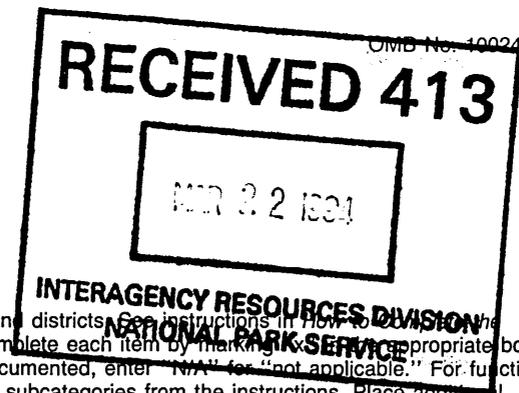


United States Department of the Interior
National Park Service

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 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 Cote Apartment House

other names/site number Giroux Apartment House

2. Location

street & number 16 Elm Street N/A not for publication

city or town St. Johnsbury N/A vicinity

state Vermont code VT county Caledonia code 005 zip code 05819

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.)
[Signature] 3/8/94
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 certifying official/Title Date

State or 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): _____

[Signature] Signature of the Keeper
Edson H. Beall Entered in the National Register 5/6/94 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

(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.)

The Historic and Architectural Resources of St. Johnsbury, Vermont

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)

Italianate
Queen Anne

Materials

(Enter categories from instructions)

foundation brick
walls weatherboard
roof asphalt
other wood

Narrative Description

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

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1Cote Apartment House, 16 Elm Street
St. Johnsbury, Caledonia Co., Vermont

The Cote Apartment House, built c. 1914, is a 3-story, flat-roofed, late Italianate style building containing three flats with an original Queen Anne style porch and an attached 2-story shed. It is located in a residential neighborhood at 16 Elm Street in St. Johnsbury, Vermont, just east of the meadows on the banks of the Moose and Passumpsic Rivers separating it from the central business district. The apartment building is set back from Elm Street on the site of several attached, late 19th century outbuildings and sheds associated with a c. 1865 dwelling that was converted to tenements at the turn of the 20th century. Accessed by Cote Court (formerly known as Back Elm Street), the court arrangement of the surrounding buildings is a specialized plan characteristic of the French Canadian immigrants to St. Johnsbury (see Maple St./Clarks Ave. Historic District) and is discussed in more detail in the accompanying multi-property documentation. The apartment house retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

The 3-story, 4x2 bay building rests on a brick foundation on a landscaped site which slopes down from a bank on the south where parking is located to a lower elevation on the north side yard. The apartment house has clapboard siding, a flat roof having wide eaves supported by simple, narrow, scrollsawn brackets, and a partial eaves entablature with a wide frieze and molded cornice. The facade is articulated with plain cornerboards, and sash is 1/1 and 2/2 with cornice cap moldings. Square, Queen Anne style sash with perimeter stained glass lights distinguish the right flanks of both the east front facade and the south side facade. A 2-story, Queen Anne style porch wraps around the east and south facades, sheltering the principal entrances to the lower two stories where there is a common stairhall on the left flank of the east front facade. A wooden fire escape on the right flank of the front facade has a shed roof, serves the third story apartment, and accesses the 2-story porch. The Queen Anne style porch features a hip roof, turned posts characteristic of the style, scrollsawn brackets pierced by a trefoil motif, and a balustrade with simple, square balusters. The entrances have 20th century doors with large, square lights and a molded sill set in a plain surround with cornice cap moldings. The door window is topped by two, small, raised cross-panels set side-by-side, a motif which is repeated twice below the window where it is separated by a single, large raised cross-panel. There is a side entrance to the kitchen of the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2Cote Apartment House, 16 Elm Street
St. Johnsbury, Caledonia County, Vermont

second story apartment on the south side facade sheltered by the porch. A secondary entrance to the ground level apartment on the west rear facade is sheltered by a shed-roofed entrance porch with large, open braces which incorporate scrollsawn brackets. A 2-story, flat-roofed shed measuring approximately 14'x14' is attached to the right flank of the south side porch. It has diagonal beaded board siding; plain cornerboards; fixed, 6-light sash set sideways; and a small, beaded board door accessing the ground level.

