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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 an 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 143 Highland Avenue

other names/site number _____

2. Location

street & number 143 Highland Avenue ^{n/a} not for publication

city or town Hardwick ^{n/a} vicinity

state Vermont code VT county Caledonia code 005 zip code 05843

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Elva Gilbertson National Register Specialist March 1, 2000
Signature of certifying official/Title Date
Vermont State Historic Preservation Office
State of 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 official/Title Date

State of Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the 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): _____

Elson A. Beall Signature of the Keeper 4/6/00 Date of Action

143 Highland Avenue
Name of Property

Caledonia County, Vermont
County and State

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
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

n/a

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/multiple dwelling

Current Functions
(Enter categories from instructions)

Domestic/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Other: tenement

Materials
(Enter categories from instructions)

foundation granite

walls weatherboard

roof asphalt

other wood

Narrative Description

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

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Continuation SheetSection number 7 Page 1 143 Highland Avenue
Hardwick, Caledonia Co., VT

The vernacular tenement constructed in c.1889 at 143 Highland Avenue is a large, 2 ½ story, 5 x 4 bay, clapboarded multi-family dwelling. The eaves-front house is located on the west side of Highland Avenue, a residential street of generously-spaced, nineteenth and early twentieth century structures, and is sited so that its east gable end is approximately 20 feet from and nearly parallel to the street. The south-facing front elevation is distinguished by a centered entry that is flanked by 2-story, three-sided bay windows in the second and fourth bays, each of which is capped by a single-light, shed dormer on the front roof slope. The tenement is built into the slope of the land so that its rear (north) wall reveals a full height basement exterior wall. The rear elevation also features a 2-story wooden porch and a centered, two-light shed dormer. The building contains six apartments, two nearly mirror image units on both the first and second floors, and single apartments in the basement and in the attic. The building retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

The 2 ½ story clapboarded multi-family house has a wood frame, cut granite block foundation, and asphalt shingle-covered gable roof. Two simple, symmetrical brick chimneys sit on the roof ridge, the southern one of which has been shortened in height, and capped. The building's front facade features prominent 2-story, three-sided bay windows in the second and fourth bays which terminate tight up under the soffit of the main roof. The center panels in the bay windows are lit by paired 2/2 sash windows. The single windows in the outside panels have 1/1 sash. Each bay window is capped by a single-light, shed roofed dormer sided with wood shingles, some of which are imbricated. The primary entry, centered between the bay windows, is recessed behind the plane of the front wall and covered by a shed-roofed hood which is contiguous with the wide roof cornice band of the first story bay windows. Simple wooden steps with metal pipe railings lead up onto the shallow, covered wooden porch and recessed entry. The entry is filled by a modern, glazed, metal exterior door.

The tenement's rear facade features a 2-story, 5-bay wide, shed-roofed wooden porch which extends from the northeast corner of the building across approximately two-thirds of the wall, and occupying the first and second stories of the building. The contemporary porch is made of square posts with square diagonal bracing and has simple square balustrades at each deck. A single, two-light, shed roofed dormer sided with square wooden shingles is centered on the rear roof slope. The basement of the rear wall features a centered entry door to the apartment at this level, flanked by three sash

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windows to the west and two to the east. A second basement door, located in the extreme northwest corner of the wall, leads into common laundry/mechanical areas. Above the basement, the main level shows two doors that serve as rear entries onto the porch for the apartments on this story, each of which is flanked by two window openings. Rear porch doors for the two second story apartments are each flanked only by a single window. All rear elevation doors are also modern, metal exterior doors.

The tenement's gable ends are defined by four window openings across the main levels. The gables are lit by two windows which match those on the lower floors. All window openings are filled with single-glaze, modern wooden sash with simple molded profile. With exception of the eight 1/1 sash found in the outside panels of the front bay windows, all sash are 2/2s.

Historic wooden trim elements across the building include wide overhanging eaves with beaded-board soffits, molded cornices, wide gable fascia and flat corner boards.

INTERIOR

The tenement's interior plan reflects the symmetry of its exterior, and is defined by a significant two-story central staircase that climbs up from a tiny first floor entry hall, past the second floor, towards the rear of the building and into the attic. The hall and staircase lead to two nearly mirror-image apartments on the first and second floor and to a single apartment in the attic.

