

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received JUN 13 1983

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Glen House

and/or common Waybury Inn (preferred)

2. Location

street & number Vermont Route 125

N/A not for publication

city, town ~~Fast~~ Middlebury x vicinity of East Middlebury

state Vermont

code 50

county Addison

code 001

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name James and Elizabeth Riley

street & number c/o Waybury Inn

city, town East Middlebury

N/A vicinity of

state Vermont 05740

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Town Clerk

street & number South Main Street

city, town Middlebury

state Vermont 05753

6. Representation in Existing Surveys

Vermont Historic Sites and
title Structures Survey

has this property been determined eligible? yes no

date 1976

federal state county local

depository for survey records Vermont Division for Historic Preservation

city, town Montpelier

state Vermont 05602

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Situated at the west edge of the Green Mountain foothills along a historic route of cross-mountain travel, the Waybury Inn consists of a tavern block constructed circa 1810 and a large north ell added circa 1867. The relatively plain, two-and-one-half story, wood-framed and clapboarded building has slate-shingled gable roofs; a chamfered-post porch spans its main (south) eaves facade and continues - enclosed since circa 1945 - across its west gable elevation. The inn retains its essential nineteenth-century exterior integrity. The interior has been altered at various times; however, as in the case of the guest rooms created in 1929 by subdivision of the north ell's ballroom, some of that fabric has become historic in its own right.

The Waybury Inn stands near the east end of East Middlebury village, set back somewhat from the north edge of the village's principal street, now Vermont Route 125. A row of mature deciduous trees parallels the street in front of the inn, and informally landscaped grounds slope away from its west elevation. To the east and north (rear) of the inn, a wooded hillside approaches the street on an acute angle; the limited area of those grounds is mostly graveled and used for vehicle parking.

Oriented parallel to the street, the original two-and-one-half story, wood-framed and clapboarded tavern of rectangular plan was constructed circa 1810; its shallow-pitched gable roof is shingled with slate and carries a rebuilt interior chimney at each end. The symmetrically arranged main (south) eaves facade extends six bays while the broad east and west gable elevations display irregular fenestration, the west elevation also being six bays in width. The standard window openings are now fitted with six-over-six sash, replacing the two-over-two sash that appear in a circa 1910 photograph; the latter had previously replaced the original twelve-over-twelves.

The inn's south facade is arranged around a central entrance with a paneled double-leaf door enframed by a slightly shouldered, unmolded surround. Coupled standard sash occupy the corresponding bay(s) on the second story. The original molded cornice has been removed from the eaves, probably after deterioration caused by improper drainage.

An open five-bay porch with chamfered posts spans the south facade. The posts rise from a projecting deck to support a full eaves entablature; unlike the usual flush-boarded surface, the porch ceiling is sheathed with clapboards. At the west end, the porch continues in the form of an enclosed bay, and turns the corner to extend through four enclosed bays across the west elevation. Each enclosed bay is lighted by three twelve-

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pane fixed windows. Originally the porch was open and uniform in appearance along its entire length; the enclosure was made circa 1945.

Both the east and west elevations of the inn possess pedimented gables with clapboarded tympanums. The east pediment is inset with a pair of four-over-four sash while the west pediment is lighted by a nine-pane fixed window. Molded cornices follow both the raking eaves and the horizontal members of the pediments.

The asymmetrical four-bay east elevation contains a secondary entrance near its south corner, the doorway being framed by fluted pilasters and a broken pediment; an unsheltered extension of the south porch deck turns the corner to serve this doorway. A large bay window of trapezoidal plan lights the north half of the first story; its central panel is occupied by coupled twelve-over-twelve sash, its south panel by a fifteen-over-fifteen, and its north panel is blind (clapboarded).

An unembellished ell of similar scale was attached circa 1867 to the main block's north eaves elevation, offset one bay to the west of the latter's west elevation. The ell extends six bays along its east and west eaves elevations and the equivalent of four bays across its north gable end. Its medium-pitched gable roof is shingled with slate, and is linked to the north slope of the main block's roof by a narrow extension from the gable peak.

An irregular one-story, shed-roofed vestibule with three entrances has been added along the ell's east elevation, and an exterior fireplace chimney has been added near the north end of the same elevation. On the opposite (west) elevation, a one-story, gable-roofed pavilion was attached in 1961 to the north end; a bay window marks its west gable elevation.

The plastered interior of the inn's main block is arranged around a central stair hall. On the first story, the hall is flanked on each side by a large room that extends the full depth of the building, the original intermediate partition having been removed. The stair is placed toward the rear of the building, and the partition between the hall and the south (front) half of the east parlor has also been removed. Rough hewn posts and beams have been installed in place of the missing partitions to provide structural support. A partial intermediate partition remains within the east parlor opposite a rebuilt rubble stone east-wall fireplace to indicate the original subdivision of the space. A multi-light, triple-leaf door leads from the hall into the west dining room, from which an original west-wall fireplace has been removed; during the 1970s, rough

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weathered boards were installed as "wainscoting" in the dining room. Some doorways and windows are decorated with simple molded surrounds.

