheltered by a two-story, Queen Anne style porch with turned posts, a

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wood deck, and granite steps. The various Queen Anne details in the front dormer and bay window gable peaks, and the east gable peak of the wing include staggered butt wood shingles, molded cornice trim, scrolled brackets under the horizontal eaves of the pediments, and molded window surrounds. Queen Anne windows with multiple lights around a central pane are found in each gable peak, and the front dormer window has stained glass in its window. Windows are primarily one-over-one, wood, double hung sash, but numerous unusual windows include the wide cottage window in the front elevation with its narrow upper transom, an eyebrow window on the front slope of the hip roof, a half-round window to the left of the front entrance, and an oriel window on the north elevation, which is supported by a beaded board coved base with a ball drop finial at the wall plane. A shed roof porch on the south side of the main block in front of the bay window has been enclosed with clapboard sided walls and a historic half-light door similar to the front entry door on its west side; a new wood ramp extends from the front of the dwelling to the door on this porch. A Queen Anne porch that wraps around the south side of the ell and spans the east side of the ell and wing, is one-story in height along the ell, and two-stories at the rear elevation. Two interior brick chimneys, each with a square cap, are located set back on the south slope of the main block, and the north slope of the wing.

**57. David M. Camp House, 83 Second Street, c. 1865, contributing**

The vernacular, two and one-half story, three (front, west) by three (side) bay, gable front building at 83 Second Street is one of the oldest structures on the street. Built as a dwelling, it now houses office space and two apartments. It has vinyl siding, a concrete and granite foundation, and an asphalt shingle roof. Despite modifications, it retains sufficient integrity to be contributing to the historic district. Historic features that remain include the gable roof main block with its cross gable two-story bay window on the south elevation, a contemporaneous, gable roof rear wing, two-over-two wood windows, and molded cornice trim at the raking eaves. The left bay front entrance contains an historic door with bolection molding and an oval light. Some windows have been replaced and the vinyl shutters are new. A c. 1910 Colonial Revival style, two-story porch across the rear (east) of the wing has interior stairs and a beaded board ceiling, Tuscan half-columns on a wood shingle apron on the first story, and a flared wood shingle apron above that supports square, half-posts. A brick chimney in the south slope of the main block has a corbelled cap and base, and a brick chimney on the south slope of the wing has a corbelled cap.

The house is listed in the city records as constructed in 1862. The Beer's Map of 1878 states that D. M. Camp then owned the house. David M. Camp, born in Derby, was editor of *The Express and Standard* newspaper in Newport for over 20 years. From 1866 until 1869 he was editor and

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associate publisher with Royal Cummings. In 1869 Camp bought out his partner. The paper, with a circulation of over 2,500 and numerous paid advertisers, had a reputation as one of the best local papers in Vermont. Camp was also active in the local school system, for a time being Superintendent of the Derby schools, and was a member of the State Board of Education. He was honored by Middlebury College with an AM degree, and for 12 years was Deputy Collector of Customs in Newport.

**a. Garage, c. 1990, non-contributing**

The c. 1990, one-story, gable roof, two-bay garage at the rear of the dwelling has a concrete foundation, T-111 siding, vinyl overhead doors, exposed rafter tails, and a one-over-one window in both the north and south eaves sides. The garage is non-contributing due to age.

**58. 84 Second Street, C. J. Hibbard House, c. 1875, contributing**

The French Second Empire style, two and one-half story, L-plan dwelling with a contemporaneous attached carriage barn on the rear (west) end, retains a high degree of architectural integrity. The building has a granite foundation, clapboard siding, asphalt roofing shingles, and two interior brick chimneys that project from the main block. Decorative wood trim includes the full eaves entablature consisting of paneled corner pilasters with molded capitals, a two-part frieze, and a molded cornice with paired cornice brackets. The two-over-two windows have cornice cap trim. The right bay front (east) entrance features a paneled, double door with vertical lights, a Mansard roof hood with scrolled brackets and pendant drops, and granite front steps. A one-story, Mansard roof, trapezoidal bay window to the left of the front entrance has paneled spandrels; a similar bay window is located on the north side of the main block. The two-story, c. 1895, Colonial Revival style porch on the north elevation has beaded board ceilings, columns, spindle balustrades, and screen inserts. A small entry porch on the west side of the main block that is enclosed on the west side with a clapboard sided wall, has chamfered posts, a beaded board ceiling, and a four-panel door with two upper lights. Gable roof dormers on the main block have dentil trim and vertical casings with molded shoulders and feet, similar to the dormers on 47 Second Street, also a Mansard roof structure built around the same time. The north side of the attached carriage barn has a vertical board hay door on the second floor, and a three-part, hinged garage door with each section having three bottom panels and a fixed nine-pane window above. A small, one-story shed roof appendage on the south side of the barn has a nine-pane fixed window on the left, and a pass door on the right with two bottom panels and two upper lights. Distinctive, low, granite curbing borders the yard adjacent to the city sidewalk.

According to historic maps and local history, this was the home of Cleveland J. Hibbard, who

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owned a prosperous Boot and Shoe Factory in Newport. His Shoe Shop was located on Main Street at the corner of Bayview Street where 246 Main Street is today.

### **59. 88 Second Street, Governor's Mansion, c. 1895, contributing**

This large, two and one-half story, Queen Anne style dwelling was the home of Governor George H. Prouty. It was expanded to the west (rear) c. 1920 for use by the Masonic Temple. The building currently contains fifteen apartments owned by Memphremagog Senior Citizen Housing. The massive, truncated hip roof, three bay (front, east) by four bay (sides) main block has a lower, rear wing flanked by one-story porches, that connects to the large, six bay (sides) by three bay (west), c. 1920, two and one-half story, truncated, hip roof wing. The original main block and small wing have a dressed granite foundation, clapboard siding and slate roofing (some slates have canted corners). A three-story tower with an octagonal, peaked roof is located at the northeast corner of the main block, and a triangular dormer tops a two-story truncated bay window in the left, front bay of the main block. One-over-one windows predominate, however a number of cottage windows have floral pattern stained glass transoms; and diamond pattern stained glass windows are located in the third floor windows of the tower and the tympanum of the front dormer. The main entrance is located on the first floor of the two-story porch that is set back on the north elevation of the main block. The double entry door has horizontal panels, bolection molding, and single light beveled glass panes. The porch has granite steps, arched spindle valances, rope pattern posts, and beaded and board ceilings. The side porches on the original wing have similar features to the front entrance porch. A hip roof dormer with a louvered vent is centered on the west side of the central wing. A brick chimney with a concrete cap is centered in the roof of the main block. The interior of the main block retains highly elaborate woodwork such as oak paneling, coffered ceilings, turned stair details and pocket doors.

The more modestly detailed rear wing has a brick and concrete foundation, clapboards, corner boards, and flat stock trim around windows and doors. A molded beltcourse divides the first and second stories. A c. 1990, one-bay porch centered on the west end of the rear wing has a shed roof, square posts, and a handicap ramp on the south side.

### **60. 100 Second Street, Union House Church / First Baptist Church, 1846/c. 1890/1917, contributing**

This ecclesiastical building, which now houses office space, was built in 1846 in the original settlement area of town on Lake Road as a meeting house jointly used by the Congregationalists and the Baptists. The two denominations shared one choir, but two pastors provided alternating

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services. When the Congregationalists built a new church in Newport Village in 1861, the Union House was sold at auction to the Baptists and the building was later moved to this location. The church was modified in both the 1890s and 1917.

The two-story, gable roof, three bay (front, east) by five bay (sides) rectangular plan, clapboard sided structure reflects the Greek Revival style in its gable roof massing with a shallow roof pitch, gable front orientation, and symmetrical arrangement of features. Later Colonial Revival style features on both the exterior and interior reflect the changes that primarily occurred in the twentieth century, such as the bold, classically inspired, half-lunette window in the tympanum, and the classical entrance entablature with its swan's neck pediment and paneled double door with narrow, arched, triple lights. Paneled wall pilasters that carry a two-part frieze and molded cornice, the pedimented gable with flush board tympanum, and the twelve-over-twelve windows with peaked lintels are features typical of Greek Revival architecture, and may be original but were possibly modified somewhat as the building's classical details evolved over time.

The three-tier bell tower has trim details similar to the main block but vinyl covers the base. A brick wall chimney with a concrete cap is centered on the west gable end. Although the interior has been modified somewhat for office use, the second floor sanctuary remains generally intact with elaborate fluted Corinthian columns, an altar at the west end and a coffered ceiling.

According to Nelson's *Evolution of Newport, Vermont*, pp. 130-131, c. 1890 alterations included changes to the entrances, and a baptistery was added to the west end. The Bird's Eye map of 1881 shows the front elevation of the church with two entries (probably the original configuration), which is typical of nineteenth century meetinghouses. In 1917 the entire west end of the church was extended 22 feet to make room for choir lofts, a kitchen, and fireplace room in the floor below, classroom space, and a new Estey Organ. In 1968 the second floor sanctuary was remodeled.

### **61. 107 Second Street, c. 1875 / c. 1940, contributing**

The house at 107 Second Street may have been built as early as c. 1875, but its appearance reflects either a c. 1940 renovation (if it indeed was built c. 1875) or construction date. It is comprised of a one and one-half story, gable roof main block with small rear (west) gable roof wing. The house has a granite foundation, aluminum siding, an asphalt shingle roof, and narrow, returning box cornice trim. Features that appear to date from around 1940 include the brick wall chimney with a square cap that bisects the east gable end of the house, the double hung windows with horizontal pane, two-light upper sash and single-pane lower sash, and the two, broad gable roof wall dormers that are located on both the north and south sides of the main block. The vinyl

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shutters are new. An enclosed entry porch on the south side of the main block has pedimented gables on the west (front) and south sides, a new flush board door on the front, and a stained glass window on the south elevation. Two oriel windows with wood shingle roofing are located on the first story of the west gable end. A one-story, flat roof enclosed porch on the south side of the wing that also may date from around 1940, has square, half-height posts on a wood shingle half-wall, and a modern, c. 1960 horizontal panel half-light pass door to the barber shop that is located in the wing.

Without further research and physical examination of the dwelling, it is difficult to determine that exact age of this structure. It's form and massing suggest it is the house at this location on the 1878 Beer's Map owned by Henry Chamberlain; and it also appears visible on the 1881 Bird's Eye map of Newport, as well as the Sanborn Insurance Maps from 1885 to 1964. According to Child's Gazetteer, in 1883 Henry Chamberlain was a dealer in stoves with his business located on the corner of Main and Third Streets; his home was at 22 Second Street (probably what is now 107 Second Street).

**a. Garage, c. 1940, contributing**

A hip roof, one-story, two (front, south) bay by one (side) bay garage set back behind the house has a concrete foundation, weatherboard siding, asphalt shingle roof, two wood overhead garage doors, and six-over-six windows in the north and east walls. The west elevation has an old horizontal panel, half-light pass door with bolection molding.

**62. 112 Second Street, c. 1875 / c. 1920, contributing**

The house at 112 Second Street appears to be a c. 1875 dwelling with c. 1920 Colonial Revival style alterations. Historic maps show a dwelling with a similar footprint at this location since the 1870s. The house is comprised of a two and one-half story, gable front, two bay (front, east) by three bay (sides) main block and a two-story, shallow gable roof rear wing. The building has aluminum siding. Two-over-two windows that are primarily on the second and attic floors, and the horizontal panel pedestrian door with bolection molding and large upper light on the east (front) elevation of the wing appear to be original. All other features are typical of the Colonial Revival style of domestic architecture. These include the pressed concrete block foundation, wood shutters with cutout detail, and the enclosed gable roof entrance porch with its projecting ogee arched tympanum supported by heavy scrolled brackets, a four-panel door with internal fanlight, ten-light fixed side windows, and brick stoop. Windows that are also typical of the early decades of the twentieth century are the six-over-one windows such as those in two north side dormers on the main block, and as flanking side windows in the three-part front window that has

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a central window with a five-pane transom, and the two paired sets of windows on the north elevation with intersecting muntins in the Craftsman style. A new second story porch on the west end of the wing has exterior stairs leading up to it and T-111 siding. A brick wall chimney with a square cap is located on the north side of the main block, and a similar chimney is centrally located within the wing. The south side of the wing is spanned by a bay window flanked by shed roof porches. A decorative wood gate supported by tall posts is located at the southeast corner of the house.

### **a. Carriage Barn / Garage, c. 1900, contributing**

This one and one-half story, gable roof, rectangular plan carriage barn has been converted to automobile use. It has sheet metal roofing, wood trim, and vinyl siding with metal siding on the north gable end. Hay doors are located in the north gable end and the center of the east eavesfront elevation. Three wide bays containing vertical board doors span the front. Three fixed windows are located in the south gable end.

### **63. 115 Second Street, c. 1895, contributing**

The Colonial Revival style, two and one-half story, hip roof house at 115 Second Street now contains three apartments, but the exterior and the contemporaneous barn have been well preserved. The irregular plan dwelling has a granite foundation, clapboard siding with weatherboards at the slightly projecting, classical, left bay front entrance, and an asphalt shingle roof. Distinctive features include the three-story corner tower with a peaked roof topped by a metal weathervane, and the cross gable, two and one-half story, pedimented bay windows on both the north and south elevations. A slightly lower, two-story, hip roof ell extends from the rear (east) of the main block. Trim details include sawtooth wood shingles in the gable peaks, a molded cornice at the roof eaves, a paneled frieze on the main body of the building and the tower, quarter-round molded corner boards, cornice caps over windows, a flat board beltcourse between the first and second stories, a narrow molded beltcourse at the level of the first story window sills, and scrolled brackets under the projecting, second story, southwest corner of the south side bay window. The embellished front entrance entablature appears to be a later addition and features fluted pilasters, a dentil frieze and modillion blocks under the pedimented gable, leaded glass sidelights, a new Christian cross six-panel door, and concrete steps with a metal railing. A brick walkway fronts the entrance, and a low granite wall borders the front yard. Windows are primarily one-over-one, double hung, wood sash. The north side of the main block has a Queen Anne, stained glass, double hung window, and a cottage window with a six-pane transom. Each of the bay window gable peaks has a square louver opening, flanked by quarter-fans infilled with wood shingles. A small, beaded board, hinged, ice delivery door is located on

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the first story, at the east end of the north elevation. A one-story, flat roof ell that projects from the south side of the rear ell has modern masonite siding, casement windows, and a modern metal door and brick steps on the west side. A c. 1920, second story screened porch braced by two chamfered outrigger supports at the rear of the dwelling, has a hip roof, exposed rafter tails, beaded board ceiling; it shelters a rear entry with a new metal door. A brick chimney with a square cap is set back on the roof ridge of the main block, and a similar chimney is located on the ell roof ridge.

### **a. Carriage Barn, c. 1895, contributing**

This one and one-half story, gable roof barn has a granite foundation, asphalt shingle roofing, clapboard siding on the north, east and west elevations, Masonite siding on the south, and box cornice and frieze board trim. The south elevation has two modern, overhead garage doors. Two stable windows are located on the north eaves side, and three stable windows and a brick wall chimney exist on the east gable end. Two windows on the west gable end consist of a two-over-six window on the second floor and a new one-over-one window on the first floor. A historic wood cupola on the roof has a wood finial.

### **64. 143 Second Street, c. 1920, non-contributing**

This one and one-half story, gable roof, rectangular plan dwelling with a wrap-around, one-story, hip roof screen porch on the north and east sides, was possibly rebuilt from the automobile garage listed in this location on the 1925 Sanborn Insurance Map. The historic house that was likely associated with this building no longer exists. The building is listed as a "storage" structure on the 1943 and 1964 Sanborn Maps. It's lot is set back to the east and does not front Second Street. Historic features that remain include the granite foundation and molded cornice returns on the main block. Non-historic features include vinyl siding, modern windows, a shed roof dormer on the north roof slope, a concrete block wall chimney at the east gable end, and the wrap around porch with its concrete, sono tube foundation piers. The building is non-contributing due to alterations.

### **65. Willard R. Prouty House, 147 Second Street, c. 1890, contributing**

The Queen Anne style, two and one-half story, irregular plan dwelling at 147 Second Street is comprised of a gable-on-hip roof main block that is flanked by a two-story, octagonal peaked roof tower on the northwest front corner and a one (front, west) by two (side) bay, one and one-half story gable roof ell with a front (west) entry porch at the southwest corner. A two story, rear (east) hip roof wing has a one-story screen porch on the south side, and a two-story, shed roof ell

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on the east side. The house has a granite foundation, aluminum siding and trim, and an asphalt shingle roof. Both the north and south sides of the main block have a two and one-half story, gable roof bay window, and the gable peak on the north side bay is pedimented. A one-story, trapezoidal bay window projects from the north side of the wing. Details include Mansard roofs on the first story of the tower and the south side bay window, and the north side bay window in the wing, and a projecting beltcourse below the tower frieze band. The one by one-bay front entry porch features a pedimented entry gable, beaded board ceiling, a c. 1920 paneled, half-light door with bolection molding, battered half-height posts with replacement paneled bases, and a stick railing and skirt. The granite front steps have scrolled sides. Windows are primarily historic, wood, one-over-one, narrow, single and paired, double hung sash; wider cottage windows are found in the tower and front elevation; a paired, nine-light window is in both the north and south bay window gable peaks; a leaded glass window is in the front entry vestibule on the south side; a three-part diamond pane window is located inside the south porch on the west wall. The Colonial Revival style south porch has half-height, battered posts like the front entry porch, a square butt wood shingle, flared apron, a beaded board ceiling, and two doors leading into the wing – the right door is paneled with bolection molding and twin, vertical lights; the paneled left door has a six-pane window. The second story of the rear ell porch is enclosed with banks of one-over-one windows. A brick chimney with a square cap projects from the ridge of the main block, and a brick chimney with a corbelled cap is located on the east roof slope of the south side bay window. A granite retaining wall parallels the sidewalk on the south side of the property adjacent to Eastern Avenue as it slopes down the hill toward Coventry Street.

This house was the home of Willard Robert Prouty and his wife Margaret. He was the brother of Edgar John, and son of John Azro and Sarah Prouty. Willard, like most of his family, was a member of the highly successful Prouty and Miller Lumber Company in Newport. He introduced the bill incorporating Newport as a City. He was an Alderman in the first Newport City Council in 1918-19, and served in the State Senate. It is currently (2005) the home of Raymond and Clair Peterson, and Raymond, an attorney, has his office there.