The unadorned front hall and two-story staircase are significant, character-defining features of the tenement house because they provide no sense of or opportunity for common or public space but instead are entirely utilitarian, serving only to give access to the multiple, separate living spaces within the building. The front door opens into a very small, almost square entry hall from which first floor apartment doors open immediately to the left and to the right. Straight ahead, the staircase, tightly enclosed between full height walls, begins to climb to the attic. The stairs initially climb to a small landing located several feet below the second floor level. From this landing, two additional short sets of stairs, constructed at right angles to the main stairs, climb to the second floor level and to entry doors for the second story apartments. Straight ahead the main stairs continue to climb up and eventually onto another landing, located within the space in the attic kneewall created by the rear dormer. From the kneewall landing, the stairs reverse direction, and climb now towards the front of the tenement, terminating at a small landing at the entry to the attic apartment.

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The nearly mirror-image apartments on the first and second floors retain their historic plan of two rooms wide by three rooms deep. The front interior rooms, distinguished by the large bay windows, serve as living rooms. The center interior spaces function as halls and baths. Kitchens, located in the rear interior space, have rear door access to the porch. Bedrooms are located in the three exterior rooms. First floor entry doors lead directly into the living rooms. On the second floors, entry doors open into the halls contained in the center interior spaces. Historic interior detailing on the first and second floors is limited; window and door surrounds are made of flat boards. Wainscoting has been retained on portions of kitchen walls and the in the middle exterior bedroom, which may have historically been the dining area. Unusual curved trim with stylized pilasters, which once defined a wide arched-opening between the center and rear interior rooms, has been retained in place on the now in-filled wall in the kitchens.

The plans and finishes of the single apartments in the attic and basement are not historic. The attic features bedrooms in the four building corners, kitchen and bath in the center rear and an open living/dining area in the center front, incorporating the kneewall space created by the front dormers. The two-bedroom basement apartment, which occupies the width and approximately two-third the depth of the basement, is a handicapped accessible unit. Common laundry and mechanical rooms, accessed by an exterior door in the northwest corner of the rear wall, are located in the middle portion of the basement. The front portion is unfinished.

In 1999, 143 Highland Avenue was rehabilitated as affordable rental apartments using the Reinvestment Income Tax Certification program and following the guidelines of the Secretary of the Interior's Standards for Rehabilitation. Current Life Safety Code regulations as well as contemporary lifestyle expectations required that several changes be made to the historic building. All of the historic 2/2 and 1/1 wooden sash windows, which were deteriorated and contained lead, were replaced with new, wooden, 2/2 and 1/1 single glaze, true divided light, double hung sash with a simple muntin profile that matches the original as closely as possible.

Sanborn Fire Insurance maps from the early twentieth century show a full width rear porch on the tenement, but the structurally deficient porch that existed prior to rehabilitation extended only across approximately two-thirds of the rear wall, and was constructed entirely of modern, although seriously deteriorated, materials. Therefore the existing porch was removed and a new porch, compatible with the historic building, but constructed of clearly contemporary materials, was built on the existing footprint.

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The two-story interior staircase was identified as the most significant character-defining feature in the interior of the tenement, but the extremely steep rise and narrow tread width were non-compliant with current national building codes so that the staircase was not a legal means of egress. Originally, the steep, narrow stairs climbed from the first floor up to landings at the second and attic floor levels. Doors at each landing level opened into the apartments on those floors. A creative solution that allowed the retention of a narrow central staircase that is the legal means of egress was devised. The original stairs were replaced by a new, less steep, code compliant staircase that was constructed within the existing narrow hall. Because the new stairs are less steep than the historic stairs, they do not gain the full distance to the respective floors, but instead arrive adjacent to the apartment entries on new landings that are several feet below the floor levels. On the second floor, two new short sets of stairs, constructed at right angles to the central stair, climb the remaining distance to the floor level and the apartment doors. At the attic level, the new landing was constructed within the space in the kneewall created by the rear dormer. In order to facilitate a new landing large enough to allow the stairs to reverse direction and climb the remaining distance to the attic floor, the rear dormer, which was originally only one window wide, was increased in width and a second window added. Although the work undertaken to make the central stair hall the legal means of egress required removal of the historic staircase and the widening of the rear dormer, it was determined to be a reasonable compromise because it allowed for the retention of the original central hallway. The new central staircase was constructed within the historic two-story hallway and thus retains the tight, narrow feeling of the historic element, and importantly, allows the continued use of the historic hall.