A heavy turned newel anchors the oval rail with tapered balusters that protects the single-flight stair. At the second story level, the rail recurves around a narrow open well; a fire wall has been constructed near the rail to enclose the stair shaft. The second story plan incorporates three rooms across the front of the building and one principal room along each side; the latter have been enlarged from the original pairs of rooms by the installation of bathrooms and the shift of partitions.

The interior of the north ell has been completely altered from its original plan. The second story contained a ballroom until 1929, when it was subdivided into the present seven guest rooms plus a bathroom arranged along a central hall (offset to the west of the main block's hall). Both the rooms and the hall are finished with matched beaded wainscoting and molded door surrounds; the latter enclose blinded transoms. The ell's first story has undergone repeated alteration, being used successively as a shed, butcher shop, and antique shop before being converted to the present bar and lounge with kitchen facilities.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates c.1810, 1867 **Builder/Architect** John Foot, builder

Statement of Significance (in one paragraph)

The Waybury Inn ranks among the oldest continuously operating inns in Vermont. The main block of the inn was constructed circa 1810 by John Foot, the first developer of water-powered mills at East Middlebury; the building was enlarged circa 1867 by the addition of a north ell containing a ballroom. The inn has been altered at various stages of its history, reflecting both contemporary social influences and the practical needs of a functioning hostelry. While a certain amount of its historic fabric has been lost, the Waybury Inn continues to embody the distinctive characteristics of its building type and displays the architectural continuity of an enterprise ongoing for some one hundred and eighty years.

The Middlebury River emerges from a narrow gorge at East Middlebury, where the rapid fall of the river together with suitable building sites attracted development of the water power potential late in the eighteenth century. John Foot was both the first and, after the turn of the nineteenth century, the principal entrepreneur of the early settlement. In 1790, Foot built the first saw mill at the site. After pursuing other activities, he returned in 1811 to live there and undertook a substantial expansion of his water privilege, rebuilding the saw mill and subsequently adding a carding mill and a grist mill.

Around the turn of the nineteenth century, another form of development appeared to enhance the prospects of the settlement. In 1800, the Vermont Legislature granted a charter to the Centre Turnpike Company for the purpose of constructing a toll road from Middlebury eastward across the Green Mountains to Woodstock. The route passed through East Middlebury following the river's defile, and the difficult project was completed in 1808. John Foot may have been responding to the opening of this road when he built a "large tavern house," the date most frequently cited for its establishment being 1810. Later the tavern served as a stage stop where horses were changed for the arduous climb from East Middlebury's 450-foot elevation to the 2150-foot Middlebury Gap.

On the other hand, Middlebury's nineteenth-century historian, Samuel Swift, indicates that another factor induced Foot to build the tavern. In 1812, Epaphras Jones - whose Vermont Glass Factory already existed at Lake Dunmore, a few miles to the south - expanded his operations by establishing

9. Major Bibliographical References

"Ancient Inn at East Middlebury Is Given a New Lease of Life."
Burlington (Vt.) Free Press, June 23, 1945.

Continued on Continuation Sheet 6.

10. Geographical Data

Acreage of nominated property 3 acres, 48 square rods (13,068 square feet)

Quadrangle name East Middlebury, Vt.

Quadrangle scale 1:24000

UTM References

A	<u>18</u> Zone	<u>652955</u> Easting	<u>4870295</u> Northing	B	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>
E	<u> </u>	<u> </u>	<u> </u>	F	<u> </u>	<u> </u>	<u> </u>
G	<u> </u>	<u> </u>	<u> </u>	H	<u> </u>	<u> </u>	<u> </u>

Verbal boundary description and justification

See Continuation Sheet 7.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code

11. Form Prepared By

name/title Hugh H. Henry

organization Historic Preservation Consultant date February 1983

street & number Green Mountain Turnpike telephone 802-875-3379

city or town Chester state Vermont 05143

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Eric Silberman

title Director/Deputy State Historic Preservation Officer

date May 31, 1983

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I hereby certify that this property is included in the National Register

Delores Byers
Keeper of the National Register

Delores Byers
National Register

date

7/14/83

Attest:

date

Chief of Registration

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a glassware factory at East Middlebury. The opening of the glass factory apparently aroused great optimism about the village's future expansion. Samuel Swift links that fervor to John Foot's decision to build the tavern, thereby dating it as circa 1812 rather than the turnpike-related 1810.