**a. Carriage Barn, c. 1890, contributing**

This distinctive, one and one-half story, Queen Anne style carriage barn is among the best-preserved outbuildings in the historic district. The three (front, south) by two (side) bay barn has a truncated hip roof, and two gable roof wall dormers on the front and rear elevations. The building has a granite foundation, clapboard siding and asphalt roofing shingles. Significant wood trim details include scalloped wood shingles in the front dormer peaks, corner boards that carry a full entablature below the eaves comprised of simplified capitals and a paneled frieze band, molded eaves trim with a returning box cornice, plain wood surrounds around windows

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and doors, cornice caps over windows, and a decorative paneled frieze band in the front elevation that extends up into the wall dormer gables. The hay door opening centered above the front carriage bay with its new overhead garage door, has been infilled with clapboards. Square, diamond-shaped, four-pane windows are centered in each front gable peak. The west elevation has a two-over-two window on the left, a four-pane door on the right, and a gabled dormer with a paneled frieze, corner boards, clapboard siding, and a louver in the window opening. The east elevation has a dormer like the one on the west side, and two stable windows on the main floor. The north elevation has a roofline like the front elevation with single-pane, fixed windows, and a stable window on the left side on the first floor.

**SUMMER STREET****66. 25 Summer Street, c. 1900, contributing**

The vernacular duplex at 25 Summer Street is a two and one-half story, two (front, south) by five (side) bay, gable front, wood frame dwelling with vinyl siding, a granite foundation, and an asphalt shingle roof. A two and one-half story, cross-gable ell is centered on the east eaves side. Significant features include the molded cornice returns on the ell, a molded, pedimented front gable, and a two-story, trapezoidal bay window in the right bay of the front elevation. The hip roof, one-story, c. 1910, wrap-around front porch that extends to the south side of the ell has a molded cornice, beaded board ceiling, wood front steps, and is enclosed with aluminum one-over-one windows above a vinyl skirt, and an aluminum storm door. The front door, located within the porch has a large upper light and panels with bolection molding. Windows are primarily one-over-one, wood sash, and a peaked one-over-one window is located in the gable of the ell. A two-story, flat roof, rear porch that is a later addition (a two-story barn was originally attached to north gable end of the dwelling) has a beaded board ceiling, wood stairs on the west side to the second story, and is enclosed with banks of windows and a vinyl skirt similar to the front porch. A brick ridge chimney with a corbelled cap is set back toward the rear of the building.

**67. 35 Summer Street, c. 1900, contributing**

The vernacular Colonial Revival style duplex at 35 Summer Street is nearly a twin of the building next door to the west (25 Summer Street) and both were built at the same time. However, the more intact classical features on the front porch and wood trim details at 335 Summer Street provide sufficient stylistic character so that the dwelling embodies a vernacular interpretation of the Colonial Revival style. The two and one-half story, two (front, south) by

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four (side) bay, gable front main block has a two-story, cross-gable ell centered on the east elevation. The dwelling has asbestos shingle siding, an asphalt shingle roof, and a granite foundation. Historic wood trim that remains includes the molded cornice at the roof eaves including the pedimented front gable, and the returning molded cornice at the ell. The one-over-one wood windows have a molded surround detail. The distinctive Colonial Revival style front porch that wraps around to the south side of the ell, is open in the southwest, left bay leading to the front entrance, with its original Tuscan half-height columns that rest on a wood shingle skirt. The rest of the porch is enclosed with historic, paired, one-over-one wood windows and asbestos shingle siding. The two-story, enclosed porch that spans the rear (north) elevation, has banks of one-over-one windows, a beaded board ceiling, and a half-light paneled door with bolection molding on the second story, and two, one-over-one windows and a paneled pass door on the first story. A brick ridge chimney with a square cap is set back toward the rear of the main block.

**68. 45 Summer Street, c. 1895, contributing**

The vernacular Queen Anne style, two and one-half story, gable front (south), cruciform plan duplex at 45 Summer Street is symmetrical in massing and details, and is very similar to its neighbor to the east, 59 Summer Street, which was built at the same time. The two duplexes comprise the earliest structures on the street, constructed soon after the street was opened. The dwelling has clapboard siding, a granite foundation, asphalt shingle roof, and one-over-one, wood windows. The cruciform plan is defined by the two-story, cross-gable ells that are set back on each eaves side of the main block. Distinctive features include the twin Queen Anne, two-story, trapezoidal bay windows on the front elevation, with their sawtooth, wood shingle spandrels trimmed with a beaded edge at the bottom on the second story, and flush wood spandrels with an astragal band on the first story. Other trim includes water table and corner boards, and a molded cornice and frieze boards at the roofline. The east side porch that spans the east wall from the front corner to the south side of the ell appears original with its molded cornice and wood deck and front steps, however the square posts and stick railing are new. The formerly mirror image west side porch has been modified with a new shed hood that slopes toward the front of the building and is supported by square posts. New, metal, nine-light paneled entry doors to each unit are located at the south wall of each ell, opening onto the porches. A broad, gable roof wall dormer at the rear (north) end of the building contains two, one-over-one windows per floor. Two, historic, one-bay, hip roof, one-story porches are regularly spaced on the rear elevation and feature square posts, wood decks and steps, a molded cornice and metal entry doors. An interior end brick chimney is located at both the front and rear of the ridge on the main block.

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**69. 59 Summer Street, c. 1895, contributing**

The vernacular Queen Anne style, two and one-half story, gable front (south), cruciform plan duplex at 59 Summer Street is symmetrical in massing and details, and is very similar to its neighbor to the west, 45 Summer Street, which was built at the same time. The two duplexes comprise the earliest structures on the street, constructed soon after the street was opened. The dwelling has clapboard siding, a granite foundation, asphalt shingle roof, and one-over-one, wood windows. The cruciform plan is defined by the two-story, cross-gable ells that are set back on each eaves side of the main block. Distinctive features include the twin Queen Anne, two-story, trapezoidal bay windows on the front elevation, with their sawtooth, wood shingle spandrels trimmed with a beaded edge at the bottom on the second story, and flush wood spandrels with an astragal band on the first story. Other trim includes water table and corner boards, and a molded cornice and frieze boards at the roofline. An interior end brick chimney is located at both the front and rear of the ridge on the main block.

The primary features described above are like those on its near twin next door; however the differences in exterior features are found on treatment of the porches and rear elevations. This duplex has two-story, shed roof side porches across the eaves sides from the front corners of the main block to the south sides of each ell. The west side porch with its wood decks and beaded board ceilings, is enclosed with banks of one-over-one windows and wood shingle aprons, and a metal storm door at the front of the first floor. The east side porch has Queen Anne style turned posts, a square stick railing, and full length screen inserts and a wood screen door at the front. An entrance door to the east side unit off the east side porch is visible as a half-light paneled door with bolection molding. The main block, east side, wall plane north of the ell projects forward of the ell somewhat. A full width, three (front) by one (side) bay, Queen Anne porch across the rear (north) elevation has turned posts, and the center bay is enclosed with large four-pane and two-pane full length windows, while each open, flanking bay is accessed by a door that opens from the main block to the porch.

**a. Barn, c. 1905, contributing**

A one and one-half story, gable roof, rectangular plan barn is set back behind the duplex. It has a stone pier foundation, clapboard siding, asphalt shingle roof, a raking eaves, and corner board trim. The eastern half of the front (south) eaves side has a vertical board double door that slides on an exterior track. The east gable end has a two-over-two window centered in the first story, and a vertical board haydoor on the left above, with a two-pane fixed window to its right. The north elevation has a two-over-two window on the left, and a square stable window on the right. The west gable end has a stable window on the right of the first story, and a two-over-two

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window in the gable.

### **70. 71 Summer Street, c. 1925 / c. 1945, contributing**

The large, Colonial Revival style, two and one-half story, gable front, three (front, south) by four (side) bay, rectangular plan, wood frame duplex at 71 Summer Street was formerly an automobile garage that around 1945 was converted into housing. It has a concrete foundation, clapboard siding, and asphalt shingle roofing, and is one of the few dwellings in the historic district that reflects a 1940s character in its distinctive multi-light upper sash with vertical muntins. Most windows are three-over-one double hung sash, however the center, three-part window on the first and second stories of the front elevation each has a six-over-one middle window. Significant trim details include a wood shingle beltcourse with a delicate sawtooth bottom edge between the first and second stories, and above the second story front gable window. Sawtooth wood shingles are also located in the front gable peak, which contains a small single sash window with a peaked hood. Other trim includes cornerboards, a molded cornice at the raking eaves, and plain wood surrounds with cornice caps at the windows. The classical main entrance in the right bay of the front elevation may be a recent addition; it features narrow, engaged pilasters, sidelights above recessed panels, and a paneled door, all of which is topped by a narrow, full entablature. The steps and deck fronting this entry have new metal railings. The full-length shed dormers on both roof slopes probably were added when the building was converted to housing, c. 1945, as was the two-story, rear (north) porch that has a clapboard apron, screen inserts and doors, and interior stairs to the second story. A brick wall chimney with a square cap is located at the north gable end.

Originally a c. 1895 barn was located on this site, and it was attached to the adjacent dwelling to the east at 58 Second Street. The barn was converted into an automobile garage around 1920, and by 1925 the barn had been removed from the house and a narrower, rectangular, two-story, free-standing structure identified on historic maps as an automobile garage occupied the site, but was still part of the parcel with the house fronting Second Street. By 1945 the automobile garage had been adapted for its current use as housing.

### **THIRD STREET**

#### **71. Burbank and Slee, 24 Third Street, c. 1920, contributing**

This imposing, four-story, five (east) by three (north) bay, flat roof, late Italianate style, wood frame apartment building has commercial space on the first floor. It was likely built on the

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foundation of an earlier two-story duplex of the same approximate footprint. The building has a granite foundation, clapboard siding with corner boards on the upper floors and aluminum siding on the first floor. The large structure is distinguished by its canted, four-story, rectangular bay window on its northeast corner, facing the intersection of Third Street and Main. Other significant features include the extended roof eaves with a beaded board soffit and cornice molding supported by scroll sawn brackets, and its three-story Queen Anne, two bay porch centered on the east elevation that has turned posts, a stick balustrade, beaded board ceiling, and molded cornice on the upper stories, and simple posts and metal railings on the first story. A contemporaneous, three-story porch centered on the rear (west) elevation has a beaded board ceiling, closed clapboard rails, and chamfered posts. The pedestrian doors on the east elevation have horizontal panels with bolection molding and single upper lights. Single, paired and three-part, double hung wood windows topped with flat stock surrounds and cornice caps, have either six, four or two lights in the upper sash and single light bottom sash. The first story commercial space including the bay window has a number of modern picture windows sheltered by hipped roof hoods. A trapezoidal oriel window is located on the second and third floors of the south side.

### **a. 24 Third Street, Building 2, c. 1905, contributing**

This three story, truncated hip roof, wood frame building that is associated historically and architecturally with the apartment building in front of it on Third Street, like its counterpart has rectangular massing and an extended roof eaves with a bracketed cornice. It has a concrete foundation, clapboard siding with corner boards, and one-over-one windows with flat stock surrounds and cornice caps. Unusual features include the recessed entry porch at the northeast corner, and canted corners at the northwest and southeast corners of the building with a one-over-one window on each floor at the northwest corner. A number of older six-over-six window exist on the south elevation.

These two buildings at 24 Third Street (formerly 3-5 Third Street) are associated with the paint and wallpaper business owned and operated by Burbank and Slee for over fifty years. This was Newport's main painting and supply store that also carried wallpaper, glass, and floor coverings. George Burbank, an experienced painter and paperhanger, and his son Edgar, established it. Edgar for a time lived next door at 7 Third Street (now 28 Third Street) Their partner was Sydney Slee, who lived with his wife nearby on Second Street. Ernest A. Scott, who was related by marriage to the Burbanks, was the manager who took over after the Burbanks and Slee died. After Scott died the business was sold to Melvin Carter, under the name of M. H. Carter Inc. The business continued and by the 1970s had moved to the corner of Main Street and Seymour Lane, where Lane and Davis began their store years earlier.

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Sanborn Fire Insurance Maps trace the history of the site from the 1880s to the 1960s. The first building on the lot was a long wagon shed, which around 1895 was possibly moved back on the lot, turned 90 degrees, raised to two-stories and converted to use as a paint shop. By 1905 the paint store had a wider footprint, was three stories in height and had a two and one-half story ell off the south end. This building is identified in the 1905 Sanborn Map as G. W. Burbank Paint, Oils and Carriage Painting. A two-story duplex was built on the front part of the lot around 1900, which appears to have been modified approximately twenty years later, c. 1920, when the large, four-story apartment building with a similar foot print was constructed fronting Main Street. The paint and wallpaper business expanded to the first floor of the new building. The paint store continued in this location in the front building into the 1970s, while the rear building was converted to flats by around 1940, and the south end ell (that had been converted to a garage) was detached and reconnected to the rear of the adjacent building to the south, 28 Third Street (then called 7 Third Street).

**72. 28 Third Street, c. 1910, contributing**

The vernacular, three-story, flat roof, rectangular plan, two (front, east) bay by five (side) bay apartment building at 28 Third Street, containing three flats has a granite foundation, aluminum siding, and a rolled composition roof. The building is distinguished by its extended roof eaves, and its three trapezoidal, three-story bay windows located in the left half of the front (east) elevation, and centered in each side elevation (north and south). The new one-bay entry porch in the right bay of the front elevation has metal posts and railings, and a wood deck. It shelters two half-light entrance doors that feature horizontal panels, bolection molding, and brass hardware. Windows are primarily wood, one-over-one, double hung sash, although some two-over-two windows exist toward the rear of the building, and the center portions of the bay windows have larger windows, some that are single pane replacements. An original, three-story screen porch set back on the south elevation has beaded board ceilings, square stick balustrades, and the porch doors to the units have horizontal panels with a four-light window in the upper half. The two-story, shed roof rear ell that is attached to the rear of the main block has a pent roof overhang on the front (east), novelty siding, a concrete foundation, six-over-six windows, and box cornice trim at the roof eaves. This ell, which was formerly attached to the rear building at 24 Third Street, and served as part of the paint store on that site and later a barn and garage, has a sliding vertical board door on an exterior track on its west side and south sides, and a haydoor above the sliding door on the west side. The east side garage bay has a hinged, vertical board double door with 3-light inserts, and a similar door above with two-pane inserts, set back on the façade and fronted by a turned railing.

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According to historic maps, the first building on this site, a one and one-half story dwelling with a rear ell, was constructed around 1900. About ten years later, circa 1910, a larger building existed on this site (possibly enlarged from the original house) and had acquired the footprint and height of the existing, three-story multi-family dwelling with three flats, and bay windows on the front and side elevations. Edgar Burbank lived here for a time, probably when he and his father, George, with their partner Sydney Slee owned and operated their prosperous paint and wallpaper business, Burbank and Slee, which for many years was located next door (24 Third Street, see above).

**73. 38 Third Street, c. 1935, contributing**

Two apartment buildings and two garages are located at this address, and all appear to have been built at around the same time. The largest dwelling fronts Third Street and is a vernacular, three-story, flat roof, multi-family dwelling. Set behind this large building is a smaller, Colonial Revival style, two-story, flat roof duplex; and behind that are two small garages. An unusual feature of the complex are the canted corners on elevations where the buildings are near each other that provide better access between buildings than if the corners were squared off.

According to historic maps, this property is comprised of two rectangular lots that faced Third Street and were combined around 1935; the northerly lot contained a two-story dwelling and a garage behind it, and the southerly lot was vacant.

The vernacular style, two (front, east) by five (north side) bay, rectangular, front building has vinyl siding and a brick foundation. The building is distinguished by its original Colonial Revival style three (front) by one (side) bay entrance porch with its hip roof, beaded board ceiling, half-columns that rest on a wood shingle apron, and wood deck and steps. The front porch shelters two entry doors that feature half-lights and paneling with bolection molding. Windows are primarily one-over-one wood, double hung sash, and a Queen Anne style, stained glass stair window is located on the north elevation. Other significant features include its extended roof eaves, a prominent, three-story, five-sided bay window at the southeast corner, a three-story trapezoidal bay window on the north elevation, and the three-story projection that is set back on the south elevation. This projection has a three-story, two-sided bay window at the southeast corner, which joins the three-story porches that are enclosed with banks of one-over-one windows, and a central portion that contains open porches.

**a. Duplex, c. 1935, contributing**

The Colonial Revival style, rectangular plan, two-story, flat roof building has vinyl siding and

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trim, and a concrete foundation. Distinctive Colonial Revival style features include the two-story, hip roof front porch that is nearly identical on both stories, and features battered half-posts, screen inserts, and a wood shingle apron (the bottom of the second story apron is flared), and a broad, trapezoidal, two-story, bay window to the left of the front porches that has a flared wood shingle spandrel panel on the second floor. Other features include horizontal panel half-light doors, one-over-one wood windows, and a five-bay, two-story rear porch with square post that appears to have been recently rebuilt. Both the northwest and southwest corners of the building at the rear (west) elevation are canted on the first floor.

**b. Garage, c. 1935, contributing**

This one-story, shed roof, rectangular plan, two-bay garage has novelty siding, an extended eaves on the front (east) elevation, a molded cornice with a beaded board soffit, and a concrete foundation. Other features include six-over-six windows with plain wood surrounds on the north and south sides, a canted southeast corner, and two sliding, vertical board doors, one on an exterior track and one on an interior track.

**c. Garage, c. 1935, contributing**

This two-story, shed roof garage, located at the southwest corner of the lot, has novelty siding, corner boards, a concrete foundation, and two-over-two windows with plain wood surrounds and cornice cap trim. The front (east) elevation has two sliding vertical board doors on an exterior track on the first story, and a vertical board hay door above. The rather wide canted northeast corner on the first floor is sheltered by an overhang created by the angled corner above. The canted elevation features a two-pane, fixed window on the left, a two-panel door with paired vertical upper lights on the right, and a beaded board ceiling at the overhang.

**74. 58 Third Street, c. 1885, contributing**

The vernacular Queen Anne building at 58 Third Street, formerly a dwelling and now in commercial use, is a two-story, gable front, rectangular plan, two (front, east) by two (side) bay building with a contemporaneous one and one-half story, gable roof, four (side) by one (west gable end) bay rear (west) wing. The structure has a concrete and granite foundation, vinyl siding, and an asphalt shingle roof. Retained stylistic trim that appears original comprises paneled corner pilasters that carry a full entablature including capitals, architrave and frieze boards, and a molded cornice at the raking eaves. Queen Anne details that were added c. 1905 include the trapezoidal, two-story bay window in the front elevation with its scrolled cornice brackets, narrow single and paired one-over-one windows, and paneled spandrel panels below the windows, and the south side porch on the wing which has a beaded board ceiling and

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replacement turned posts and railing, new wood deck, and two metal, paneled doors leading from the wing to the porch. The one bay front entry porch, has turned posts and cornice brackets. The front door with its triple arched window appears to be a replacement. Most windows are vinyl replacements including the triple casement windows on the south side. The gable roof dormer on the south roof slope of the wing has a new, single pane, paired casement window; the gable roof wall dormer on the north side of the wing has a one-over-one window. A one-bay, gable roof garage with an overhead garage door, projects from the rear (west) end of the wing. The dwelling originally had a barn attached to the southwest corner of the wing; by 1920 the garage had been removed.