Historic plans and interior trim were for the most part retained in the four apartments on the first and second floors. Prior to rehabilitation, the attic was also divided into two nearly mirror-image, very small, tight apartments, the plans of which may have been somewhat historic. The attic was rehabilitated as a single, larger apartment. In all apartments, the bathrooms appeared to have been added after the building was constructed because they were located in awkward, contrived spaces which were not consistent within the respective mirror-image plans. On the first and second floors, new kitchens were installed in the rear interior rooms and baths were located in the middle interior spaces. The plan and finishes of the basement apartment were not historic.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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

Social History

Period of Significance

1889 - 1915

Significant Dates

c. 1889

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

143 Highland Avenue
Name of Property

Caledonia County, Vermont
County and State

10. Geographical Data

Acreage of Property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

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4	9	3	1	2	3	0
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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 Mary Jo Llewellyn

organization _____ date December 1999

street & number 46 East State Street telephone 802-229-5924

city or town Montpelier state VT zip code 05602

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name Highland Hill Housing Limited Partnership

street & number 109 Professional Drive telephone 802-888-5714

city or town Morrisville state VT zip code 05661

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 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 Projects (1024-0018), Washington, DC 20503.

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The tenement house at 143 Highland Avenue is a very well-preserved example of the multi-family housing building type. Constructed c.1889, apparently in response to the increasing demand for worker housing associated with the expanding granite industry in Hardwick, Vermont, the building is being nominated to the National Register under Criteria A. In the decade of the 1890s, the granite quarrying and finishing businesses in Hardwick Village increased in number from 2 to 11. Expanded rail systems allowed more granite to be moved from the quarries to the finishing sheds and on to nation-wide distribution by 1897. As the granite industry grew, the demand for more and more workers resulted in a 60 % increase in village population in the same decade and therefore an increased demand for housing. The need for worker housing was addressed in a number of ways. Hardwick residents took in boarders, built numerous single family houses and constructed boarding houses and tenement buildings. It also is eligible for the National Register under Criteria C, because it embodies the distinctive characteristics of the type, period and method of construction of multi-family housing in Vermont during the last quarter of the 19th century and the first quarter of the 20th century. The vernacular, 2 ½ story wood frame building is distinguished by two, simple 2-story bay windows which are a reference to the Queen Anne style as found in Hardwick and Vermont during the period. The building's unadorned front hall and 2-story interior staircase provide no opportunity for public space but are simply utilitarian, providing access to separate, multiple living spaces, and are significant character-defining features of the tenement.

The granite quarrying and finishing industry that flourished in Hardwick, Vermont, during the late 19th and early 20th centuries, the largest in the world from 1903 until 1915, had its beginnings much earlier in the 19th century. Granite was being quarried by mid century and the first granite memorial business began in 1868. Completion of the Portland Ogdensburg Railroad through Hardwick in 1872 enabled the village to become the shipping point for rough granite to finishing mills in St. Johnsbury, Vermont. By 1885 at least five companies were not only quarrying but also finishing granite in Hardwick. The Woodbury Granite Company was established in 1888. The number of granite sheds in town increased from two to six in the fifteen years between 1875 and 1890. The decade of the 1890s saw a rapid expansion of the industry so that by 1895, there were eleven sheds in operation. Railroads continued to play a huge role in the expansion of the industry, when in 1892, the Boston and Maine Railroad completed a short spur track, the "Quarry Line," south along Buffalo Hill, enabling stone hauled by wagon from quarries further south to be transported to the sheds in the village by rail.

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Five years later in 1897, the Hardwick Woodbury Railroad was completed, running eight miles south to the Woodbury granite quarries. This railroad was controlled by the owners of the Woodbury Granite Company but it also provided service to the other quarries in the area. That same year, the Woodbury Granite Company decided to locate its offices and sheds in Hardwick, rather than Woodbury. By 1900 there were 18 granite manufacturers in Hardwick employing 59% of the workforce, making the industry the largest employer in the village. In 1902, the granite industry quarried and shipped over 300,000 cubic feet of granite nationwide. Hardwick secured its role as the world's leading producer and finisher of granite in 1903 when the Woodbury Granite Company bid for and was awarded the contract to quarry, cut, deliver and set 400,000 cubic feet of stone for the Pennsylvania State Capital. In order to meet the contract, the company estimated that it would need to employ 500 skilled workers and construct 700 more feet of shed room. The contract period for the job to be completed was two years, but the work was finished in 22 months. In 1904 Hardwick experienced the largest percentage of growth of any town in Vermont in the decade, when over 50 new houses were constructed. The Woodbury Granite Company continued to grow quickly, producing and erecting stone work for 50 major buildings in 1910 when 500 to 700 men were employed in quarrying and 1200 in cutting and finishing. The industry peaked in 1911 but the growth was short lived, declining after World War I, when use of concrete became more common and granite veneer began to replace solid granite.