The optimism of 1812, however, proved somewhat illusory. Jones' factory at Lake Dunmore exploded some years later, and the East Middlebury counterpart was abandoned. The turnpike never repaid in tolls the high cost of keeping the mountain road in repair, and, by the middle of the century, the towns along the route had been forced to take over the road. East Middlebury did not become the "place of extensive business" anticipated by its early promoters, remaining overshadowed by the shiretown of Middlebury a few miles to the west. Nevertheless, a modest village gradually developed on the north side of the cascading river, having in 1821 a general store and ten houses along with the tavern and mills.

John Foot died in 1849 and ownership of the tavern passed to Royal D. Farr, whose family retained the enterprise until the turn of the present century. By 1850, East Middlebury's deliberately paced expansion had resulted in several water-powered industries, two stores, a church, some fifty houses, and a resident population of about 430. The village had achieved essentially the pinnacle of its development.

Royal Farr probably added the tavern's north ell circa 1867, after the turmoil of the Civil War years subsided and interest revived in the lighter social activities. The ell contained a proper ballroom in its second story, and the proprietor inaugurated dances with midnight supper that attracted large crowds at \$1.50 for local residents and \$2.00 for "outsiders", the latter price apparently including a place to sleep for the remainder of the night. A bowling alley and skating rink were also offered for the diversion of the tavern's guests.

By the publication of Hamilton Child's county business directory in 1882, Farr's son-in-law, Will Allen, had succeeded to the proprietorship of the "hotel," and had given it the name of Glen House. At that time, the stage line from Middlebury over the mountains to Hancock was served by a two-horse stage driven by J. W. Baker of Ripton (the adjoining town to the east). The stage passed the Glen House westbound early in the morning and returned eastbound in the evening, making connections with trains at Middlebury for passengers and mail; the fare from Glen House to Middlebury was 25 cents.

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The next change of the inn's identity occurred in 1905 when the Tisdale family acquired it and renamed it the Green Mountain House. That name lasted only a quarter century; a Mr. Dahlin purchased the inn in 1929 and revised the previous name to Glen Tavern. Dahlin also made the substantial alteration of subdividing the ballroom into guest rooms, reflecting the decline of public interest in that social medium. A decade later, however, the onset of the Second World War and its depressing effect on private travel - particularly gasoline rationing - rendered redundant the additional capacity. In 1942, the inn was closed for the three-year duration of the travel constraints.

In June, 1945, Chester Way reopened the inn under its present name, a contraction of his own name and that of the township. Way also gave the tavern block its present appearance by enclosing the west porch to achieve a seasonal extension of the dining room. Subsequent owners have continued the alteration of the north ell, the principal external change being the west pavilion added in 1961 for a lounge.

The Waybury Inn retains at present (1983) a large measure of its historic exterior appearance. Altered components of the tavern block appear readily restorable, such as the missing cornice molding along the south eaves. The greatest visual change involves the reversible infilling of the enclosed west porch; the original porch fabric remains largely in place. The north ell has been altered noticeably by the addition of the east vestibule and west pavilion, but both are also removable.

The interior alterations of the inn have had contrasting effects on its historic character. The 1929 subdivision of the north ell's ballroom destroyed a public room that was a principal focus of nineteenth-century social life in East Middlebury. A half century later, however, the wainscoted guest rooms created within the ballroom have blended into the building's historic fabric, and now evoke a distinct feeling of the period country inn.

Alterations of the tavern block's interior have blended less successfully. A certain amount of historic fabric has been removed, and rough materials have been introduced to give a rustic effect unrelated to the building's historic finish. Nevertheless, the cumulative effects of the inn's alterations have not yet approached the extent of breaking the readily identifiable relationship of the present building with its historic appearance and commercial evolution.

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Excepting only the brief hiatus during the Second World War (1942-1945), the Waybury Inn has remained in continuous operation since circa 1810. The inn ranks among a handful of the oldest functioning hostelries in Vermont neither moved from their original sites nor destroyed by fire and rebuilt at some point in their history. This record gives the Waybury Inn special significance among the historic resources of its type in the state, and warrants appropriate conservation of its diverse historic fabric.

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Beers, F. W. Atlas of Addison Co., Vermont. New York, 1869.

Child, Hamilton. Gazetteer and Business Directory of Addison County, Vt., for 1881-82. Syracuse, N. Y., 1882.

Swift, Samuel. History of the Town of Middlebury in the County of Addison, Vermont. Middlebury, Vt.: A. H. Copeland, 1859.

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The property being nominated consists of the Waybury Inn and its rectangular lot containing 3 acres, 48 square rods (13,068 square feet) more or less. The dimensions of the lot are about 22 rods (363 feet) along the east and west sides by about 24 rods (396 feet) along the north and south (Vermont Route 125) sides, as described in Book 91, Pages 441-42 of the Middlebury Land Records. The nominated property includes the original grounds of the inn, and is sufficient to enclose and protect the historic resource.