### **75. United Church of Newport, 63 Third Street, 1913 / 1968, contributing**

The United Church of Newport built from 1913 to 1915, is a distinctive example of High Victorian Gothic architecture in Vermont. Evidence of the original, wood frame building on the site, the Methodist Episcopal Church first constructed in 1869, is found on the rear (east) elevation, where the clapboard siding of the early building remains. The church was expanded toward the street in 1913 and clad in brick veneer, and the corner tower was built. The rectangular plan, tall, one-story, gable roof church with its three-tier tower has an International Style, one-story, flat roof rear (east) ell, built in 1968 that wraps around a portion of both eaves sides of the main block (due to the grade of the site, the north side of the ell is two-stories tall). Features that characterize the church as High Victorian Gothic include the variety and lively use of multi-colored masonry, the pointed arch windows in the tower and front gable, the multitude of stained glass, and the delicate tracery that defines the glass panes in the large front window. Rusticated pressed concrete blocks and a smooth concrete water table are found at the elevated basement level. Red brick defines the wall planes and the cornice arcading, while lighter bricks form the massive corner pilasters with their stepped capitals, quoin detailing around the windows, and the elliptical arch at the recessed front entrance. The elevated front entrance is accessed by a raised deck with steps on both the north and south sides. Other features include an asphalt shingle roof, egg and dart, and bead molding in the frieze, and denticulated and corbelled cornice details in the tower. The louvers that infill the arched openings at the top tier of the tower are recent additions. Brick wall chimneys are found set back on the south elevation of the main block and the gable end of the main block.

The International Style rear ell is built of red brick, a material that is compatible with the main block, and its lower roofline and rear location allow the character of the primary components of the church – its main block and tower - to stand out. The ell has smooth wall planes and little embellishment, both of which are characteristics of the style. Other features include wood

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windows, and a concrete foundation,. The aluminum frame, glassed in entry at the northwest corner of the ell appears to be a recent addition.

The United Church of Newport was formed in 1958, when the Methodist Episcopal Church and the First Congregational Church united, using the Methodist Church as their place of worship (the Congregational Church had been destroyed by fire two years earlier). During World War II the two congregations began worshipping together, alternating between the two buildings as a cost saving measure. When the Congregational Church burned in 1956, the two churches united officially, but kept their previous records separate.

The Methodist Episcopal Church began as a society in 1856. In 1869 a wood frame building was constructed where the United Church of Newport now stands. From 1913 to 1915 it was expanded toward the street, the corner bell tower was constructed and the entire church was sided with brick. In 1968 the old Methodist Parsonage on Summer Street was taken down and the new brick educational ell built.

The First Congregational Church was organized in 1831 by seven people from Coventry who had left that town to found a new church in the wilderness. They first met in a log house on the west side of town, and in 1846 united with Baptists in building a church on the Lake Road. In 1855 the Congregationalists sold their interest in the meetinghouse to the Baptists and began to worship in the Newport Village schoolhouse until the new church at the corner of School Street and Main Street was built. In 1887 the church was sold to Advent Church in West Derby and moved to Concord Avenue. The church vestry was moved to the east side of Third Street and recently torn down for the United Church parking lot. In 1889, a new First Congregational Church was built on the same corner lot at the intersection of School and Main; however, this large, brick church was consumed by fire in 1956.

**a. Garage, c. 1950, contributing**

This vernacular, one-story, gable front, two-bay garage is set back at the northeast corner of the lot. It has novelty siding, modern metal garage doors, sheet metal roofing shingles and a concrete foundation. Wood trim includes a molded returning cornice, corner boards, and simple frieze and fascia bands.

**SCHOOL STREET**

**76. 35 School Street, c. 1905, contributing**

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The vernacular, Queen Anne, two and one-half story, wood frame, tri-gable ell plan, single-family dwelling at 35 School Street has a contemporaneous, one and one-half story, gable roof wing off the rear (west) side of the main block. The house has a brick foundation, clapboard siding, and an asphalt shingle roof with a raking eaves. Wood trim details include staggered butt and sawtooth shingles in the main block gable peaks, corner and watertable boards, a beltcourse at the line of the second story window sills, and a double frieze board. The right bay, gable front main entrance features a horizontal panel door with bolection molding and a large central light. Windows are primarily wood, one-over-one, double hung sash with plain wood surrounds. Contemporaneous porches include the hip roof, three (front, east) by one (side) bay front porch with a molded cornice, new metal posts, a wood deck, and a beaded board ceiling. A similar, two (front, south) by one (side) bay, shed roof porch that spans the south side of the rear wing has historic turned posts, and shelters the recessed panel door to the wing. Details on the rear wing include historic, two-over-two windows with plain wood surrounds and cornice caps, corner boards with simple molded capitals, a frieze board, and molded cornice. A brick wall chimney with a concrete cap is located on the west side of the main block.

### **a. Carriage Barn, c. 1910, contributing**

A rectangular, one and one-half story, gable front carriage barn is set back on the northwest portion of the property. The barn originally belonged to the adjacent property, 41 School Street, but the boundary line now is located to include the barn with 35 School Street. The barn has a stone foundation at grade, clapboard siding, corner boards, a box cornice, asphalt shingle roofing, a metal ventilator in the roof, and plain wood surrounds around windows and doors. The gable front has a hinged, vertical board, double door with a hinged, vertical board haydoor above. The south eaves side has a six-over-six window on the right (east) and two, square, two-light stable windows on the left (west). The north side has one six-over-six window. The west gable end has a vertical board door that slides on an exterior track, and a six-light, fixed window in the gable.

### **77. 41 School Street, c. 1875 / c. 1915 contributing**

Based on historic maps and physical evidence, it appears that the vernacular Colonial Revival style duplex at 41 School Street was originally a one and one-half story, gable front, single-family, L-plan home with an attached rear, two-story, gable front barn. The house retains much of its original form and features, however, around 1915, the massing of the dwelling appears to have been modified, so that the north side ell, which was originally set back on the main block, was widened making its eaves front flush with the main block gable front, and the ell roofline likely changed to create the unusual double gable configuration with connecting shed roof central section. Also around 1915 the barn was converted into a garage and a one-story porch spanned

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the front elevation of the main block and ell. By the 1960s the front porch had been removed, and a one-story, one (front, east) by three (north) bay, hip roof screen porch with square posts, was added to the north elevation.

The house has a concrete foundation, clapboard siding, an asphalt shingle roof with a raking eaves, corner boards, a double frieze board, and a box cornice. The main entrance, which is centered in the gable front, main block, has a horizontal panel door with bolection molding and three arched, vertical lights. A French door with ten-lights in each section opens on to the north side screen porch. Windows are predominately three-over-three, wood, double hung sash with heavy cornice caps and plain wood surrounds, although some cornice caps and surround trim have been replaced with narrower, lighter stock. The east eaves front of the ell has a cottage window with a single upper transom. Set back toward the west end of the south elevation of the main block are three sets of sliding, paired, six-light windows. The gable roof dormer centered in the front (east) roof slope of the ell has wood shingle siding and a two-over-two window. The shed roof dormer set back on the south roof slope of the main block has two, one-over-one windows and a molded cornice. The unusual roof and wall plane treatment on the north end of the ell, comprised of two gable peaks that are connected by a shed roof central section is somewhat similar to the dormer treatment at 91 Bayview Street. A brick wall chimney on the north elevation pierces the eaves overhang between the two gable peaks dormers. The attached barn that has been converted to a garage has living space on the second floor. The front (east) garage bay contains a historic, three-part garage door, comprised of two connected, hinged sections, and a separate pass door, and each of the three components has a six-light window. A large picture window located above the garage bay has integral, four-pane sidelights. A new wood deck has been built at the west end of the attached garage. The interior of the house reveals c. 1920s Colonial Revival style features such as natural finish woodwork at the stairs and stair balustrade, a coffered ceiling, and French doors to the front parlor.

In 1878 (Beers' Map), J. Gilman owned the property. According to the current owner, Jacqueline Isabelle, she and her husband Leo have owned the house since 1971, and prior owner, Dr. Rublee may have made many of the changes.

**78. Newport High School / United Christian Academy, 65 School Street, 1926, contributing**

This distinctive, Neo-Classical Revival, two-story, flat roof, eight (front, east) by nine (side) bay, brick veneer school has served the Newport community since it was built as the Newport High School, later it served as a graded school, and currently as a private Christian school. The U-plan main block has a contemporaneous, one-story, flat roof, four (side) by three (rear, west) bay,

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brick veneer wing centered off the rear (west) elevation. Features common to both main block and wing include the raised, concrete foundation with exposed basement windows, and running bond brick veneer. Classical features that are characteristic of the Neo-Classical Revival style include the symmetrical shape of the building, its regularly spaced window fenestration, the brick corner quoins that resemble stone corner blocks, the round oculus windows with keystone details on the front elevation, a broad molded frieze band that wraps around the main block, and the bold, pedimented entrance entablature at the front and side entrances, which feature engaged entry pilasters, capitals, topped by frieze and architrave boards, and a triangular pediment. Original, two-over-two sidelight windows flank the front entrance entablature. The front entrance has a new, flush, double door, and a historic twelve-light transom. The centrally located side entries with a similar entry entablature each contain a single flush door in a reduced size door opening that likely originally held a double door. The historic windows, except for the entry sidelights noted above, have been replaced with vinyl, single-light, sliding windows that are topped by a fixed transom. Window openings have a brick soldier course for the lintels and sills. The left (west) bay at the south side of the wing contains a pass door in a wide opening that formerly likely held a double door, and the door is fronted by a set of metal stairs.

The interior of the school remains highly intact. Its symmetrical floorplan is defined by the center entrance, the two side entries that lead to stairs at each end of the main block, and a center hall that runs north – south in the main block. Historic interior features include hardwood flooring, natural finish woodwork and horizontal panel doors. Classrooms are located primarily in the front block. The wing has an auditorium and lunchroom on the main floor, and a gymnasium in the basement.

An early, wood frame grammar school was built on this site, and in 1873, the Newport Academy and Graded School was built just north of it. The earlier school then was used for the Memphremagog Hose Company on the first floor and the Newport Concert Band on the second. The T-plan Academy was not dissimilar in form to the existing building, with its auditorium also in the rear wing. When the Academy was determined too small by 1900, the large house on the east side of School Street belonging to Theophilus Grout was moved to Field Avenue (now 111 Seymour Lane) to make room for a new three-story brick school. The old Academy was used for a time for overflow students, as well as town meetings, parties and patent medicine shows, until Newport became a City in 1918 and meetings were held in the new Armory. The old Academy was destroyed by fire on a cold night in January 1925.

Without the Academy building for use as an annex, and with the ever-increasing growth in student population, the 1902 brick school could no longer accommodate Newport's educational

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needs. The town then voted to build a new separate high school, and in 1926 Carl Dwinell of Orleans built the existing Neo-Classical Revival school at the cost of \$98,000. After the North Country Union High School opened in 1967, Newport High School was converted into a graded school called Lakeview Elementary. The school across the street, then called West School was taken down and the lot used as a playground. For approximately the last 10 years, the former Newport High School building has been used for a Christian school.

**79. 70 School Street, c. 1875 / c. 1910, contributing**

The vernacular, two and one-half story, gable front (west), three (front) by three (side) bay dwelling with an attached rear wing, at 70 School Street, was built as a single-family house c. 1875. Around 1910 the rear, one and one-half story wing was enlarged and raised to its existing two-story height with a southwest canted corner, and the Colonial Revival style, one-story front porch was added. The dwelling has a brick foundation, an asphalt shingle roof, and aluminum siding and trim that even covers the paneled corner pilasters on the main block. The Victorian, wood, front door has incised egg and dart details and an oval, beveled glass window, and a brass door ringer. Windows are predominately three-over-three, double hung sash on the main block, and one-over-one sash on the wing. The canted corner of the wing has a single pane window on the first story. The Colonial Revival style, two (front, west) by one (side) bay, shed roof front porch features battered, half-posts, a flared, wood shingle skirt, and a beaded board ceiling. The one-story, hip roof, one (front, west) by two (side) bay porch set back on the south side of the main block may be original to the house, but the turned posts appears to be new. A one-story, shed roof porch that wraps around the east and north sides of the wing is enclosed with banks of aluminum one-over-one windows. A central, brick chimney with a square cap projects from the ridge of the main block. A wall chimney at the east end of the wing has been cut off at the roof. A flat roof, one-story ell set back on the north side of the main block has two, three-over-three, double hung, wood windows.

T. H. Wright is listed as owner on Beer's 1878 Map, and the house is shown on the 1881 Bird's Eye map of Newport.

**a. Garage, c. 1945, contributing**

A one-story, gable roof, two-bay garage located to the rear (east) of the house has a concrete foundation, novelty siding, corner boards, asphalt shingle roof, and exposed rafter tails. The south facing garage bays have new, metal overhead doors. A six-light, fixed window is located in the west elevation, and a window opening on the east side is missing its window.

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**80. 74 School Street, c. 1870, contributing**

The vernacular, one and one-half story, gable front, single family dwelling with its contemporaneous, one and one-half story rear (east) ell has retained its original massing components, however, new additions and modern siding and windows have compromised the architectural integrity of the building so that it is only marginally contributing to the historic district. The house has a concrete foundation, an asphalt shingle roof with a returning box cornice, aluminum siding on most elevations, and weatherboard siding on the south and east sides of the ell. The one-story, hip roof bay window on the right of the gable front elevation, and the enclosed porch in the left bay with its recessed, twelve-panel door, are c. 1900 additions, however, the entry porch was originally the enclosed part of a larger, open porch that wrapped around the south side of the main block and the front (west) side of the ell. The ell porch has recently been enclosed and a one-bay, gable roof garage addition built on the south end of the porch and gable end of the ell. Windows are predominately one-over-one, vinyl sash. A brick wall chimney is located on the north side of the main block, and a gable roof wall dormer is adjacent to the chimney.

W. A. Adams (this appears to be a typographical error as it should be A. W. Adams) is listed as owner on Beer's 1878 Map, and the house is shown on the 1881 Bird's Eye map of Newport. According to Child's Gazetteer, Alvin W. Adams was a contractor and builder, and a light-house keeper; he had a house on School Street.

**81. 83 School Street, c. 1885, contributing**

The vernacular, Queen Anne, two-story, two (front, east) by three (side) bay, gable front building with its contemporaneous, one and one-half story, three (side) by one (west) bay, gable roof wing at 83 School Street, was constructed as a single family dwelling, but has been converted to office space. The integrity of the building is highly intact, despite a change in use. It has clapboard siding, a brick foundation, and an asphalt shingle roof. Historic wood trim details include the raking eaves, corner boards, a double frieze board, molded cornice, and plain wood surrounds and cornice caps around windows and doors. Windows with louvered shutters have primarily new, one-over-one, vinyl sash, although historic two-over-two, wood windows remain in the front gable peak and the north side of the wing. The distinctive, two-story, hip roof bay window in the right bay of the front elevation was added c. 1905. The two, c. 1910, Queen Anne, hip roof porches with turned posts on pedestals, wood decks and steps, stick balustrades, turned spindle valences, and beaded board ceilings include the three (front) by one (side) bay front entry porch (that originally wrapped around to span the north side of the main block), and the five

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(front, south) by three (west) bay porch across the south side of the wing. The front (east) entrance contains a new, wood, horizontal panel, half-light door and a new storm door. Two pass doors on the south side of the wing include a wood panel door with twin lights, and a four-panel door. Another four-panel door is located at the west end of the wing. Both the north and south roof slopes of the wing have a gable roof dormer with a historic two-over-two window. Both the main block and wing have a central, brick chimney with a corbelled cap projecting from the ridgeline.

### **82. Lucius Robinson House, 96 School Street, c. 1875 / c. 1950, contributing**

Built for prominent Newport citizen, Lucius Robinson, this vernacular Colonial Revival style one and one-half story, gable front (west), wood frame dwelling with a granite foundation and asphalt shingle roof, appears to have been built c. 1875, with c. 1950 alterations in the Colonial Revival style. The original, cross-gable, cruciform plan remains behind recently enclosed porches on the sides of the front block. A one and one-half story two-bay garage that has been converted from a former barn at the rear of the dwelling is attached to the house by a rear wing that contains an enclosed screen porch. Exterior features that likely date from the c. 1950 remodeling include the weatherboard siding, brick wall chimney on the front gable, and the wood balustrade and enclosing of the north side porch. The formerly open porch on the south side of the main block was recently enclosed and extended to the front with a gabled entry and new, classical entrance surround featuring a broken pediment, and fluted, engaged pilasters flanking the paneled front door. Trim includes a box cornice at the roof eaves with shaped bargeboards at the gable ends, and a three-part frieze in the garage. Windows are primarily, wood, six-over-six, and eight-over-eight, double hung sash with picture frame surrounds, many with operable wood shutters. Modern windows include a picture window and a three-part window on the north elevation, and two large, single light windows on the north end of the garage. The garage also has a small cupola centered on its roof ridge, a gable roof dormer centered on both the east and west roof slopes each with a six-over-six vinyl window, and two overhead garage doors on the front. Cedar shrubbery flanks the south side of the house, and creates a tall hedge at the front, parallel to School Street.

Lucius Robinson, the son of George and Harriet Robinson, was born in Derby, Vermont in 1823. He was educated at the Derby Academy and during his early years worked on the home farm. He married Lucy Kendall and with her had two sons who both died in 1857. The next year, in 1858 he and Lucy came to Newport, where Lucius became highly active in local affairs and was such an enterprising and industrious businessman that at his death in 1882, he was believed to have died of overwork. Lucius was elected a village trustee at the first Newport Village meeting in

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1864, he was active in school affairs, in 1868 was sent as a delegate to the National Democratic Convention in New York, and he owned and operated a store on Main Street, L. Robinson and Co. Lucius was the first president of the National Bank of Newport that was incorporated in 1875. From 1876 to 1879 he was the proprietor of the Memphremagog House. At his death in 1882, besides being president of the National Bank of Newport, he also was a director of the National Bank of Derby Line, director of the Connecticut and Passumpsic Rivers Railroad, and vice-president of South Eastern Railroad Company. The site of the Orleans County Court House in Main Street was purchased in 1885 from the Lucius Robinson estate for \$3,000. The current owner of the property, Dr. Richard H. Guerrette, is an ordained Catholic priest who holds retreats at his home for corporate executives, with a focus on moral and ethical issues.

**83. 97 School Street, c. 1940, contributing**

This Dutch Colonial style, two-story, gambrel roof, rectangular plan, three (front, east) by three (side) bay dwelling has a concrete foundation, vinyl siding and trim, and an asphalt shingle roof. Both the decorative, enclosed front (east) entry porch and the one-story sun porch across the north end elevation appear original. The front porch features a Christian Cross, six-panel door topped by a fanlight and roof with central entry gable, sidelights flanked by engaged pilasters that carry a full entablature above and similar details and windows on both sides of the porch. A wood ramp leads to the front porch. The side porch has cottage windows with multi-light transoms, and a stick balustrade on the flat roof. A brick wall chimney with a square cap is centered in the north end of the main block, and a similar chimney is set back at the southwest corner of the main block. Nearly full length shed roof dormers with paired nine-over-one windows that flank a center paired four-over-one window span both the front and rear roof slopes. Other windows include three part Chicago type windows on the front elevation that have a central fifteen-over-one window flanked by nine-over-one windows, and a four-over-one paired casement window on the main block south end, first floor. The south gambrel peak has a fanlight with radiating muntins similar to the front entry transom, and the north peak has quarter-fanlights flanking the chimney. The rear (west) elevation has a one-story shed roof ell with an enclosed entry porch centered in the west side, topped by a narrower, offset second story shed roof section.