The interior of the second story apartment is typical of the layout and finish of the units within the building. The principal entrance hall in the southeast corner of the building has two entries into the apartment: a kitchen entry in the southwest corner (now blocked) and a doorway into the parlor in the northeast portion of the building. The entrance hall also features an entrance to the stairwell leading to the first story. Natural light in the foyer is provided by the entrance door window as well as a Queen Anne style window on the south wall. A natural wood, open staircase rising in two stages with a quarter landing features a square newel with a base and capital with a denticulated cornice. The open string staircase also features a molded handrail, turned balusters and a beaded board panelled dado. Each apartment has two front rooms and two rear rooms with a bathroom and a kitchen. Access to rooms is provided through connecting doors rather than hallways. Natural finish woodwork, doors, and cabinets are evident throughout, with period features in the bathroom including a claw-foot bathtub, toilet, and sink. Natural finish doors have a series of cross panels. The front parlor is distinguished by a hardwood floor laid in a geometric pattern. The kitchen features a beaded board wainscoting, cabinets with multi-panelled doors and period latches, and a metal cabinet sink unit. The kitchen of this second floor apartment has direct access to the porch.

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.)

- [x] 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.
[x] 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.

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 #

Areas of Significance

(Enter categories from instructions)

Architecture
Social History

Period of Significance

c.1914

Significant Dates

c.1914

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

- [x] State Historic Preservation Office
[] Other State agency
[] Federal agency
[] Local government
[] University
[] Other

Name of repository:

Cote Apartment House
Name of Property

Caledonia County, Vermont
County and State

10. Geographical Data

Acreage of Property .29 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	8	7	3	7	9	4	0	4	9	2	2	8	4	0
Zone	Easting						Northing							

3

Zone	Easting						Northing							

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 Deborah Noble, Principal
organization Deborah Noble Associates date December 8, 1991; January 1994
street & number P.O. Box 106 telephone (802) 695-2507
city or town Concord state Vermont zip code 05824

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 St. Johnsbury Housing Partnership
street & number 20 Main Street telephone (802) 748-5101
city or town St. Johnsbury state Vermont zip code 05819

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.*).

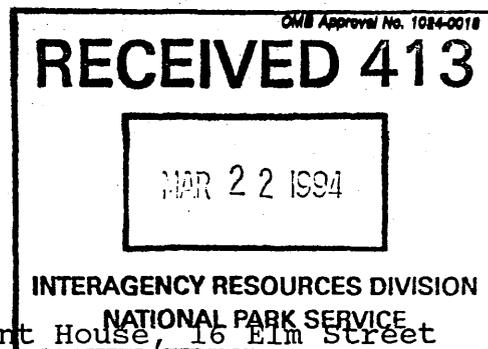
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form 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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Cote Apartment House, 16 Elm Street
St. Johnsbury, Caledonia County, Vermont



The significant exterior and interior architectural finishes of the Cote Apartment House at 16 Elm Street in St. Johnsbury, Vermont, are excellent representatives of the styles and building trends of the period of its construction c. 1914. Articulated in the Italianate/Queen Anne style, the apartment building is a good example of the multi-family building type which proliferated at the turn of the 20th century in the town. The court arrangement with the surrounding buildings is associated with sections of the community where French Canadian immigrants settled (see Maple Street/Clarks Avenue Historic District). Its significant social history is attributed to these French Canadian ethnic ties and the extended family of Marcelle and Marie Cote, the early owners of the building. The Cote Apartment House is part of a multiple property submission, "The Historic and Architectural Resources of St. Johnsbury, Vermont." It is being nominated as an example of multi-family housing and clearly meets the registration requirements for that property type. The original integrity of the building has been preserved to a high degree.

Situated in what was known as "Summerville" until the end of the 19th century, the land on which Elm Street and the Cote Apartment House are located appears to be part of the land associated with the J. Harris farm on the Wallings map of 1858. This area of St. Johnsbury had become well developed by the time the Beers Atlas of 1875 was published, and the land on which the building is situated appears to be a portion of a large lot owned by Bartlet and Lewis on which Daniels and Sylvester had a slaughter house. The house in front of the apartment house along Elm Street was owned by J. Baskett and had a carriage barn attached to the north end behind which the present building is located. By 1900, the former dwelling had been converted to tenements, the attached carriage barn removed, and several barns and sheds built at the northwest rear of the property where the Cote Apartment House is located. By 1912, the barn that remained on the site was of the approximate dimensions of the present building. A long, rectangular, 1-story shed built in the late 19th century that was evident on earlier maps had been removed by 1912.¹