Throughout the decade of the 1890s, the population of the Village of Hardwick increased by approximately 60%. In 1890, the Village incorporated, acquiring local autonomy and the authority to levy taxes. Municipal improvements included a village water supply, concrete sidewalks, a fire department in 1891 and in 1892, a sewer system. The Village encouraged expansion of the granite industry by authorizing a five-year tax exemption to "granite or other manufacturing business coming to town," apparently on the assumption that loss of taxes would be made up for by an expanded tax base and additional jobs. In 1897, the Village voted to build and operate a municipal electrical power plant on the Lamoille River, becoming one of the first villages in the state to develop hydropower. This action was apparently instrumental in the Woodbury Granite Company's decision to location its offices in the Village. Private interest also participated in the growth of the granite industry, when for example in 1898, ten local residents bought approximately 10 acres on the west side of the Village, along the Lamoille River and the Hardwick and Woodbury Railroad. Four of the acres were given to a subsidiary of the Woodbury Granite Company as the site of a new 200 foot long shed. Most of the remaining land was divided into one-quarter acre lots and put up for sale as house lots. The Village also extended existing streets and constructed new roads to the sheds and residential areas.

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With the expansion of the granite industry came the need for more and more skilled and unskilled workers, resulting in the 60% increase in Village population that occurred in the 1890s. While some Hardwick natives were historically associated with the industry, most Vermonters in the village were employed in non-granite occupations. On the other hand, many of the people who moved to Hardwick to work in the granite business were foreign-born, coming primarily from Scotland, Italy, England, Ireland, and Canada. Many of these were transient or seasonal workers. In the decade between 1900 and 1910, 87% of the immigrants living in Hardwick were employed in the granite industry. When the industry began to decline after WWI, most of the granite workers moved away.

Despite its contribution to the huge population growth in the Village, there was no organized effort on the part of the granite industry to provide housing for the new residents. Instead, most of the housing occupied by granite workers seems to have been supplied and owned by Hardwick natives, so that income from real estate became a major factor in Village affluence. Many families took boarders into their homes. The *Hardwick Gazette* printed advertisements for new tenements (no addresses) with bathrooms and central heat. Although no ethnic neighborhoods developed in Hardwick, many of the granite workers lived in new houses, built on small lots in the west end of town, near the sheds. Generally the workers rented rather than owned the spaces in which they lived. Despite these efforts in 1903, six months after the Woodbury Granite Company secured the Pennsylvania State Capital contract, the housing shortage remained very real. George Bickford, President of the company, stated in the *Hardwick Gazette* that housing was the biggest problem associated with the huge contract, as the additional men needed to produce the granite had no place to live and that “the town needed tenements to be built faster.” By 1910 there were five boarding houses in the village.

Specific research of the tenement at 143 Highland Avenue suggests that it is one of a number of buildings constructed in response to the growing granite industry in Hardwick. On September 14, 1888, in response to a petition “numerously signed by citizens of Hardwick Village and vicinity,” the Selectmen of Hardwick laid out and established part of “Hurricane” or Highland Avenue. In October of 1889, Jeb James Campbell, who at the time lived on a farm in the northwest part of the Town of Hardwick, purchased from J.S. Drennan “a certain piece of land commencing on the new street laid out last year by said Drennan . . . This piece of land is sold for a building lot and no buildings are to be erected within fifteen feet of line of the aforesaid street.” About 1892, J.J. Campbell sold his farm and moved into Hardwick Village, where for a time he was engaged in the

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furniture and undertaking businesses, but poor health forced him to retire from active business. The United States Census listed Campbell as a retired merchant in 1900. The census of that year did not include addresses, but the 1910 census did list streets, although no house numbers, and indicated that J.J. Campbell and his wife Cynthia lived on Highland Avenue. That same census listed Campbell's daughter LuLu and her husband Horace R. Kimball, a druggist, immediately below the Campbells on Highland Avenue, suggesting that they may have lived in the same house. Hardwick Land Records also indicate that in 1903, the Kimbells purchased the large, Colonial Revival style house, still standing on the east side of Highland Avenue, and known for many years as the Kimball House. The 1905 Sanborn Fire Insurance Map of Hardwick shows both the Kimball House and, almost directly across from it on the west side of the street, a large double or tenement house which is today 143 Highland Avenue. When J.J. Campbell died in 1917, his obituary stated that he "had served the Town as lister and selectmen for several terms, and held the office of Justice of the Peace for several years. He always took an active interest in town affairs." His funeral was reportedly held at his home on Highland Avenue. The land he purchased in 1889, and the tenement eventually built on it, became the property of his wife, and eventually of his daughter LuLu Kimball. The tenement house remained in the ownership of LuLu and Horace Kimball until 1946, when they sold "all the same land and premises described in a warranty deed from J.S. Drennan to J.J. Campbell in 1889. . . a large 2 1/2 story tenement house with basement tenement and out buildings situated on the westerly side of Highland Avenue" to Louise and Robert Howard. The tenement building is still referred to as the Howard Block by some current residents of Hardwick. The outbuildings described in the deed are no longer standing.