**a. One-bay garage, c. 1995, non-contributing**

A one-story, one-bay, wood frame, gable front (east) garage is set back behind the southwest corner of the house. The garage has T-111 siding, a concrete foundation, a large overhead door, exposed rafter tails, and an asphalt shingle roof. The building is non-contributing due to age.

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**BAYVIEW STREET**

**84. 35 Bayview Street, c. 1945, contributing**

The vernacular International Style, four-story, flat roof, five (front, east) by four (side) bay, symmetrical apartment building containing eight flats, was constructed according to Sanborn Insurance maps around 1945. However, its footprint is similar to a two and one-half story duplex that was on this site from around 1900, which may have been raised two stories and modified to create the existing structure. The large, U-plan building has a one (front, east) by one (side) bay pavilion that is centered on the front elevation, and extends the full height of the building. A four-story, shed roof porch with dimension lumber posts and railings, spans the space at the rear elevation within the two ells that project from the front section of the building. The structure has a concrete block foundation, wood frame, built-up roof, vinyl siding, and weatherboard siding remaining inside the rear porch. The main entrance in the first level of the pavilion has a classically inspired entrance surround with a full entablature comprised of fluted entry pilasters, a denticulated frieze and a molded cornice cap, and a four-panel double door, with two small upper lights in each door. Single and paired, two-over-two, wood, double hung windows have flat stock surrounds, and vinyl storm windows. A wood stair system in the rear porch ascends to the top floor. The unit doors at the rear porch are horizontal panel, half-light doors with bolection molding. A central brick chimney projects above the roof just east of the rear porch. An earthen bank along the west side boundary of the lot has a fieldstone retaining wall base, with large granite blocks and concrete above, topped by a metal fence.

**85. 40 Bayview Street, c. 1885 / c. 1905, contributing**

The property at 40 Bayview Street comprises two apartment buildings and a community garage: Building 1, c. 1905 (the southernmost apartment building), Building 2, c. 1885 with later additions, and a c. 1945 garage.

**Building 1, c. 1905**

This vernacular Queen Anne style, three-story, flat roof, wood frame, rectangular plan, three (front, west) by four (side) bay apartment building containing three flats, has a brick foundation, vinyl siding and trim, and a rolled composition roof with a parapet detail on the front and sides. The windows are one-over-one, double hung, wood sash with wood sills. Three Queen Anne stained glass stair windows are located on the north elevation (one per floor). The Queen Anne style, one by one bay, flat roof, front entry porch has turned posts with scrolled brackets, a

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molded cornice, and a new, square stick railing. Twin entries sheltered under the front porch have two-panel, half-light doors with bolection molding and flat stock surrounds. The trapezoidal, Queen Anne form bay window in the front, right bay extends the full three-stories. A contemporaneous, three-story, porch that is centered on the rear elevation is built with dimension lumber and has screen inserts.

### **a. Building 2, c. 1885 / c. 1913**

According to Sanborn Insurance Maps and physical evidence, Building 2 was constructed as a vernacular Queen Anne style, two-story, gable front dwelling with a one and one-half story ell off the back. It was one of at least three similar houses built side-by-side on the east side of Bayview Street soon after it opened. Around 1895 the rear ell was enlarged and a two-story garage built on its south end parallel to the house, creating a footprint that evolved into today's U-plan configuration. By 1905 the gable roof house had been extended to the east (rear) and the two-story, bay window on the front added. By 1913 the barn had been converted into a three-story apartment building for flats with a three-story bay window on the front; the flat roof, connecting ell was raised to the same height as the converted barn but had four-stories of flats due to an exposed basement level on both east and west sides, a first-story porch wrapped around the interior elevations of the U-plan structure, and both rear elevations of the original dwelling and converted barn structure had a three-story porch.

The c. 1885, gable roof section with its later additions has a granite block foundation, vinyl siding, an asphalt shingle roof, a central brick chimney with a square cap, and two-over-two, wood, double hung windows. The two bay, gable front elevation has a two-story, trapezoidal bay window in the left bay, and a one-bay entry porch with square posts, and square stick valence and railing that shelters a five-panel entry door with large central light and bolection molding. The south eaves side has a hip roof, two-story porch that is open and constructed with dimension lumber on the first story, and enclosed with screen inserts and a vinyl skirt on the second story. A similar, enclosed, multi-story, screen porch with beaded board ceilings extends off the rear gable end.

The four-story connecting ell has two-over-two, wood windows, vinyl siding, and a flat roof with a parapet on the front (west) and sides. The first floor porch fronting the ell has been enclosed with vinyl sided walls and two-over-one windows, and an exposed basement below has a lattice-screened storage area. A set of wood steps accesses the basement level from Bayview Street.

The three-story, southern block is similar in size and detail to Building 1 that was constructed c. 1905 (see above) on the southern portion of this property. It has a rusticated concrete block

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foundation, a rolled composition roof, one-over-one wood windows, and a three-story bay window in the left bay of the front elevation with wide, single pane windows in the center, front section. A one-bay Queen Anne entrance porch in the right bay has turned posts, a molded cornice, and a modern metal railing. A similar Queen Anne porch with turned posts and a stick railing spans the north elevation of this block, and a new, exterior wood stairs parallels the porch for access to the upper floors. At the front entrance, a five-pane door has a large central light and bolection molding. A three-story recessed, screen porch with a beaded board ceiling, is located at the southeast corner of the rear elevation.

**b. Community Garage, c. 1945, contributing**

This L shaped, one-story, flat roof garage is comprised of a four-bay front (west) block that has a four-bay east block projecting from its rear (east) elevation. The garage is constructed of concrete blocks, has rolled roofing, novelty siding and corner board trim on the garage bay elevations of both the front and east blocks, and a parapet roof along the front of the west block. The front (west) garage bays have paneled overhead garage doors with a band of lights across the front of each door; the garage doors in the east block are older, hinged, vertical board double doors with a transom window above the doors.

**86. 55 Bayview Street, c. 1885, contributing**

This vernacular, Queen Anne, irregular plan, two and one-half story, wood frame, multi-family dwelling was constructed c. 1885 as a single-family residence. Original sections of the house include the truncated gable roof, front (east) block, with its two and one-half story, cross-gable bay windows on the north and south sides, and a one and one-half story, gable roof rear wing. The original house has a granite block foundation, asphalt shingle roofing, a raking eaves with molded cornice trim, corner boards, and asbestos shingle siding, except for the front (east) elevation of the main block, which has clapboard siding. A brick chimney with a concrete cap projects from the center of the main block. One-story, hip roof bay windows were added on the north and south elevations c. 1905. Windows include two-over-two, double hung, wood sash, and narrow one-over-one, single, paired and triple windows exist in the cross-gables, one-story bay windows, and front elevation. A Colonial Revival style, four (front) by one (side) bay porch at the first story, of the two-story porch that spans the front (east) elevation, was built c. 1905. It features half-height Tuscan columns, banks of four-light, sliding windows, a beaded board ceiling, an interior set of wood stairs to the second floor, an asbestos shingle skirt and apron, modern wood steps on the south end, and an exposed basement level with a metal pass door on the south end and four, three-light fixed, wood windows in the front (east) elevation. The main entrance that is centered in the front elevation within the first story of the porch, features a

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paneled, double door with bolection molding and large upper lights. A granite block retaining wall at the front (east) of the property that has large, recessed panel, concrete corner posts, also appears to function as the foundation for the front porch. The second story of the front porch, added c. 1945, has banks of one-over-one, wood windows and a wood shingle apron; a similar porch built about the same time is located at the southwest corner of the dwelling. A low, fieldstone retaining wall with a set of concrete steps and a narrow yard between it and the house, spans the south side of the main block and porch at the southwest corner. A gravel driveway exists along the southern boundary of the property.

**87. 73 Bayview Street, c. 1890, contributing**

The highly intact, vernacular, Queen Anne, two and one-half story, gable front (east), wood frame, L-plan, irregular bay dwelling at 73 Bayview Street was constructed as a single family home and has been converted into three apartments. A contemporaneous, wide, two and one-half-story, cross-gable bay window spans the western half of the north side of the main block. The dwelling has a granite foundation, clapboard siding, and asphalt shingle roofing. Trim details include cornerboards, a raking eaves, molded cornice, scrolled brackets with a button detail at the top of each corner board below the horizontal roof eaves, a frieze with architrave detail, and flat stock surrounds with cornice caps around windows and doors. Windows are predominately two-over-two, wood, double hung sash. The right bay front entrance features a double door with bolection molding, etched glass upper lights, a new wood deck with dimension lumber railing, and concrete steps. The trapezoidal, hip roof, bay window in the left bay of the main block was added c. 1905. It has cottage windows with eight-light transoms in the center section, a metal, Mansard roof above the first story windows, and horizontal architrave banding in the spandrel panel at the first story and in the frieze bands above the windows on both stories. A distinctive, two-story, shallow hip roof porch at the juncture of the south side of the main block and east (front) side of the ell has banks of six-over-one, wood windows, a flared, wood shingle apron on the second story, and a clapboard apron on the first story. A brick chimney with a square cap is centrally located on the north slope of the main block. A new exterior, wood stair system descends from the gable window at the rear (west) of the main block. A gravel driveway parallels the north side of the dwelling.

**88. 74 Bayview Street, c. 1885, contributing**

The vernacular, Queen Anne style, wood frame dwelling at 74 Bayview Street is one of at least three similar, gable front houses that were built side-by-side on the east side of Bayview Street in the 1880s. It is comprised of a two and one-half story, two (front) by two (side) bay main block

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and a one and one-half story, gable roof wing, with a brick foundation, asbestos shingle siding, and an asphalt shingle roof. Most trim details such as the returning eaves cornice have been covered with aluminum. Windows are predominately one-over-one, double hung, wood sash. The left bay main entrance has a replacement, four-panel door with two upper lights, a metal storm door, and a one-bay entry porch that appears historic with a returning cornice and granite steps, but the narrow, square posts and metal railing appears new. Distinctive Queen Anne, two-story, trapezoidal bay windows, in the right bay of the main block, and set back toward the rear of the north elevation were added c. 1910 and feature leaded, stained glass transoms in their central, cottage windows. The south side Queen Anne porch that wraps around to the rear of the wing was added around 1900. It has turned half-posts, an asbestos shingle apron, screen inserts and an entry door on the front (west) end that is closed over with plastic. On the second floor, above the west end of the Queen Anne porch is a small sleeping porch with banks of three-over-one windows and an asbestos shingle skirt that appears to have been added c. 1945. A similar, second story enclosed porch has been added at the gable end of the wing. A small, one-story, shed roof ell added c. 1905 projects from the north side of the wing. Along the north side of the main block, westerly of the bay window, an exterior wood stair system has been built that is sheltered by a hood with an outrigger support at the northwest corner of the main block. The paneled pass door at the top of the stairs has a central light and bolection molding. A central brick, ridge chimney is located on the main block. The dwelling is built into an east facing bank, so that the basement on the rear elevation is exposed; a pass door with door hood on the south elevation provides basement access.

**89. 84 Bayview Street, c. 1885, contributing**

The vernacular, Queen Anne, two and one-half story, wood frame, gable front (west), L-plan, two (front, west) by two (side) bay duplex was originally built as a single family home, one of at least three such houses built along the east side of Bayview Street soon after it was opened for development. The dwelling has a contemporaneous, two and one-half story, gable roof, two (front, west) by two (side) bay ell off the south elevation of the main block, a concrete block foundation, vinyl siding and trim details, and asphalt shingle roofing. Distinctive Queen Anne style, wood details that remain include the c. 1905, one-bay front entry porch in the, left bay, and the c. 1913, trapezoidal bay window to the right, which both have scrolled cornice brackets. The entry porch also has turned posts, a turned valence, and a new dimension lumber railing. The paneled, main entry door has a center light and bolection molding. Windows are both two-over-two and one-over-one, wood, double hung sash. The Colonial Revival style, two-story, shed roof porch located in the juncture of the south elevation of the main block and the west (front) elevation of the ell was built c. 1905. It has half-Tuscan columns that are engaged at the wall

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plane, a square, free standing half-post at the corner, with a flared wood shingle apron on the first story, and a flared asphalt shingle apron, a chamfered half-post on the corner, and screen inserts at the second story. The paneled door from the ell to the first story of the porch has paired upper lights and bolection molding. A narrow, two-story, shed roof appendage spanning the southern half of the rear (east side) of the ell was added c. 1913 as was the one-story, shed roof screen porch supported on tall posts, at the juncture of the rear (east) of the main block and the north end of the ell. As the building is built into an east facing bank, the basement level of the structure is exposed on the rear (east) elevation. The two brick ridge chimneys with square caps are centrally located in the main block and the ell.

**a. Garage, c. 1915, contributing**

A one-story, shed roof, wood frame, two-bay automobile garage is set back on the south side of the property facing Bayview Street. It has novelty siding, a two-over-two window on the north elevation, and hinged, vertical board double doors.

**90. 91 Bayview Street, c. 1885, c. 1940, contributing**

This distinctive, two and one-half story, wood frame, vernacular Queen Anne style dwelling was constructed c. 1885 as one of the original single family homes on Bayview Street, and was converted into three flats c. 1940. The tri-gable ell plan is comprised of a long, gable front main block and a cross gable ell off the easterly (front) portion of the south side of the main block. However, additional cross gables expand on the tri-gable ell plan, due to a second, longer, two and one-half story, cross-gable ell set back behind the front ell on the south elevation of the main block, and, on the north eaves side, two steep, gable roof, cross-gable wall dormers are connected by a shed roof wall dormer. This footprint and massing appear original to the building. By c. 1890, a one-story porch wrapped around the front (east) and south end of the shorter, front ell. Around 1905, the two-story, trapezoidal, hip roof bay window centered in the front elevation was added, (which also has a mansard roof above the first story), and the similar, one-story, mansard roof bay window was built at the south gable end of the westerly ell. When the house was modified for flats around 1940, the south side porch was enlarged and raised two stories with stairs built within them to access the upper two units. Sanborn Insurance Maps indicate that a long, two-story barn was attached to the northwest corner of the dwelling into the second half of the 20<sup>th</sup> century.

This dwelling has a brick foundation, vinyl siding, and an asphalt shingle roof. Wood trim details

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include a returning, molded cornice at the roof eaves, and paneled, wood wainscoting along the exterior walls at the first story of the porch. The porch also has turned posts, beaded board ceilings, wood decks, a vertical lattice skirt, and screen inserts on the upper two levels. Windows are primarily one-over-one, single and paired, wood, double hung sash. The paneled, natural finish, main entrance door, located in the right bay of the east (front) elevation of the easterly ell, has bolection molding and twin upper lights. Two Queen Anne, stained glass windows flank the main entry. A brick chimney with a square cap is centrally located on the ridge of the front (easterly) ell. The north elevation has a pass door set back toward the west end that is fronted by a wood stoop, and a canopy shelters a centrally located pass door.

**91. 92 Bayview Street, c. 1885, contributing**

The vernacular, Queen Anne style, wood frame, two and one-half story, three (front, west) by three (side) bay, rectangular plan, single family house at 92 Bayview Street has a distinctive gable front (west) elevation with its wide, trapezoidal, bay window and an Eastlake style entrance porch, both of which have mansard roofs topped by metal cresting. The house has a brick foundation, granite front steps, aluminum siding, an asphalt shingle roof, and as it is built into an east-facing bank, the rear (east) elevation is exposed on the basement level. The windows are predominately two-over-two, wood, double hung sash, however, new vinyl, one-over-one sash in reduced size openings exist in the gable peaks and on the north elevation, which also had a large picture window on the first floor. Scrolled cornice brackets are located on the bay window and front porch as well as at each corner of the raking, roof eaves of the main block. The bay window has original, wood, double hung, one-over-one windows in the side sections, and a wide, front window with delicate muntin bars dividing the top and sides of the window. The Eastlake porch is enhanced by an elaborate valence with alternating turned spindles and geometric X motif details, and has half-height posts on pedestals, a wood deck, vertical board infilled north side with a diamond window insert, and granite steps. The main entrance comprises a wood panel, front entrance door with small upper lights, and a full entrance entablature with three-quarter length, four-light sidelights flanked by narrow pilasters, topped by a molded cornice. A one-story, shed roof porch that projects from the first story of the rear (east) gable end, is supported by tall wood piers, and has banks of four-light windows, screen inserts, and a large picture window on the north side. A brick ridge chimney with a square cap is set back on the ridge of the main block. An attached, shed roof, one-bay garage set back off the north side of the main block has a paneled overhead garage door with one band of lights across the front, a two-over-two window on the north side, and a vertical board pass door at the basement level on the rear (east) elevation.

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**92. 99 Bayview Street, 1978, non-contributing**

The one-story, gable roof, four (front, east) by two (side) bay, rectangular plan Ranch style house at 99 Bayview Street was built in 1978. It occupies the northernmost lot on the street overlooking the shoreline of Lake Memphremagog that was formerly the site of the large, two-story barn, which was attached to the house next door, 91 Bayview Street. The house has Masonite siding, vertical boards in the gable peaks and covering the foundation, and asphalt shingle roofing. It has a box cornice, one-over-one, double hung windows, and single-light paired casement windows. The right bay, east side entry, features a raised panel door flanked by sidelights, and it is fronted by a wood deck. The lawn has ornamental shrubbery and trees. A gravel driveway parallels the north end of the house. The property is non-contributing due to age.

**FIELD AVENUE****93. 36 Field Avenue, the Jerry E. Dickerman House, c. 1875, contributing**

Please refer to the individual National Register nomination, listed in 2000, for a complete description and history of this property. The following description is excerpted from this nomination, prepared by Michael T. McQuillen.

“The Jerry E. Dickerman House is a c. 1875, two and one-half story, wood frame, clapboard, French Second Empire style building located at 36 Field Avenue (formerly 2 Field Avenue), one-half block from Main Street in downtown Newport, Vermont. Significant features of the building include a mansard roof, a two and one-half story, gambrel roof central pavilion trimmed with bargeboard, two-story bay windows on the front façade, cornice brackets under the roof eaves, denticulated cornices over the windows, and a main entrance double door with round arched windows. Extending from the rear facade of the main block is contemporaneous, two-story, clapboard, hipped roof wing with distinctive porches on its north and south facades... Around 1930 the house was moved back on its lot off of Main Street and rotated ninety degrees clockwise to assume its current position facing Field Avenue. The present setting and general environment is comparable to the building's original location. The Dickerman House was converted into apartments between the 1940s and 1950s and was recently rehabilitated... Jerry E. Dickerman, a lawyer and customs collector in Newport during the late nineteenth century, built his house on Main Street during [a period] of growth and prosperity in Newport's history.”