¹ Sanborn Insurance Maps, various dates.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 2Cote Apartment House, 16 Elm Street
St. Johnsbury, Caledonia County, Vermont

Marcelle and Marie Cote began purchasing various lots of land on the west side of Elm Street in 1905, including the meadow, from the estate of Julius Gray (associated with Sylvester, see slaughter house, above) and E.C. Chandler.² In 1908, the Cote's sold some of the Gray land to Mary and Napoleon Garvois and in 1909, the Garvois' sold land to the Cote's. In July of 1912, the Gilman Brothers Firm, real estate dealers as well as owners of a livery stable, purchased some of the land from the Cote's, selling back to them in August of 1914 two houses and lots. It is not certain which lot is the exact one that the present building was constructed on. However, by the time the Cote's sold three houses and lots on Elm Street to Eli and Rosalia Giroux in 1921, the court arrangement of the present buildings was evident.³ This specialized building practice common to French Canadian immigrants to St. Johnsbury arose as near relations constructed homes in close proximity and is described in more detail in the Maple Street/Clarks Avenue Historic District nomination which is a part of the same multi-property submission. The evidence in the 1917 Town Directory supports this supposition and indicates that Marcelle Cote had a house at 12 Elm Street. Marceille Cote, a Fairbanks employee, lived with his wife and ten children at 12-1/2 Elm Street, and Ernest Cote, a fireman, lived at 12-3/4 Elm Street with his wife and four children. The court and access to these buildings is presently known as Cote Court. The apartment house remained in the Giroux family from 1921 until it was sold to Richard and Ruth Ferlazo in 1951.⁴ The apartment house was purchased by David Pezdirtz in 1985 and the present owners, the St. Johnsbury Housing Partnership, have sensitively renovated the building.

² St. Johnsbury Land Records, various vols.

³ St. Johnsbury Land Records, Book 62, pages 191-192. When these houses were sold, a right of way to what was known as "Back Elm Street" was reserved for son Ernest Cote so he could get to the house called 12-1/4 Elm Street. This numbering implies that there were probably buildings known as 12-1/2 and 12-3/4 Elm Street and that the court arrangement arose during the Cote's ownership.

⁴ St. Johnsbury Land Records, Book 175, page 208.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Cote Apartment House, 16 Elm Street
St. Johnsbury, Caledonia County, Vermont

MAJOR BIBLIOGRAPHICAL REFERENCES

Child, Hamilton. Gazetteer of Caledonia and Essex Counties, Vt., 1764-1887. Syracuse, N.Y.: The Syracuse Journal Co., 1887.

Fairbanks, Edward T. The Town of St. Johnsbury, Vt. St. Johnsbury: The Cowles Press, 1914.

Grand Lists, St. Johnsbury. Various Years.

Hodgdon, Allen. Historic Sites and Structures Survey. Montpelier, Vt.: Division for Historic Preservation, 1978.

Johnson, Claire Dunn. "I See By The Paper": An Informal History of St. Johnsbury, St. Johnsbury: Cowles Press, Vol.I, 1987, Vol. II, 1989.

St. Johnsbury Directories, St. Johnsbury, Vt. Various Years.

St. Johnsbury Land Records, St. Johnsbury, Vt. Various Books.

MAPS

Beers, F.W. County Atlas of Caledonia Vermont. New York: F.W. Beers and Co., 1875.

Presdee and Edwards. Map of St. Johnsbury, Caledonia County, Vt. New York: Presdee and Edwards, 1853.

Sanborn Maps, St. Johnsbury, Vt. 1884-1920.

Wallings, H.F. Map of Caledonia County, Vermont. New York: Baker and Tilden, 1858.

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Cote Apartment House
St. Johnsbury, Caledonia Co., VT

10. Geographical Data

Verbal Boundary Description:

This property at 16 Elm Street, St. Johnsbury, is the city lot associated with the building. It is described in the deed--Book 206, page 304, St. Johnsbury Land Records. The lot is recorded in the St. Johnsbury tax lot maps as Tax Map # 24, Block 1, lot 49.

Boundary Justification:

The boundary is the land historically associated with the building.