In 1999, the building was rehabilitated by the Lamoille Housing Partnership as affordable income housing. The project was funded in part by the Reinvestment Income Tax Credit program of the National Part Service, following the guidelines of the Secretary of the Interior's Standards for Rehabilitation.

Research did not reveal the date that the tenement was constructed on the parcel of land that Campbell purchased in 1889, but the building was standing when the 1905 Sanborn Fire Insurance maps were drawn. It is possible that it was built by 1892, reportedly the year that the Campbells moved into Hardwick Village. But again, available information does not specifically indicate that Campbell and his wife ever lived in the tenement building, but only on Highland Avenue, and that his funeral was held at his home on that street. Deed research does reveal that their son-in-law Horace Kimball purchased the

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Colonial Revival house opposite the tenement in 1903, so it is possible that the Campbells lived with their daughter and her husband after that date. And it is also possible that further research would reveal that Campbell, apparently an active civic leader whose obituary, and accompanying photograph, appeared on the front page of the *Gazette*, lived in another more high-style house on Highland, and constructed the tenement as rental income property when the demand for worker housing increased rapidly in the 1890s.

Highland Avenue is one of five streets that make up the West Church Street State Register Historic District, a primarily residential district which developed in three distinct phases. The third and final phase is associated with the late 19th and early 20th century granite industry in Hardwick, when, according to the district nomination, owners of some granite sheds and of businesses associated with the granite industry settled in the district and built several houses in the Queen Anne and Colonial Revival styles. On Highland Avenue, the more high-style buildings occur generally along the eastern portion of the street, while further west, closer to the former location of many of the sheds, most of the buildings are less ornate or less stylistically distinctive. The vernacular tenement at 143 Highland is located approximately mid-way along the length of the street. West of the tenement, closer to the sheds, there are four small, nearly identical, simple Queen Anne style single family houses that appear to have been constructed as worker housing as well. This building is a contributing structure in the West Church Street State Register Historic District.

The United States Census confirms that many of the residents of Highland Avenue in 1910 were associated with the granite industry. Of the 22 heads-of-households on the street, 13 were natives of Vermont, one was from Maine and one was from Massachusetts. Three of these Vermonters worked in the granite industry. The remainder included a bank president, a jeweler, a physician, the proprietor of a automobile garage, a miller, and a druggist, as well as several tradesmen. J.J. Campbell was listed as having his "own income." The 7 foreign-born residents of Highland Avenue were from Scotland (1), England (2), Italy (1), Canada (2), and Ireland (1). All were employed in the granite industry. In the 1920 census, no foreign-born residents were listed as living on Highland Avenue. Approximately one-third of the residents of the street worked in granite related activities.

The tenement at 143 Highland Avenue embodies the distinctive characteristics of the type, period and method of construction of multi-family housing in Vermont during the last quarter of the 19th century and the first quarter of the 20th century. The large,

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vernacular, 2 ½ story wood frame building lacks the individual distinction of a specific architectural style although the two-story bay windows can be interpreted as a utilitarian reference to the Queen Anne style, a style commonly seen in other tenement buildings in St. Johnsbury and elsewhere in Vermont. A number of the contributing structure in the West Church Street Historic District are constructed in the Queen Anne style as well. In addition, the Sanborn maps indicate that a rear porch was historically associated with the tenement. The Highland Avenue tenement was constructed with a unadorned, shared entrance and central stair hall which lead to separate units. Finish detail throughout the building also generally lacks distinction. The functions or locations of the outbuildings referred to in the deed to the property are unknown. The Sanborn maps show a rectangular ell projecting from the northeast corner of the tenement, parallel to Highland Avenue.

The building at 143 Highland Avenue is significant because it retains integrity of location and setting on Highland Avenue. The tenement retains its original utilitarian design, materials and workmanship and continues to be used for its originally intended purpose as a multi-family dwelling.

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143 Highland Avenue

Hardwick, Caledonia County, Vermont

Bibliography

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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143 Highland Avenue

Hardwick, Caledonia County, Vermont

Geographical Data

Verbal Boundary Description

This property at 143 Highland Avenue, Hardwick, Caledonia County, Vermont, is the village lot associated with the building. It is described in the deed, Book 103, page 23, Hardwick Land Records. The lot is recorded in the Hardwick Tax Lot maps as Tax Map # 23, parcel 26.2.

Boundary Justification

The boundary is the land historically associated with the building.