**94. 74 Field Avenue, 1884, contributing**

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The Queen Anne style, wood frame, two and one-half story house at 74 Field Avenue is comprised of a gable front main block and contemporaneous appendages that include the three-story, octagonal tower at the southwest corner of the main block, a two and one-half story, gable roof ell off the north side of the main block, a pedimented, gable roof dormer on the west (front) slope of the wing, a two-story porch across the front of the wing and half of the main block, and a two-story rear porch spanning most of the east elevation of the main block and wing. Around 1940 a two-story, shed roof ell was added to the north side of the wing, and a third story was added to the rear porch within the east gable peak. A modern, one-story ell spans the east sides of the c. 1940 ell, and the rear porch (enclosing the first story of the porch). The distinctive house has been converted to apartments.

The multi-family dwelling has a poured concrete foundation, clapboard siding, and asphalt shingle roofing. Decorative, staggered and butt wood shingles edged with bands of sawtooth shingles are found in the corner tower, the kneewall and gable peaks of the main block, the apron of the second story of the front porch and second and third stories of the rear porch, and the dormer in the wing. Wood trim details include plain wood surrounds and cornice caps around windows and doors, beaded board soffits, and molded cornice boards. The raking eaves are flared on the northwest corner of the main block and both eaves' corners on the wing dormer. The Queen Anne, one-bay entry porch on the west façade has a pedimented, projecting porch bay on the second story, turned posts at the first story, and an oak entrance door with a full-length oval light. Double hung windows are predominantly one-over-one replacement, vinyl sash, however, historic, wood, double hung windows remain in the third floor of the tower (eight-over-ones), in the front porch (six-over-one, and a cottage window over the entrance bay with a six-light transom), and the main block gable peak (four-over-one). Atop the tower is a brass weathervane with an arrow and directional details, and a gold tone feather and finial. A two-story brick wall chimney on the south elevation of the main block pierces the extended, raking eaves.

### **a. Three-bay garage, c. 1915, contributing**

This one-story, wood frame, detached garage has novelty siding, corner boards, a box cornice, flat stock trim around windows and doors, and a shed roof with parapet detail at the front (west). A wood, pergola detail with bracket supports extends from each garage bay lintel board. A six-panel pass door is located to the left of the garage bays and on the south side. Six-over-six, double hung, wood windows are located on the rear (east) elevation.

**SEYMOUR LANE**

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### 95. 55 Seymour Lane, c. 1950, contributing

This vernacular, two-story, seven (east, front) by six (north) bay, flat roof, rectangular plan commercial building has a poured concrete foundation, a wood frame, asbestos shingle siding, and built-up roofing. The building is located at the 90-degree corner of the L shaped street, Seymour Lane, which slopes down in grade as it approaches Main Street, so that the eastern (front) elevation of the building is two-stories in height, while the north and west sides are one-story. The northeast corner of the building is clipped or canted, and the south elevation abuts its neighbor, 138 Main Street, which appears to have been built at about the same time.

The building displays only modest ornamentation such as the narrow, flat board frieze topped by a narrow molded cornice and metal drip edge at the roof. The recessed Modernist storefront entry at the southeast corner appears original, and based on Sanborn Maps was the entry to the original store located in this building. The storefront has reeded, aluminum frame, corner windows that project over concrete spandrels, and the oak entry door has a full-length glass pane.

Three entries located in the center and northern half of the first floor on the front (east) elevation have classically inspired entry entablatures that appear to be recent additions, consisting of fluted entry pilasters, flat capitals and frieze topped by a drip cap. Of these entries, the left entrance has a new metal door with half-lights, the next entry to the right has a similar, single metal, half-light door, and the right entry has an aluminum storefront door with full length glass panel, sidelights, and on the right, a bank of three aluminum frame shop windows with hinged, bottom casements, each separated by engaged, fluted pilasters. Similar entries on the north and west sides have classical entrance surrounds and 9-light metal doors. The windows on the upper level of the east elevation, which becomes the main level on the north and west elevations are modern, one-over-one vinyl double hung sash with vinyl shutters. The west side entrance has a concrete ramp and metal pipe railing. A concrete sidewalk flanks the building on the east and north.

According to the 1963 Sanborn Insurance Map, the building at that time housed the Newport Clinic, and a store was located at the southeast corner, which most recently was the site of a bakery.

### 96. 62 Seymour Lane, c. 1900, contributing

The vernacular, two-and-one-half story, gable front, wood frame, rectangular plan, five (front, south) by four (side) bay multi-family dwelling has asbestos shingle siding on the front and sides, clapboard siding on the rear elevation, metal roofing, and a fieldstone foundation with pressed

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concrete blocks above grade. The three (front) by one (side) bay porch that is centered on the front elevation has a shed roof, board decks, new metal posts and railings, and new set of wood steps. A modern wood, stair system at the southeast corner of the house leads to the east side of the second floor of the front porch. At the rear, a full-width, two-story replacement porch has a pressure treated wood deck, square posts, and stick railing. The building has a raking eaves, box cornice, plain wood surround at windows and doors, and molded cornice caps over the first floor, front windows and doors. The first floor, center, front entrance has a horizontal panel, half-light door and a metal storm door. The two entry doors above comprise a similar horizontal panel door on the right, a new, nine-light, metal door on the left, and both have wood storm doors. The rear elevation has two entries with metal doors on the first floor, and one metal door on the second floor. All windows have new vinyl, one-over-one double hung sash. An interior, brick chimney at the ridgeline has a corbelled cap. The dwelling is fronted by a grass yard, and a gravel drive extends along the west side to the rear of the building. This multi-family dwelling, and 82 Seymour Street are the two remaining tenement buildings located along the north side of Seymour Lane, formerly called North Avenue, dating from the turn of the 20<sup>th</sup> century.

**97. 71 Seymour Lane, c. 1910, contributing**

The commercial building at 71 Seymour Lane is a vernacular, two-story, flat roof, six (front, north) by one (side) bay structure with a concrete foundation. It has five-course American bond brick veneer over a wood frame on the front (north) and south sides, parged concrete block walls on the east and west sides, and a parapet roof above the east wall. Trim includes a corbelled brick cornice along the front, and concrete window lintels and sills. The building abuts its neighbor, 150 Main Street at the southeast portion of the south elevation. Two front entries that are offset to the left on the façade have modern half-light metal doors and are flanked by aluminum store windows. Two former windows on the far right and left on the front elevation have been infilled. An interior brick chimney with corbelled cap exists near the northwest corner of the roof. The east elevation has one double-hung, one-over-one, wood window centered on the second floor, and six similar windows are located along the second floor, front elevation. On the west elevation, the first floor has a metal pass door on the left, a one-over-one wood window in the center, a metal pass door on the right; and on the second floor, three infilled windows exist between a one-over-one window on the left, and a new metal door on the right. An exterior wood stair leads to the second floor entry on the west elevation. The exposed basement level on the south elevation has a garage bay that has been infilled with a wood door with fanlight to Jasper's Tavern, a commercial establishment that is accessed by a narrow alley from Main Street.

Historic maps and city records indicate that this building was constructed around 1910 as a

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garage with a capacity for 12 cars. It formerly was attached to a storage building on the west, a repair shop on the east, and a dwelling on the north. The building now is connected only on the south side, to the building at 150 Main Street. By the 1960s it had been converted to a store, selling paints.

**98. 72 Seymour Lane, c. 1905, contributing**

The duplex at 72 Seymour Lane is a vernacular, two-story, flat roof, wood frame dwelling comprised of a nearly square, two (front, south) by two (side) bay front block, and a contemporaneous rear, two-story, flat roof, one (front) by one (sides) bay ell that has a slightly lower roof and projects one bay from the west side wall plane of the main block. The duplex has a granite block foundation, clapboard siding on the front, east side and rear elevations, asbestos shingle siding on the west elevation, and a rolled composition roof with extended eaves. Wood trim includes plain surrounds with cornice caps over windows and doors, and a simplified full entablature comprised of corner boards, topped by a narrow capital detail, double frieze boards, and a narrow chain molding below the box cornice. A bay window in the right bay of the front elevation has two windows in the front section, one window in each side, and beaded board siding both in the frieze above the windows and below them in the spandrel panels. Windows are new vinyl, one-over-one, double hung sash. A group of three windows exists on the east elevation of the main block on the first floor. The three (front) by one (side) bay front porch is contemporaneous but has been modified somewhat; the turned Queen Anne style engaged wall pilasters and beaded board ceiling appear original, while the square posts on the front are replacements, the closed clapboard railing and skirt have been recently restored, and the standing seam metal roof and unpainted, wood steps are new. The left bay, paneled, half-light front entry door appears historic. The east side porch at the north end of the ell that wraps around the rear elevation, has been enclosed with one-over-one, wood windows and clapboard siding, and has a paneled, metal, half-light door and a new, wood, handicap ramp on the east side; and a twelve-light door on the north side. An interior brick chimney projects above the northwest corner of the main block, and a new concrete block wall chimney is located on the west side of the main block. A narrow yard fronts the house, and gravel driveways extend along both sides toward parking in the rear.

The duplex at 72 Seymour Lane was originally a single-family home. According to Newport maps and town records, an earlier L-plan barn occupied the site as early as 1895, and by 1900 a small house had been built connected to the south side of the barn. Around 1905 a house of the current configuration occupied the site, and had a long, two-story wing at the rear until the second half of the 20<sup>th</sup> century.

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**99. 82 Seymour Lane, c. 1895, contributing**

The duplex at 82 Seymour Lane is a vernacular, two and one-half story, gable roof, eavesfront, four (front, south) by three (side) bay building with a granite foundation, rolled asphalt siding over historic clapboards, and asphalt shingle roofing. Around 1905 two, one-story, shed roof twin rear ells were added to the rectangular main block creating a U-plan configuration, and the rectangular, hip roof, corner bay windows were built on the front elevation. A hip roof, front porch was probably also built at this time to shelter the double entries, but it was recently replaced with the gable roof, two (front) by one (side) bay porch with square, half-posts, a lattice skirt, board steps and deck, and vertical boards in the tympanum, closed railing, and siding on the main block within the porch. The two front entries have new metal doors with arched multi-lights. Historic wood trim includes a raking roof eaves with a molded cornice, and narrow picture frame trim around windows. Windows are primarily original two-over-two, wood, double hung windows, and some are paired. The east, bay window has a new vinyl single pane window in the wide center opening, and vinyl one-over-one windows in the side sections. The rear ells are connected by a shed roof appendage, and have parapet roofs at their north walls. The east ell has an enclosed porch that wraps around the north elevation, and on the west side of the west side ell, a hip roof porch was recently removed, and a new wood deck added to the north elevation. Both ells have infilled doors on the north side. Both ells have a brick chimney centered in their roofs, and two interior brick chimneys are regularly spaced on the north slope of the main block.

The duplex is associated with the Gardner Green family, one of the pioneer families in Newport. In 1835, Gardner Green and his wife Betsey came from Danville, Vermont to Newport and settled on a farm on the Lake Road in the northwestern part of town. Gardner helped organize the original School District No. 9, and the Lane District School in 1842. In 1844 he was on the building committee to construct the first school. Their son Heza moved to the village in 1886 and bought a jewelry business located in the Memphremagog House that he later relocated to the Central Block and operated until 1899, selling a variety of goods, and earning a reputation as an excellent jewelry repairman. Heza was also a piano tuner, a founder of the Orleans County Musical Association in 1860, and in the first Newport Band (1860). Heza's son Hamilton joined his father's business, adding bicycles and cameras to the stock, and becoming an accomplished photographer. Hamilton was Newport's fire chief during the 1927 Flood, and held other local positions. Hamilton Gardner's family for many years owned the duplex at 82 Seymour Lane (then North Avenue). When he died in 1928 the family sold the property to Dr. L. N. Piette for use as rental property, and they moved to an apartment in the *Express and Standard* Block on Central Street. The property remained in the Piette family until 1990 when it was sold to Edward

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and Rosalie Rushlow.

### **100. 89 Seymour Lane, c. 1910, contributing**

The two-story, flat roof, square plan, two (front, north) by two (side) bay duplex at 89 Seymour Lane has a granite block foundation, vinyl siding, rolled roofing, and vinyl trim details such as the corner boards, window caps and box cornice. Historic features include the parapet roof that wraps around the edge of the building on the north (front) and sides, and the scrolled wood brackets at the roof eaves. Windows and doors have been replaced, including the metal, main entry door with oval light in the left, front bay, and the one-over-one vinyl windows that are irregularly located on all elevations. The shed roof one-bay entry porch with square posts is a recent addition. Wide cottage windows exist in what appear to be historic openings on the first story in the right, front, window bay, and the west side of the main block. At the rear, a one-story, shed roof ell may be contemporaneous, however its historic features have been obscured or lost due to replacement vinyl windows like those on the main block, and it has a new set of exterior wood stairs on the south side that lead to a modern wood deck and railing on the ell roof. A wall chimney at the south side of the main block is boxed in with vinyl. A new metal, half-light door on the rear side at the second floor opens onto the deck.

The building at 89 Seymour Lane is only marginally contributing due to alterations. The building first appears on the 1909 Sanborn Insurance Map as a one and one-half story, L-plan dwelling. By 1913 a porch had been added to the recessed area on the west side within the juncture of the L wall configuration along this elevation, and a small shed was added on the rear. By 1925 the house was raised to a full two-stories, the side porch had been enclosed and a larger rear ell added, creating a footprint similar to today. A full porch was also then added across that front that was later infilled, but it no longer exists. Despite all these changes, the building continues to reflect its 1925 form and height, retaining its historic granite foundation, parapet roofline, scrolled cornice brackets, and cottage window openings.

### **101. 90 Seymour Lane, c. 1910, contributing**

This Colonial Revival style, two-story, gambrel roof, rectangular plan, eavesfront, two bay (front, south) by four bay (side), single family house is unique in the historic district for its decorative, pressed, concrete block construction. Around 1915 a similarly constructed concrete block, detached garage was built north of the house, and a fieldstone retaining wall was constructed along the western property line. The concrete blocks are smooth with a beveled edge for the first story of the house and the garage, and rusticated on the second story of the house. Distinctive

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features include the two-story, multi-sided, peaked roof tower at the southwest corner, a two-story, hipped roof bay window centered on the west elevation, a gable roof, pedimented dormer on the roof slope to the right (east) of the tower, a gambrel roof dormer on the rear roof slope, and the deeply recessed, right bay, one-by-one bay entrance porch with a square, concrete block half-corner post and closed east side railing, and the name panel COLINDALE in raised letters in the lintel over the porch entrance. Other concrete features include a raised panel concrete block frieze in the tower, smooth faced blocks used for a beltcourse that connects with the smooth lintel blocks on the first floor windows, and second story windows in the tower and bay window. The house has asphalt shingle roofing, wood shingles in the front dormer tympanum and sidewalls, and flat metal siding on the front face of the dormer. Wood trim details include a returning molded eaves cornice and beaded board soffit. On the east elevation, a small metal door at the basement foundation level, probably was used for coal delivery, and a small, beaded board door with forged strap hinges on the first floor at the north end of the elevation appears to have been formerly used for ice delivery. The front porch has a concrete deck and front steps, beaded board ceiling, a new metal, half-light entrance door and a glass transom window above. Most window openings have new vinyl frames and vinyl, one-over-one, double hung sash. A nearly full width, enclosed one-story, shed roof, rear porch has banks of one-over-one windows, vinyl clapboard apron, beaded board wood ceiling, wood frieze, and on the east side, a fifteen-light pass door with a transom above. The exposed basement level of the rear porch has a new, wood, half-light, paneled door. A smooth faced, concrete block, interior chimney extends from the front roof slope behind the tower. The yard surrounding the house is well maintained with shrubs and flowers, and a gravel driveway extends to the rear of the lot along the east side of the house.

**a. Garage, c. 1915, contributing**

Built of beveled edge concrete blocks, like the first floor of the house, the garage has a flat roof, concrete foundation, and a vertical, beaded board door on a sliding, exterior, metal track on the north side with a two-light window to the right (west) of the door.

This unusual and well-preserved house is unique in the historic district for its decorative, pressed concrete block construction. According to current owner, Rita Maloney, the house was built for Mr. Burgess who named it after his son, Colin Dale Burgess, hence the name panel over the front entry, COLINDALE. The concrete blocks were made on the site.

**102. 95 Seymour Lane, c. 1905, contributing**

This vernacular, two and one-half story, gable front, rectangular plan, three bay (front, north) by three bay (side), multi-family dwelling has a wood frame, granite block foundation, masonite

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siding, and asphalt shingle roof. Wood trim details include a full entablature at the eaves comprising the corner boards, a narrow capital, architrave and frieze boards, and a returning, molded cornice. Windows and doors have plain wood surrounds and cornice caps. Historic, two-over-two windows remain, with aluminum, triple track storms. The central, front entrance features a paneled, half light entry door that is sheltered by a new, one-bay, shed roof entry porch with metal posts and board deck. A modern, nearly full-length shed roof dormer on the west roof slope has a square, single pane window on the north end, and a two-over-two window on the south. A full width rear (south) porch appears historic; it remains open at the southwest corner on the first floor, and has a new two-story stair at the eastern side that is enclosed with masonite siding. A concrete block chimney is centrally located on the ridgeline. The dwelling rests close to Seymour Lane and the adjacent properties on each side, so there is little room for a yard, and a driveway parallels the east elevation. According to local history, this building was originally a single family dwelling, but by the 1960s it had been converted to apartments.

### **103. 101 Seymour Lane, c. 1910, contributing**

This vernacular, French Second Empire, two-story, flat roof, brick veneer, multi-family dwelling has a three (front, north) bay by one (side) bay main block, and a slightly lower, flat roof rear wing that is flush with the east elevation but steps back near the rear of the west elevation, where a small, one-bay service porch is located. The dwelling has a beveled edge concrete block foundation, running bond brick veneer, and a built-up tar and gravel roof. Masonry trim details include a bracketed front frieze, rusticated concrete block quoins at the front corners, and concrete window lintels and sills. The elaborate extended roof eaves has a stepped soffit on the main block. A full-width porch spans the first story, front elevation and is enclosed with banks of historic, paired ten-light casement windows, and vinyl siding. A horizontal panel, half-light, natural finish entry door is located inside the porch on the north wall of the main block, and a nine-light, horizontal panel, wood storm door exists on the west side of the porch, fronted by wood steps. The western half of the front porch remains open revealing the beaded board ceiling. The porch roof extends several feet beyond the corner of the house, and is supported on the west end by two square posts flanking a square stick valance, a lintel board with curved ears at the ends, outrigger supports that connect below the valance to form a continuous arch, and a picket fence between the posts at ground level. The distinctive French Second Empire style oriel window at the northwest corner of the main block, above the front porch, has a mansard roof with asphalt roofing shingles, vinyl siding and window trim, and its decorative wood frieze with beaded boards alternating with stepped wood blocks mimics the adjacent bracketed brick frieze

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on the front elevation. Windows have been replaced with vinyl, one-over-one double hung sash. The hipped roof, west side service porch has a hood with outrigger supports over the north side entry, a historic six-over-one wood window on the west and south sides, vinyl clapboard siding, an eight-light storm door to the porch, and inside the porch a horizontal panel, half-light, natural finish pass door similar to that at the main entrance on the front elevation. A brick wall chimney on the west side of the main block, and another on the south elevation, both have concrete caps. The dwelling is located close to the edge of Seymour Lane and the adjacent buildings on each side, leaving little room for landscaping. A gravel drive parallels the building along the west side.

**104. 102 Seymour Lane, c. 1900, contributing**

This vernacular Queen Anne, two and one-half story, gable roof, irregular bay, Christian cross plan building was constructed as a duplex, with nearly symmetrical features that were somewhat altered around 1950. Distinctive features include the two-story, hip roof bay windows on the north gable end, a two and one-half story, one-by-one bay cross gable ell on the south eaves side, and a similar two-story, cross gable ell on the north eaves side. The dwelling has a granite foundation, asbestos shingle siding, and asphalt shingle roofing installed in a scalloped pattern. Trim details include a raking eaves, molded cornice, flared spandrels, and cornice caps over some windows such as the gable window in the south side ell. Most windows have been replaced with one-over-one vinyl, double hung sash, although an original two-over-two wood window remains in the east gable peak, and a triple window on the first floor of the south side ell retains original, wood, one-over-one sash. A cottage window with a leaded, stained glass transom exists on the north elevation east of the ell on the first floor. Originally the duplex had open, one-story porches on the north and south elevations west of the ells, and a one-story rear porch across the east gable end. Around 1950 the porches were enclosed and some were raised to two stories. The southwest corner porch was enclosed with fixed two and four-light windows and a closed, asbestos shingle rail, and a gabled door hood now shelters the storm door entrance to the porch, within which are two multi-light wood panel doors – one to the front block and one to the ell. About the same time the northwest corner porch was raised to two stories and enclosed with banks of one-over-one windows and asbestos shingle closed railings. A pass door with gabled hood on the west end provides access to the first story of the porch, and a new exterior wood stairs on the north side of the porch provides access to the second level. The southeast corner received a two-story porch with half-height posts, asbestos shingle closed rail, and screen inserts on the second story, and full-height lattice screening exists on the first story. Also in the 1950s the rear porch was extended around the northeast corner of the house and enclosed with three-over-one windows and an asbestos single closed rail. A one-story garage that was attached to the northeast corner of the house was gone by the 1960s. A brick ridge chimney with a corbelled cap

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projects from the roof towards the rear of the building. The dwelling is surrounded by a narrow yard, a gravel driveway parallels the east side of the building, and concrete walks access the south and north entries.

### **105. 111 Seymour Lane, c. 1900, contributing**

The vernacular Queen Anne, wood frame, multi-family dwelling at 111 Seymour Lane is comprised of a two and one-half story, gable front, three (front, west) by three (side) bay main block, a two-story gable roof rear wing, a three-story, peaked roof tower on the south eaves side of the main block, and porches along both the north and south elevations. The dwelling has vinyl siding and trim, and asphalt shingle roofing. The center, front main entrance features a wood door with bolection molding and large oval light, a wood storm door and a c. 1950 metal hood with bracket supports. The entrance stoop has metal hand railings, and a broad set of concrete steps. Other exterior doors are primarily c. 1950, paneled, half-light, wood doors. Windows are predominately, wood, two-over-two, double hung sash with metal, triple track storm windows, and vinyl shutters. The first two stories of the tower project like a trapezoidal bay window with a mansard roof over each level, and the eight-sided third story tower has a pair of one-over-one arched windows in the south elevation. A gable roof dormer just east of the tower has a similar paired window. The south side, one-story, hip roof porch extends easterly of the tower to the end of the wing. This porch is comprised of an open section in the center with a diagonal board railing, and flanking enclosed porches with banks of two-over-one windows. The similar north side porch spans the north side of the main block and a portion of the wing; the section along the main block is enclosed with a bank of four-over-one windows and a multi-light pass door at the west end, and the section fronting the wing is open. Beyond this open section along the north side of the wing is a small, one-story ell with a hip roof porch above that has been enclosed with four-over-one windows, and is accessed by a new wood exterior stair and pass door on the north side. A one-story, flat roof garage extends from the northwest corner of the wing. The building has two brick chimneys, one centered on the ridge of the main block and one centered on the ridge of the wing.

This structure was built as a single-family home with the south side tower, and a shallow porch across the south side of the wing. By 1909 the dwelling had a small ell off the north side of the wing, and extending from the ell, a one-story porch spanned the north, west (front) and south sides of the main block, and the south side of the wing. Around 1950, the front section of the porch was removed and the hood was added to the front entry. At that time the remaining porch sections were enclosed as they are today, and the second story porch and a garage were built as additions to the ell.

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The dwelling appears to be the house owned by Theophilus Grout that was moved from its original location on the east side of School Street to Field Avenue c. 1900 to make room for a new school on School Street (*Nelson, Vol. 1, p. 165*). *Child's Gazetteer* (1883) states that Theophilus Grout was an attorney and counselor at law with an office in the Field Block and a house on School Street.

**FYFE DRIVE**

**106. Gateway Building, 84 Fyfe Drive, 1995, non-contributing**

The long, rectangular plan, one and one-half story, gable roof Gateway Building was constructed in 1995. It replaces an historic Yacht Club formerly on this site that burned in 1946. The wood frame building has wood shingle siding, asphalt shingle roofing, extended roof eaves, triangular dormers containing large windows, and a pyramidal roof belvedere with flared eaves centered diagonally on the roof ridge. Built on piers at the shore of Lake Memphremagog, the building has a one-story projection that wraps around all elevations, and is enclosed with numerous doors and windows, and fronted by a porch across the north side facing the lake. A recessed entry centered on the south side facing the City has a full-glass double door and full-length sidelights. A brick chimney with a corbelled cap extends from the west end of the roof. The building is non-contributing due to age.

**a. Gateway Center Store, c. 1940, contributing**

The Gateway Center Store is a small, one-story, gable roof, wood frame, rectangular plan structure located adjacent to and east of the Gateway Building. It is built on piers at the edge of the shore, and a wide, wood dock extends from the shore between the two buildings. The Store has wood shingle siding, asphalt roofing shingles, one-over-one windows, and assorted doors, most of which have full-glass panels. A half-round louver is located in the north gable peak, and a triangular pediment has been placed on the roof edge above two doors on the west side. Painted blue wood corner boards, window and door surrounds, and eaves details match those found on the Gateway Building.

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### Architect/Builder

Packard, Lambert

Taylor, James Knox

Simon, Louis A.

Storey, William

Sabourin, Onesime

Dwinell, Carl

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### Statement of Significance

#### Summary Paragraph

The Newport Downtown Historic District is a distinctive example of the evolution of a nineteenth century downtown district in Vermont. The district is eligible for listing on the National Register of Historic Places under Criteria A due to its association with historic events and activities in northern Vermont, and Criteria C for its architecture and for the contributions of its nationally recognized architects. A remote agricultural town of 748 inhabitants in 1850, with 127 residing in the village largely comprising the area now within the boundaries of the historic district, Newport steadily grew throughout the rest of the century due to the arrival in 1863 of the Passumpsic Railroad, which exploited the region's rich timber reserves. Newport became a shire town in 1884 when it was chosen as the seat of the county court. By 1900 the town's population had risen to 4,026 individuals and consisted of many prosperous manufacturing, business, and professional interests such as the Prouty and Miller Lumber Company and the International Mill. Tourists flocked to the village to stay in stylish hotels such as the Lake Memphremagog House, and tour the lake on large paddlewheel pleasure boats. Those working in the hotels, mills and the railroad lived in new homes built on streets radiating from Main Street that ranged from modest, single family Greek Revival style houses to four-story, Italianate style tenements, and highly embellished Queen Anne residences. The village had become the business, railroad, legal, social and recreational center of Orleans County. In 1918, the villages of Newport and West Derby were united by charter to form the City of Newport. The Newport Downtown Historic District became the backdrop for significant activities relating to industry, commerce, economics, maritime history, education, recreation, government and transportation. The period of significance for the Newport Downtown Historic District is c. 1840 to 1955. This begins with the establishment of Main Street as the core of Newport's commercial and residential district and ends fifty years ago, by which time most of the current structures had been built.

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### Early Newport History<sup>1</sup>

During the French and Indian Wars in the seventeenth and eighteenth centuries, Lake Memphremagog was a transportation route for the warring groups, and it was important to the Algonquin, Abenaki and Iroquois Indians who hunted nearby and fished in its waters. After the French and English signed a peace accord in 1760, most of the Abenaki Indians left the area and returned north to St. Francis, Quebec.

The area that became Newport was not heavily settled by Euro-Americans until the mid-nineteenth century. This dense wilderness was considered dangerous because of the Abenaki presence. The eastern end of the peninsula that became the site of later development and importance, as Newport Village, was wet and marshy. The first documented non-native who traveled through the area was John Stark, later famous as General Stark of the Battle of Bennington in 1777. John Stark mapped the region while he was a prisoner of war during the French and Indian War. Stark was later rescued by Major Roger's Rangers.

The earliest Euro-American settlement was in present-day Newport Center along the Lake Road along the west side of the lake. Originally known as Duncansborough, the first recorded settlers were the Adams brothers, James Calendar and Martin and their families, who arrived in 1793. They rowed up the Connecticut River with boats protected by canvas and blankets over the rigged rafts. Hallett and Abial Adams and Daniel and Samuel Meacham constructed the first sawmill in Newport Center, and several families settled in that area. The 1800 census listed eleven families in residence, comprised of fifty people on sixty acres of cleared land. Hunting and fishing supplemented the farm produce on what was reported to be very stumpy land. Because of its proximity, most trade was conducted with nearby Canadian towns. Smuggling with neighboring Canadian towns replaced sanctioned trade with the Embargo Act, and the War of 1812 restricted trade with Canada.

In 1800, the area that is now downtown Newport was a dense, swampy wilderness of virgin pines, and was referred to as Pickerel Point. John Sias of Derby bought Pickerel Point to log in 1820 at a cost of \$250. He then sold the cleared land to his son-in-law, George Smith, who built the first log house where the Chittenden Bank is now, on the east side of Coventry Street (outside the historic district). Orville Robinson later purchased the land. Robinson was able to raise a

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<sup>1</sup> Much of the historical information in Section 8 is excerpted from the *Architectural Site History of the Emory A. Hebard State Office Building, Newport, Vermont*, Melissa Cotton, 1997. The report is on file at the Vermont Division for Historic Preservation, Montpelier, VT. It was prepared as site documentation when structures on Main Street were demolished to make room for the new State Office Building (#3).

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limited quantity of corn, but the land was too swampy for wheat. This area remained lightly settled until 1832, when the first road through the area connected Burlington with Derby to the east, and a bridge was constructed over the narrowest section of the lake at the east end of the point.

The earliest methods of travel on Lake Memphremagog were accomplished over the ice during the winter, and in log canoes when the lake was not frozen. Jedediah Richardson established a hand ferry between Whipple Point on the west shore of the lake and Indian Point on the east shore as early as 1813. While other ferries were operating at the time, Richardson's was the most successful. The ferry was soon made obsolete, however, by the construction of a log bridge in 1832 from funds left over from the building of the Burlington to Derby Road. The bridge was not well made, and after a team of horses fell through in 1837, a more substantial bridge was constructed that was used until 1863. This bridge was subsequently replaced with the current concrete bridge that was built following the Flood of 1927. In 1863, the Connecticut and Passumpsic Railroad arrived in Newport and built a wooden trestle bridge for train service to the area.

Newport became identified by its location and subsequent bridge, and was commonly known in the later 1820s as "the Narrows". After the log bridge was completed in 1832, Newport was referred to as either "Narrow Bridge" or "Lake Bridge", names commonly used until the 1850s. In 1841, there were only five houses in Lake Bridge, and the only road was the Burlington to Derby Road. This road generally followed present-day Main Street, turning south at the location of the current Orleans County Courthouse (#22).

By the mid-1850s, what became the City of Newport had grown into a small settlement on the peninsula with mostly one and one-half story buildings with gable fronts. The village was inhabited by 127 people, with 18 dwellings, including the Memphremagog House, two tenements in stores, and two log houses. Main Street ran from the bridge, west to the site of the Court House (#22). The only other street that branched off Main Street was Wharf Street (later called Lane Avenue) that led down to the wharf on the lake. Today Wharf Street/ Lane Avenue no longer exists, as the new State Office Building (#3) has changed the former appearance of this site and the road has been removed.

### Newport's Splendid Years: 1870s to 1930s

When the railroad arrived in Newport in the 1860s, it spawned rapid growth and subsequent prosperity in the small community that continued into the middle of the twentieth century. This

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growth was primarily due to the increased trade of lumber, fueled by the railroad industry. Tourism to the Newport area had existed prior to the arrival of the railroad. However, tourism to Newport and Lake Memphremagog experienced a boom after the arrival of the railroad. Many people from large cities like New York and Boston summered in Newport, enjoying the lake and the peaceful environment. The popularity of the town as a tourist destination was interrupted only during 1874 when a limited outbreak of smallpox frightened tourists from the area, with hotel stays falling off entirely during this time. By the following year this fear was allayed and the tourists returned.

The regional importance of Newport was boosted when it was chosen as the county seat in 1884. The small settlement of the 1850s had grown by 1880 to include five churches, three hotels, three livery stables, five physicians, eight lawyers, some manufacturing, twenty-five stores, and roughly 1,500 inhabitants.

Much of the architecture in the Newport Downtown Historic District reflects this period of emerging prosperity during the 1860s through the 1880s. While the historic buildings, including hotels that existed on the waterfront at the east end of the point no longer exist, a number of structures on Main Street represent commercial activity in the village at this time. The buildings at 107, 181 and 189 Main Street (#s 4, 15, 16) were built in the 1870s and 1880s, with modifications in later years. The original interior storefront at 107 Main Street remains intact, and wood siding and trim details exist on the east side elevation, although these features are not visible from Main Street. Similar Italianate style details remain on the west side elevation of 181 Main Street. The Italianate style building at 189 Main Street evolved from its original appearance as a French Second Empire style dwelling owned by C. G. Goodrich, who with his wife donated the funds to build the Goodrich Library (#18) across the street, to its current appearance as a vernacular Italianate style commercial block with various later additions. These three buildings housed numerous commercial enterprises during their historic period of significance such as a drug store, jewelry store, millinery, Post Office, and bank at 107 Main Street, and an auto store in 189 Main Street. The Orleans County Courthouse (#22), built c. 1885, is one of the most significant structures in the historic district. It represents the decision to move the county seat from Irasburg, Vermont to this emerging center of commerce in northern Vermont, and this well-preserved civic structure is the only remaining example in Newport of the work of noted St. Johnsbury architect, Lambert Packard.

Second Street, with its proximity to Main Street retains a remarkable number of important dwellings that were built by prominent members of the community, some who had businesses on Main Street. Several homes were constructed as early as the 1860s and were altered later such as

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the c. 1865 Greek Revival style dwelling (#55) built as a simple farmhouse owned for a time by Captain George W. Kendall, and later modified into an imposing Queen Anne style house with bay windows and decorative woodwork. Others include the highly intact, French Second Empire style house (#58) that was the home of Cleveland J. Hibbard whose prosperous Boot and Shoe Factory was located nearby on Main Street. Two dwellings are associated with the Prouty family of Newport. The large Queen Anne style building known as the Governor's Mansion (#59) is now is an apartment complex owned by Memphremagog Senior Citizen Housing. Its octagonal corner tower atop a two-story bay window recalls the towers that distinguished several large, Queen Anne style wood frame buildings on Main Street that were lost to fire. Newport Alderman and State Senator, Willard R. Prouty and his wife Margaret lived in the Queen Anne home at 147 Second Street (#65). This house, like the Governor's Mansion and 115 Second Street (#63), has a corner tower, and its contemporaneous carriage barn (#65a) with wall dormers and decorative woodwork is among the best-preserved outbuildings in the historic district.

In 1893 Newport village had a population of 4,000 within a one-mile radius. Within the village were five churches, an academy and graded school, railroad passenger station with 15 trains per day, a freight office, customs and immigration offices, four hotels and two opera houses. Amenities included water and sewerage, miles of concrete sidewalks and electricity. Maple and elm trees lined the streets. The village had become the business, railroad, legal, social, and recreational center of Orleans County. On March 5, 1918, the villages of Newport and West Derby were united by charter to form the City of Newport.

Numerous outstanding examples of Vermont architecture remain from this period of history in Newport spanning the years from the late 1880s to the 1930s. At the heart of the historic district, the cluster of monumental civic buildings embodies the late nineteenth and early twentieth century prosperity of Newport. Besides the Courthouse (#22) noted above, this grouping includes the 1904 Neo-Classical Revival, U. S. Federal Building (#19) designed by James Knox Taylor, with its *piano nobile* form, white marble clad first story, unusual windows, projecting cast iron hoods at two entrances, and elaborate classical interior features. The Newport City Hall (#20) was built as an armory in 1920 across Main Street from the Federal Building. The massive size of this Neo-Classical Revival building with its prominent brick façade continues to evoke a feeling of strength and permanence. Newport High School (#78), built on School Street in 1926 also in the Neo-Classical Revival style, is the only remaining structure in the district historically associated with education in Newport. Like the other Neo-Classical buildings in the district, it too displays a symmetrical façade with an enriched center entrance, however, its relatively smooth brick wall surface lacking the decorative embellishments of the earlier buildings suggests the influence of modernism that was emerging in the United States and abroad. Built more than a

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decade later, the U. S. Emigration Station (#1), now the home of Northeast Kingdom Community Action, is a cornerstone of the historic district at its east end on the site of the former Lake Memphremagog House, which once dominated the gateway to the city when the railroad station and freight house were also nearby. This rectangular, gable front, Colonial Revival style building, with its delicate triangular gable window and entrance transom, and smooth brick walls with modest details, reflects a vernacular classical expression in American architecture that continued through the years following World War II.

The three churches that remain in the historic district are all significant structures. St. Mark's Episcopal Church, built in 1883 (#53), is the only example of Stick Style architecture in the district. This well-preserved building is enhanced by its stained glass windows and decorative woodwork including scrolled brackets, extended roof eaves, and belfry. The Union House Church (#60), constructed in 1846 and now used for office space, is the oldest building in the district. It was built in the Greek Revival style and after being moved from its original location on Lake Road to Second Street by the Baptists, was remodeled in the Colonial Revival style with the addition of the bold half-lunette window and enriched entrance features. The United Church of Newport (#75) is distinctive as the only High Victorian Gothic building in the district distinguished by its multi-color masonry, pointed arch windows, corner tower, and stained glass. It was constructed in 1869 and extensively enlarged and modified in 1913. The International Style rear ell, characterized by its smooth, brick wall planes and lack of embellishment, was built in 1968.

Nearly all the buildings in the two commercial blocks on Main Street within the historic district between Coventry Street and Second Street, were built during the first half of the Twentieth century or were modified during that time so that the core of the downtown largely embodies the period of history in Newport since c. 1900. The vernacular Italianate style appearance of Police's Fruit Store (#11) and the commercial building at 189 Main Street (#16) are the only two structures that only slightly reflect the former glory of the streetscape prior to the fires that destroyed so many downtown landmarks, leaving only the Goodrich Library (#18) to recall this memory. The Jerry E. Dickerman House (#93) on Field Avenue also embodies the grandeur of this earlier age when French Second Empire style buildings dominated Main Street. The c. 1875 Dickerman House was moved from Main Street to its current site around 1930 to make room for the Moderne style Montgomery Ward building (#17). While the Montgomery Ward building exhibits Moderne style features such as the smooth brick façade and modest frieze band at the roof cornice, the small, one-story building at 151 Main Street (#10) expresses a more pure Moderne appearance with its unique, shiny, black Carrara glass panel façade and large plate glass windows with stainless steel, ridged siding. Also unusual in the historic district is the one

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Art Deco style building, located at 158 Main Street (#12a) with its distinctive, geometric, stepped roof parapet made of granite veneer. The International Style of architecture, which at the time was gaining recognition as an important architectural style in the United States and abroad, is represented by two buildings on Main Street. The metal frame storefront with large plate glass windows, brick spandrels, and smooth siding above found at 150 Main Street (#9) is characteristic of the unadorned wall surfaces of International Style buildings. J. J. Newbury's department store, built c. 1950 (#8) in the International Style, was remodeled c. 1998 on the front façade, but the Seymour Lane entrance with its stainless steel framing and plate glass display window set at an angle is a pure expression of the International Style.

The brick structures built at the turn of the twentieth century and later in the historic district have fortunately withstood time, unlike so many earlier wood structures that were lost to fire. The During the Flood of 1927 the wooden causeway bridge was the only structure that was destroyed, as the slightly elevated topography of the peninsula saved buildings from damage. The Hurricane of 1938 knocked electric and telegraph service down for a time, and trains were cancelled or late, but again little harm was done to buildings other than tearing slate from the west side of the roof on the Federal Building (#19), which flew off and broke most panes of glass in the Armory (#20) across the street.

By the end of the 1930s, increased use of the automobile impacted tourism in Newport. However, Newport still had three hotels, 21 tourist homes, 35 tourist cabins, and numerous lakeshore and trailer camps. By 1939, the railroad continued to be the largest employer in Newport, with 433 men on the payroll. Other major industries were the Hood Dairy, Lakeside Plywood, Prouty and Miller Lumber Company, and local clothing manufacturers and service industries employed others. At the turn of the twenty-first century, the lumber industry and railroad are still active in Newport, and the economy is based on manufacturing, tourism, health care and education.

### Lumber Industry

The lumber industry was instrumental to the growth of Newport. It combined the natural timber resources of the area, Newport's status as a railroad hub, and its prominent lakeside location that allowed water transport of the large booms of logs. Logging was undertaken during the winter, and the logs transported down the lake during the summer. Softwood logs were towed down the lake to the mills in Newport in large floating booms sometimes seven acres in size. Hardwood lumber would not float, so it was loaded on barges that varied in size from 50 to 120 feet, and transported to the International Mill for dressing.

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The first large scale lumber operation in the area started as Stemson and Winn in 1862 and evolved into the Prouty and Miller Lumber Company on Prouty Bay. This company cut softwood logs for 52 years. John A. Prouty and Oscar Miller purchased the mill in 1876, and it was incorporated in 1883 with 50 employees. The first mill buildings burned down in 1894, and were rebuilt in a larger capacity that produced 25,00 board feet per day the following year. Prouty and Miller owned 40,000 acres of land, most of which was in Canada near the shore of Lake Memphremagog.

The International Mill, a hardwood and softwood dressing mill, was incorporated in 1883. Prouty and Miller were given controlling interest in the mill. The International Mill had originally been promoted by offices of the Passumpsic Railroad as a way to heighten railroad business. The International Mill owned 25 acres of land along the causeway, partially located on what is now Lake Shore Plaza northeast of the historic district. As one of the largest mills in the country, with 150 employees, it was able to dress 75,000 to 100,000 board feet daily. This mill proved to be a boon to the railroad as it shipped 10 to 18 million board feet annually by train. The mill closed in the 1930s.

Numerous members of the Prouty family left their mark on Newport and Vermont. John Azro Prouty (along with his business partner Oscar C. Miller) was a member of the Vermont legislature, and was an important influence on the growth of Newport as a center for trade in northern Vermont. Prouty's son, Charles A., became an important Vermont lawyer and served under President Cleveland as a member of the U. S. Interstate Commerce Commission. Another son of John A. Prouty, George H., was elected to the Vermont legislature and later the Senate, was lieutenant governor in 1906, and Governor in 1908. He met a tragic death in an automobile accident. Winston Prouty was mayor of Newport from 1938 to 1940.

The Lane family was another prominent family in Newport. Seymour Lane and his wife Hattie were early settlers arriving on the west side of the lake in 1823, in the area that became known as the Lane District, which was the first town center. In honor of these early Newport pioneers, North Avenue was recently renamed Seymour Lane (it was first called Lake Street). Their son Hiram moved to the village and formed a partnership of Lane, Robinson and Baker, and this successful mercantile business called "The Union Store" was located on the site of the Chittenden Bank just east of Coventry Street, outside the historic district. Other buildings named after members of the Lane family were the Lane Block that was located where the new State Office Building (#3) now stands, and which was an imposing brick structure with an opera house on the second and third floors. Other citizens that left their mark on Newport included merchant,

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landowner and public servant, Converse Goodhue Goodrich, who with his wife left funds to found and maintain the Goodrich Memorial Library (#18).

Maritime History

Various boats have transported both passengers and freight on Lake Memphremagog since its earliest settlement. Many of the boats were closely interwoven with the lumber industry, while others were strictly tourist vessels. Most of these boats have been removed from the waters. Virtually no references to boats that remain beneath the waters in Newport have been found.

Ferries, as noted above, initially provided the connection between the east and west sides of the lake until the construction of the bridge in 1832. The first boats on the lake were canoes "dug out" of the pine trees felled along the banks. As the population increased, several ferrying systems began. Jebediah Richardson's ferry was the most successful in the early nineteenth century. In 1813, Richardson was given the first charter by the Vermont legislature to operate a ferry across the lake, requiring him to provide safe ferriage as well as suitable landings. Most of the earliest ferries were oar-propelled, though horse-driven ferries operated by paddlewheels were also reported. Some ferries were large enough to carry a heavy team wagon, or stagecoach and a span of horses. Captain George Washington Fogg, a long-time Newport navigator, owned the *Ho Boy*, one of a number of ferries used to transport goods and livestock across the lake.

Other working boats on the lake included barges and towing tugs. Barges were used primarily to move logs to the Newport mills. During the nineteenth century at least four steam or gasoline powered towing tugs were used to haul various goods such as lime rock and wood for the lumber kilns in Newport. Several commercial boats were operated on the lake during the second half of the nineteenth century. During the 1860s the *Water Witch*, a 45-foot sidewheel steam yacht used primarily for trade traveled twice a week from Georgeville, Canada to Newport.

Many notable pleasure boats served the large number of tourists that visited Newport during the summer months. The three most important boats were the *Mountain Maid*, the *Lady of the Lake*, and the *Anthemis*. The largest, the *Lady of the Lake*, was a steel-hulled, side paddlewheel steamer that ran from 1867 to 1917. During this time it was one of the chief attractions for tourists and summer visitors. The steamer held up to 800 passengers from Canada and the United States, and often provided music, dancing and other entertainment including operas performed by traveling companies. The boat became incorporated into the seal of the City of Newport. It was owned by Sir Hugh Allen, who also owned the Allen Royal Mail Line. Sir Allen lived at Belmere Estate on the Lake and was reputedly the richest man in Canada in 1871. He formed the Lake

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Memphremagog Navigation Company during this time to publicize and develop the lake area. Captain George Washington Fogg was captain of both the *Mountain Maid* and the *Lady of the Lake*. Captain Fogg was well known for the stories he would tell about the lake, including sighting of the illusive sea serpent, Memphre. By the mid-twentieth century, activity of the large pleasure boats on the lake ceased as the aging vessels were sold to private owners or scrapped. The Yacht Club burned in 1946. In 1995 the new Gateway Building (#106) opened on the site of the former Yacht Club, and a year later, the *Newport Princess* was launched, continuing the tour boat tradition. In addition, smaller privately owned craft have long been common on the lake and have included early propeller-driven boats, small steamers, a flat bottom barge that was converted to a houseboat, speedboats, and sailboats.

### The Railroad

Newport's development was dramatically impacted by the arrival of the railroad in the mid-nineteenth century. In 1863, the first line, the Connecticut and Passumpsic Railroad, arrived in Newport from the south. This railroad had started at White River Junction in 1848, and went as far as St. Johnsbury in 1850. By 1870, Newport was connected to Sherbrooke, Quebec in the north. In 1873 the Missisquoi and Clyde Rivers Railroad Company (also known as the "Southeastern") connected Newport with Richford to the west. This line was continued up to Montreal by 1883. By 1887, a chain of railroads from Vermont's southern border that followed the Connecticut River connected up with others in Newport to form part of the Boston and Maine Railroad. Long Bridge was completed in 1863 so residents across the lake on the southeastern shores could more easily get to the trains. By the 1880s Newport boasted the most extensive railroad activity north of Concord, New Hampshire, with fifteen trains a day stopping there.

The first railroad depot was built around 1868 on the west side of the tracks at the east end of Main Street, opposite a small hotel built by the railroad known as the Lake House. The depot burned in 1902 and a second depot was constructed several years later. The last passenger train departed Newport on July 18, 1965 and the second depot was torn down shortly thereafter. The tracks that parallel the northern boundary of the historic district continue to reflect the railroad history of Newport.

### Hotels

Newport had a number of hotels, all located near the railroad and the wharf, and each hotel boasted its own livery. The hotels and stables have been lost to fire or demolition. The Memphremagog House was the oldest and most important hotel. It was located on the site of the

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U. S. Emigration Station/Office building (#1). The Memphremagog House was built in six stages, first in 1838 as part of a double log home, it later grew to its full size after the railroad arrived in town, and it ultimately burned to the ground in 1907. By the late nineteenth century, the five-story, U-shaped hotel with a mansard roof, had rooms for 300 guests, pure drinking water via the new waterworks in town, and it housed offices for the railroad, and retail space for local businesses. It was considered one of the best hostelries in New England.

Street History

The first road through Newport village was the Burlington to Derby road completed in 1832 that became Main Street. The road extended east-west between the wharf at the eastern end of the peninsula to the area where the Court House (#22) stands today, and turned southerly and then uphill diagonally on what is now Pleasant Street just southwest of the historic district. The first street off Main was Wharf Street (later Lane Avenue) located adjacent to the Memphremagog House where the State Office Building is today (#3); the street no longer exists. Early commercial buildings were clustered primarily at the east end of Main Street as they are today, and three remain from the late nineteenth century (#s 4, 15, 16), although twentieth century additions largely obscure original features. By the 1850s, Coventry Street (also called First Street for a time) had been laid out and houses were built west of it. In 1864 the first lots were sold on Second Street and the street was laid out at that time. Soon residential construction radiated out from Main Street, as new streets were developed to handle increased needs for housing due to the railroad and commercial development in town. By 1885 new streets included Lake Street (later called North Avenue and today Seymour Lane), Eastern Avenue, Second Street, Third Street (then called School Street), and Bayview Street. Central Street and Summer Street were laid out around 1895 and were the last two streets in the historic district to be developed. Both of these streets have a high number of multi-family dwellings dating from the turn of the twentieth century, and Summer Street is distinguished by its four similar duplexes built side-by-side (#s 66-69). Two of the oldest dwellings in the historic district (#s 41 and 47) are Greek Revival houses on Central Street that predate the opening of the street, and may have been moved to their existing locations. The oldest known structure in the historic district is the 1846 Union House Church (#60) built in the early settlement area of Newport on Lake Road, and moved to its current location on Second Street during the late nineteenth century.

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### **Verbal Boundary Description of the Newport Downtown Historic District:**

With Main Street as its axis, the Newport Downtown Historic District includes all or parts of Coventry, Eastern, Central, Second, Summer, Third, School, and Bayview Streets, Field Avenue, Seymour Lane, and Fyfe Drive. The boundary of the Newport Downtown Historic District is shown within the solid line on the accompanying map.

### **Boundary Justification for the Newport Downtown Historic District**

The Boundary of the Newport Downtown Historic District encompasses an area recognized as an early commercial, business and residential district that evolved during the mid to late nineteenth century in Newport. Included within the district are entire streets or portions of streets including Coventry, Central, Second, Summer, Third, School, and Bayview Streets, Eastern Avenue, Field Avenue, Seymour Lane, and Fyfe Drive as they extend north and south of Main Street. The Newport Downtown Historic District is bordered on the north by Lake Memphremagog; on the east by Pomerleau Park and the east side of Coventry Street; on the south by the south sides of Eastern Avenue and Summer Street; and on the west by four contiguous properties lining the west side of Second Street between Eastern Avenue to Summer Street, and properties north from site #74 along the west side of Third Street and School Street crossing Fyfe Drive to the lake.

2006

6-1-06

Suzanne Jarnale  
National Register Specialist

Please be advised  
that we do object to  
the listing of our  
property.

yours truly  
R E Handy  
Elizabeth Finnegan

STATE OF VERMONT  
CHITTENDEN COUNTY, SS.

At Colchester, Vermont, this 1<sup>st</sup> day of June, 2006 A.D.

Elizabeth Finnegan personally appeared

and she acknowledged this instrument, by her

sealed and subscribed to be her free act and deed.

Before me, Maude B. Mori

NOTARY PUBLIC

Commission Expires 2/10/07

May 18, 2006

Dear Suzanne C. Jamele,

We, Ernest and Louise Choquette object  
to having our property (Newport Downtown  
Historical District, Building #47) to be  
considered by the Vt. Advisory Council  
on Historic Preservation for  
nomination to the National Register  
of Historic Places.

Sincerely,

Ernest Choquette

Louise Choquette 5/18/06

Trise Delf

Notary Public

2-10-07

witness to Ernest + Louise  
Choquette

5-19-06

Division for Historic Preservation  
Suzanne C. Janelle  
Montpelier VT 05620

RE: Newport Downtown Historic District  
Building # 46

This is to inform you that we are  
the only owners of this property and that  
we do not wish to have it listed  
with the National Historic Preservation  
Act Register. Thank you.

Leopold Campbell  
Rachel Campbell  
P.O. Box 912  
Newport VT 05855

STATE OF VERMONT  
ORLEANS COUNTY, SS to  
At City of Newport, this 18 day of May, A.D. 2006  
personally appeared Leopold & Rachel Campbell  
and acknowledged this instrument, by their sealed and  
subscribed, to be their free act and deed.  
Before me, Freemantle M. Hartley  
Notary Public

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Newport Downtown Historic District  
Newport, Orleans County, Vermont

Section number Table of Properties Page 1

Historic District No.	Address	Historic Property Name or Type	Date Built	Style	Contributing or Non-contributing
1	70 Main St.	US Emigration Station / Offices	1938	Colonial Revival	C
2	95 Main St.	Commercial	c. 1920	Colonial Revival	C
3	100 Main St.	State Office Building	1998	No style	NC
4	107 Main St.	Commercial	c. 1885 / c. 1920	Colonial Revival	C
5	119 Main St.	Commercial	c. 1920 / c. 1970	Colonial Revival / Modernist	C
6	125 Main St.	Commercial	1978	No style	NC
7	137 Main St.	Commercial	c. 1940	No style	NC
8	138 Main St.	J. J. Newbury/ The Landing Co.	c. 1950 / 1998	Modified International Style	C
9	150 Main St.	Commercial	1955	American International Style	C
10	151 Main St.	Commercial	1939	Moderne	C
11	153 Main St.	Police's Fruit Store Commercial / Apartments	c. 1900	Italianate	C
12	158 Main St.	Commercial	c. 1930	Art Deco / No style	C
13	167 Main St.	Commercial & Apartments	c. 1905 / c. 1919	Colonial Revival	C
14	177 Main St.	Commercial & Apartments	c. 1925	Italianate	C
15	181 Main St.	Commercial & Apartments	c. 1880 / c. 1945	Moderne	C
16	189 Main St.	Commercial & Apartments	c. 1870 / c. 1925	Italianate	C
17	194 Main St.	Montgomery Ward	c. 1930	Moderne	C

United States Department of the Interior  
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## National Register of Historic Places Continuation Sheet

Newport Downtown Historic District  
Newport, Orleans County, Vermont

Section number Table of Properties Page 2

18	202 Main St.	Goodrich Memorial Library	1898	Queen Anne / Romanesque	C
19	217 Main St.	U.S. Federal Building	1904	Neo-Classical Revival	C
20	222 Main St.	Armory / City Hall	1920	Neo-Classical Revival	C
21	246 Main St.	Commercial & Apartments	c. 1905	No style	C
22	247 Main St.	Orleans County Courthouse	1886	Queen Anne/Richardson Romanesque	C
22a	247 Main St.	Jail	1903	No style	C
22b	247 Main St.	Jailhouse	1886	No style	C
22c	247 Main St.	County Sheriff's Office	c. 1885	Queen Anne	C
23	266 Main St.	Commercial (vacant)	1958	No style	NC
24	273 Main St.	Offices	c. 1905 / c. 1940	Queen Anne	C
24a	273 Main St.	Offices	1952	No style	NC
25	283 Main St.	Commercial	1940	No style	NC
26	316 Main St.	Offices	c. 1910	Colonial Revival	C
26a	316 Main St.	Garage	c. 1910	Colonial Revival	C
27	319 Main St.	Service Station	c. 1930	Moderne/No style	C
28	325 Main St.	Duplex	1900	No style	C
29	38 Coventry St.	Commercial	c. 1900/ c. 1940	No style	C
30	48 Coventry St.	Commercial	1949	American International Style	C
31	54 Coventry St.	The Pick & Shovel Hardware and Home Center: Main Building	1918 / c. 1950 / 1975	Colonial Revival	C

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Newport Downtown Historic District  
Newport, Orleans County, Vermont

Section number Table of Properties Page 3

31a	54 Coventry St.	The Pick & Shovel Hardware and Home Center: Lumber Shed/Warehouse	c. 1945/ c. 1980	No style	NC
31b	54 Coventry St.	The Pick & Shovel Hardware and Home Center: Shavings Building	c. 2000	No style	NC
31c	54 Coventry St.	The Pick & Shovel Hardware and Home Center: Carriage Barn	c. 1895	No style	C
32	150 Coventry St.	Commercial	1967	No style	NC
33	28 Eastern Ave.	B.F. Moore & Co. / Slalom Skiwear, Inc.	1894	No style	C
34	56 Eastern Ave.	Duplex	c. 1895	No style	C
35	66 Eastern Ave.	Four-Square House	c. 1895	No style	C
36	72 Eastern Ave.	Four-Square House	c. 1895	No style	C
37	32 Central St.	Offices	c. 1920	No style	C
38	42 Central St.	Commercial / Residential	c. 1910	Neo-Classical Revival	C
39	74 Central St.	House / Duplex	c. 1900	Vernacular Queen Anne	C
39a	74 Central St.	Garage	c. 1925	No style	C
40	84 Central St.	House	c. 1900	Vernacular Colonial Revival	C
41	98 Central St.	House	c. 1860	Greek Revival	C
41a	98 Central St.	Garage	c. 1920	No style	C
42	109 Central St.	House	c. 1900	No style	C
43	110 Central St.	Commercial	c. 1940 /	No style	NC

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Newport Downtown Historic District  
Newport, Orleans County, Vermont

Section number Table of Properties Page 4

			c. 1980		
44	111 Central St.	Duplex	c. 1900	Queen Anne	C
45	118 Central St.	House / Apartments	c. 1895	Queen Anne	C
46	123 Central St.	Duplex / Apartments	c. 1900	No style	C
47	140 Central St.	House / Apartments	c. 1870	Greek Revival	C
47a	140 Central St.	Garage	c. 1940	No style	C
48	141 Central St.	Veterans of Foreign Wars	c. 1900 / c. 1980	No style	NC
49	142 Central St.	House	c. 1930	Colonial Revival	C
50	32 Second St.	Commercial	1960	Colonial Revival	NC
51	35 Second St.	Apartments	c. 1880	Greek Revival	C
52	47 Second St.	Commercial / Apartments	c. 1880	French Second Empire	C
53	44 Second St.	St. Mark's Episcopal Church	1883	Stick Style	C
53a	44 Second St.	Rectory / Parish House	1899	Queen Anne	C
54	57 Second St.	House / Apartments	c. 1875 / c. 1920	No style	C
55	58 Second St.	House	c. 1865	Queen Anne	C
56	69 Second St.	Duplex	c. 1900	Queen Anne	C
57	83 Second St.	David M. Camp House House / Apartments	c. 1865	No style	C
57a	83 Second St.	Garage	c. 1990	No style	NC
58	84 Second St.	C. J. Hibbard House / Duplex	c. 1875	French Second Empire	C
59	88 Second St.	Governor's Mansion / Masonic Temple / Apartments	c. 1895	Queen Anne	C

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# National Register of Historic Places Continuation Sheet

Newport Downtown Historic District  
Newport, Orleans County, Vermont

Section number Table of Properties Page 5

60	100 Second St.	Union House Church / Offices	1846 / c. 1890 / 1917	Greek Revival / Colonial Revival	C
61	107 Second St.	House	c. 1875 / c. 1940	No style	C
61a	107 Second St.	Garage	c. 1940	No style	C
62	112 Second St.	House / Apartments	c. 1875 / c. 1920	Colonial Revival	C
62a	112 Second St.	Carriage Barn / Garage	c. 1900	No style	C
63	115 Second St.	House / Apartments	c. 1895	Colonial Revival	C
63a	115 Second St.	Carriage Barn	c. 1895	No style	C
64	143 Second St.	House	c. 1920	No style	NC
65	147 Second St.	Willard R. Prouty House	c. 1890	Queen Anne	C
65a	147 Second St.	Carriage Barn	c. 1890	Queen Anne	C
66	25 Summer St.	Duplex	c. 1900	No style	C
67	35 Summer St.	Duplex	c. 1900	Colonial Revival	C
68	45 Summer St.	Duplex	c. 1895	Queen Anne	C
69	59 Summer St.	Duplex	c. 1895	Queen Anne	C
69a	59 Summer St.	Barn	c. 1905	No style	C
70	71 Summer St.	Duplex	c. 1925 / c. 1945	Colonial Revival	C
71	24 Third St.	Burbank & Slee / Commercial / Apartments	c. 1920	Italianate	C
71a	24 Third St.	Apartments	c. 1905	No style	C
72	28 Third St.	Apartments	c. 1910	No style	C

United States Department of the Interior  
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# National Register of Historic Places Continuation Sheet

Newport Downtown Historic District  
Newport, Orleans County, Vermont

Section number Table of Properties Page 6

73	38 Third St.	Apartments	c. 1935	No style	C
73 a	38 Third St.	Duplex	c. 1935	Colonial Revival	C
73b	38 Third St.	Garage	c. 1935	No style	C
73c	38 Third St.	Garage	c. 1935	No style	C
74	58 Third St.	House / Offices	c. 1885	Queen Anne	C
75	63 Third St.	United Church of Newport	1913 / 1968	High Victorian Gothic / International Style	C
75a	63 Third St.	Garage	c. 1950	No style	C
76	35 School St.	House	c. 1905	Queen Anne	C
76a	35 School St.	Carriage Barn	c. 1910	No style	C
77	41 School St.	Duplex	c. 1875 / c. 1915	Colonial Revival	C
78	65 School St.	Newport High School / United Christian Academy	1926	Neo-Classical Revival	C
79	70 School St.	House / Apartments	c. 1875 / c. 1910	No style	C
79a	70 School St.	Garage	c. 1945	No style	C
80	74 School St.	House	c. 1870	No style	C
81	83 School St.	House / Offices	c. 1885	Queen Anne	C
82	96 School St.	Lucius Robinson House	c. 1875 / c. 1950	Colonial Revival	C
83	97 School St.	House	c. 1940	Dutch Colonial	C
83a	97 School St.	Garage	c. 1995	No style	NC
84	35 Bayview St.	Apartments	c. 1945	International Style	C

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## National Register of Historic Places Continuation Sheet

Newport Downtown Historic District  
Newport, Orleans County, Vermont

Section number Table of Properties Page 7

85	40 Bayview St.	Apartments	c. 1905	Queen Anne	C
85a	40 Bayview St.	House / Apartments	c. 1885 / c. 1913	Queen Anne	C
85b	40 Bayview St.	Community Garage	c. 1945	No style	C
86	55 Bayview St.	Apartments	c. 1885	Queen Anne	C
87	73 Bayview St.	House / Apartments	c. 1890	Queen Anne	C
88	74 Bayview St.	House / Apartments	c. 1885	Queen Anne	C
89	84 Bayview St.	House / Duplex	c. 1885	Queen Anne	C
89a	84 Bayview St.	Garage	c. 1915	No style	C
90	91 Bayview St.	House / Apartments	c. 1885 / c. 1940	Queen Anne	C
91	92 Bayview St.	House	c. 1885	Queen Anne	C
92	99 Bayview St.	House	1978	Ranch	NC
93	36 Field Ave.	Jerry E. Dickerman House / Apartments	c. 1875	French Second Empire	C
94	74 Field Ave.	House / Apartments	1884	Queen Anne	C
94a	74 Field Ave.	Three-bay garage	c. 1915	No style	C
95	55 Seymour Lane	Offices	c. 1950	No style	C
96	62 Seymour Lane	Apartments	c. 1900	No style	C
97	71 Seymour Lane	Commercial	c. 1910	No style	C
98	72 Seymour Lane	Duplex	c. 1905	No style	C
99	82 Seymour Lane	Duplex	c. 1895	No style	C
100	89 Seymour Lane	Duplex	c. 1910	No style	C

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**National Register of Historic Places  
Continuation Sheet**

Newport Downtown Historic District  
Newport, Orleans County, Vermont

Section number Table of Properties Page 8

101	90 Seymour Lane	House	c. 1910	Colonial Revival	C
101a	90 Seymour Lane	Garage	c. 1915	No style	C
102	95 Seymour Lane	House / Apartments	c. 1910	No style	C
103	101 Seymour Lane	Apartments	c. 1910	French Second Empire	C
104	102 Seymour Lane	Duplex / Apartments	c. 1900	Queen Anne	C
105	111 Seymour Lane	House / Apartments	c. 1900	Queen Anne	C
106	84 Fyfe Dr.	Gateway Building	1995	No style	NC
106a	84 Fyfe Dr.	Gateway Center Store	c. 1940	No style	C

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## National Register of Historic Places Continuation Sheet

Newport Downtown Historic District  
Newport, Orleans County, Vermont

Section number Photographs Page 1

**All Photographs taken by Liz Pritchett**

**A CD of all photographs is on file at the Vermont Division for Historic Preservation,  
Montpelier, VT**

Photo No.	Historic District No.	Address	Historic Property Name or Type	Date of Photograph
1	N/a	Main street	Context photo	Oct. 2005
2	N/a	Main Street	Context photo	Oct. 2005
3	1	70 Main St.	US Emigration Station / Offices	Oct. 2005
4	2	95 Main St.	Commercial	Oct. 2005
5	3	100 Main St.	State Office Building	Oct. 2005
6	4	107 Main St.	Commercial	Oct. 2005
7	5	119 Main St.	Commercial	Oct. 2005
8	6	125 Main St.	Commercial	Oct. 2005
9	7	137 Main St.	Commercial	Oct. 2005
10	8	138 Main St.	J. J. Newbury/ The Landing Co.	Oct. 2005
11	9	150 Main St.	Commercial	Oct. 2005
12	10	151 Main St.	Commercial	Oct. 2005
13	11	153 Main St.	Police's Fruit Store Commercial / Apartments	Oct. 2005
14	12	158 Main St.	Commercial	Oct. 2005
15	13	167 Main St.	Commercial & Apartments	Oct. 2005
16	14	177 Main St.	Commercial & Apartments	Oct. 2005
17	15	181 Main St.	Commercial & Apartments	Oct. 2005
18	16	189 Main St.	Commercial & Apartments	Oct. 2005
19	17	194 Main St.	Montgomery Ward	Oct. 2005
20	18	202 Main St.	Goodrich Memorial Library	Oct. 2005

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# National Register of Historic Places Continuation Sheet

Newport Downtown Historic District  
Newport, Orleans County, Vermont

Section number Photographs Page 2

21	19	217 Main St.	U.S. Federal Building	Oct. 2005
22	20	222 Main St.	Armory / City Hall	Oct. 2005
23	21	246 Main St.	Commercial & Apartments	Oct. 2005
24	22	247 Main St.	Orleans County Courthouse	Oct. 2005
25	22a & b	247 Main St.	Jail & Jailhouse	Oct. 2005
26	22c	247 Main St.	County Sheriff's Office	Oct. 2005
27	23	266 Main St.	Commercial (vacant)	Oct. 2005
28	24	273 Main St.	Offices	Oct. 2005
29	24a	273 Main St.	Offices	Oct. 2005
30	25	283 Main St.	Commercial	Oct. 2005
31	26	316 Main St.	Offices	Oct. 2005
32	26a	316 Main St.	Garage	Oct. 2005
33	27	319 Main St.	Service Station	Oct. 2005
34	28	325 Main St.	Duplex	Oct. 2005
35	29	38 Coventry St.	Commercial	Oct. 2005
36	30	48 Coventry St.	Commercial	Oct. 2005
37	31	54 Coventry St.	The Pick & Shovel Hardware and Home Center: Main Building	Oct. 2005
38	31	54 Coventry St.	The Pick & Shovel Hardware: Main Building facing Central St.	Oct. 2005
39	31a	54 Coventry St.	The Pick & Shovel Hardware: Lumber Shed/Warehouse	Oct. 2005
40	31b	54 Coventry St.	The Pick & Shovel Hardware: Shavings Building	Oct. 2005
41	31c	54 Coventry St.	The Pick & Shovel Hardware: Carriage Barn	Oct. 2005
42	32	150 Coventry St.	Commercial	Oct. 2005
43	33	28 Eastern Ave.	B.F. Moore & Co. / Slalom Skiwear, Inc.	Oct. 2005

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# National Register of Historic Places Continuation Sheet

Newport Downtown Historic District  
Newport, Orleans County, Vermont

Section number Photographs Page 3

44	34	56 Eastern Ave.	Duplex	Oct. 2005
45	35	66 Eastern Ave.	Four-Square House	Oct. 2005
46	36	72 Eastern Ave.	Four-Square House	Oct. 2005
47	37	32 Central St.	Offices	Oct. 2005
48	38	42 Central St.	Commercial / Residential	Oct. 2005
49	39 & 39a	74 Central St.	House / Duplex	Oct. 2005
50	40	84 Central St.	House	Oct. 2005
51	41	98 Central St.	House	Oct. 2005
52	41a	98 Central St.	Garage	Oct. 2005
53	42	109 Central St.	House	Oct. 2005
54	43	110 Central St.	Commercial	Oct. 2005
55	44	111 Central St.	Duplex	Oct. 2005
56	45	118 Central St.	House / Apartments	Oct. 2005
57	46	123 Central St.	Duplex / Apartments	Oct. 2005
58	47 & 47a	140 Central St.	House / Apartments	Oct. 2005
59	48	141 Central St.	Veterans of Foreign Wars	Oct. 2005
60	49	142 Central St.	House	Oct. 2005
61	N/a	Second St.	Context view	Jan. 2005
62	50	32 Second St.	Commercial	Oct. 2005
63	51	35 Second St.	Apartments	Oct. 2005
64	52	47 Second St.	Commercial / Apartments	Oct. 2005
65	53 & 53a	44 Second St.	St. Mark's Episcopal Church, Rectory/ Parish House	Oct. 2005
66	54	57 Second St.	House / Apartments	Oct. 2005

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# National Register of Historic Places Continuation Sheet

Newport Downtown Historic District  
Newport, Orleans County, Vermont

Section number Photographs Page 4

67	55	58 Second St.	House	Oct. 2005
68	56	69 Second St.	Duplex	Oct. 2005
69	57 & 57a	83 Second St.	David M. Camp House House / Apartments	Oct. 2005
70	58	84 Second St.	C. J. Hibbard House / Duplex	Jan. 2005
70	59	88 Second St.	Governor's Mansion / Masonic Temple / Apartments	Jan. 2005
70	60	100 Second St.	Union House Church / Offices	Jan. 2005
71	61 & 61a	107 Second St.	House	Oct. 2005
72	62	112 Second St.	House / Apartments	Oct. 2005
73	62a	112 Second St.	Carriage Barn / Garage	Oct. 2005
74	63	115 Second St.	House / Apartments	Oct. 2005
75	63a	115 Second St.	Carriage Barn	Oct. 2005
76	64	143 Second St.	House	Oct. 2005
77	65	147 Second St.	Willard R. Prouty House	Oct. 2005
78	65a	147 Second St.	Carriage Barn	Oct. 2005
79	66-69	Summer St.	Context view	Oct. 2005
80	66	25 Summer St.	Duplex	Oct. 2005
81	67	35 Summer St.	Duplex	Oct. 2005
82	68	45 Summer St.	Duplex	Oct. 2005
83	69	59 Summer St.	Duplex	Oct. 2005
84	69a	59 Summer St.	Barn	Oct. 2005
85	70	71 Summer St.	Duplex	Oct. 2005
86	71	24 Third St.	Burbank & Slee / Commercial / Apartments	Oct. 2005
87	71a	24 Third St.	Apartments	Oct. 2005

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# National Register of Historic Places Continuation Sheet

Newport Downtown Historic District  
Newport, Orleans County, Vermont

Section number Photographs Page 5

88	72	28 Third St.	Apartments	Oct. 2005
89	73	38 Third St.	Apartments	Oct. 2005
90	73 a & c	38 Third St.	Duplex and Garage	Oct. 2005
91	73b	38 Third St.	Garage	Oct. 2005
92	74	58 Third St.	House / Offices	Oct. 2005
93, 94	75	63 Third St.	United Church of Newport	Oct. 2005
95	75a	63 Third St.	Garage	Oct. 2005
96	76 & 76a	35 School St.	House	Oct. 2005
97	77	41 School St.	Duplex	Oct. 2005
98	78	65 School St.	Newport High School / United Christian Academy	Oct. 2005
99	79	70 School St.	House / Apartments	Oct. 2005
100	80	74 School St.	House	Oct. 2005
101	81	83 School St.	House / Offices	Oct. 2005
102	82	96 School St.	Lucius Robinson House	Oct. 2005
103	83 & 83a	97 School St.	House	Oct. 2005
104	85a,88, 89,91	Bayview St.	Context view	Oct. 2005
105	84	35 Bayview St.	Apartments	Oct. 2005
106	85 & 85b	40 Bayview St.	Apartments, Community Garage	Oct. 2005
107	85a	40 Bayview St.	House / Apartments	Oct. 2005
108	86	55 Bayview St.	Apartments	Oct. 2005
109	87	73 Bayview St.	House / Apartments	Oct. 2005
110	88	74 Bayview St.	House / Apartments	Oct. 2005
111	89	84 Bayview St.	House / Duplex	Oct. 2005

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# National Register of Historic Places Continuation Sheet

Newport Downtown Historic District  
Newport, Orleans County, Vermont

Section number Photographs Page 6

112	89a	84 Bayview St.	Garage	Oct. 2005
113	90	91 Bayview St.	House / Apartments	Oct. 2005
114	91	92 Bayview St.	House	Oct. 2005
115	92	99 Bayview St.	House	Oct. 2005
116	93	36 Field Ave.	Jerry E. Dickerman House / Apartments	Oct. 2005
117	94	74 Field Ave.	House / Apartments	Oct. 2005
118	94a	74 Field Ave.	Three-bay garage	Oct. 2005
119	95	55 Seymour Lane	Offices	Oct. 2005
120	95 & 8	55 Seymour Lane (r) & 138 Main St. (l)	Offices and Commercial	Oct. 2005
121	96	62 Seymour Lane	Apartments	Oct. 2005
122	97	71 Seymour Lane	Commercial	Oct. 2005
123	98	72 Seymour Lane	Duplex	Oct. 2005
124	99	82 Seymour Lane	Duplex	Oct. 2005
125	100	89 Seymour Lane	Duplex	Oct. 2005
126	101 & 101a	90 Seymour Lane	House & garage	Oct. 2005
127	102	95 Seymour Lane	House / Apartments	Oct. 2005
128	103	101 Seymour Lane	Apartments	Oct. 2005
129	104	102 Seymour Lane	Duplex / Apartments	Oct. 2005
130	105	111 Seymour Lane	House / Apartments	Oct. 2005
131	106 & 106a	84 Fyfe Dr.	Gateway Building	Oct. 2005

# Newport Downtown Historic District Map

Newport City, Orleans County, Vermont  
 Listed in the National Register of Historic Places  
 (Numbers correspond to Register listing that follows.)



Source: Newport City Tax Maps  
 Bob Kelley  
 April 24, 2006