

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

APPENDIX 1

FOR NPS USE ONLY
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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

AND/OR COMMON

Waterbury Village Historic District

2 LOCATION

STREET & NUMBER

Along North and South Main Streets, Winooski Street,
Stowe Street, Union Street, Foundry Street, Randall Street,
Elm Street, Elm Street, Park Row, Moody Court, Park Street

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Waterbury

VICINITY OF

Vermont

STATE

CODE

COUNTY

CODE

Vermont

50

Washington

023

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER:

4 OWNER OF PROPERTY

NAME

Multiple ownership-See Continuation Sheet 4-1

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Office of the Town Clerk of Waterbury

STREET & NUMBER

South Main Street

CITY, TOWN

STATE

Waterbury

Vermont

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Vermont Historic Sites & Structures Survey

DATE

1976

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Vermont Division for Historic Preservation

CITY, TOWN

STATE

Montpelier

Vermont

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input checked="" type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Waterbury Village Historic District is a primarily linear district located on two major axes, Main Street (Route 2), and Stowe Street, and on several secondary streets that join them. While residential architecture in the district is widely distributed, a tight cluster of commercial development surrounds the intersection of these principal streets. Vestiges of late-nineteenth century industrial development as well as several ongoing industries are concentrated along the Vermont Central Railroad spur that parallels South Main Street. The more than 200 structures that comprise the district represent a wide range of building types and nineteenth and twentieth century architectural styles. Only ten intrusions and twenty-five buildings which do not contribute to the district's architectural quality and historic character are present.

Progressing South on North Main Street from the northern edge of the district, two buildings stand out from their framework of 1 1/2 to 2 1/2-story vernacular residences: the large, Queen Anne Style Public Library (#4) and the Chase House (#5). These buildings introduce design elements that are found throughout the district, most notably, the use of granite lintels and sills, and the front porch of turned components, products of prominent, late nineteenth century industries. Progressing south along Main Street, one passes Winooski Street, characterized by tightly-spaced 1 1/2 to 2 1/2-story frame houses dating from the 1830's to c.1880. Some of the earliest extant residential development in the village is represented on this street.

The appearance of a cluster of important buildings and a change in grade mark the approach to the intersection of Main and Stowe Streets, the commercial heart of the village. The Old Stagecoach Inn (#30), a Federal period hotel altered in the late nineteenth century, the Victorianized Congregational Church (#34), and the Dillingham House (#36), a Federal/Greek Revival house accommodate a slight incline, known historically as "Bank Hill." At the crest of this rise and delineating the junction with Stowe Street are dramatically sited the oldest extant stores in the village, the Village Annex Steakhouse (#38), its smaller, near-replica, Vincents Pharmacy (#37), and the Gateway Restaurant (#74), all dating from the mid 1830's. Closure to this intersection has been lost through the unfortunate intrusion of a gas station and its asphalt lot on the northwest corner of Stowe and Main Streets.

The eastern extension of the commercial district along Stowe Street is characterized by a number of outstanding brick commercial blocks: the WDEV Block (#73), F. C. Luce Block (#72), the Winooski Lodge #49 (#71), Legion Hall (#40), and by the frame Knights of Columbus Block (#39). These buildings represent the development of the commercial district from the 1870's through the first decade of the twentieth century and share design elements such as bracketed and decoratively coursed cornices and cast-iron storefronts. Much of the signing in the business district is laudable for its underscaled size, modest projection and muted color.

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

As Stowe Street crosses a small railroad bridge and continues northward, it becomes residential and joins Union Street, whose rear lots abut the Vermont Central Railroad tracks. Dominated by gable-fronted, Greek Revival period houses, Union Street also exhibits examples of the vernacular Italianate and Stick Styles and hybrid, later nineteenth century styles. The same mixed architectural composition describes the continuation of Stowe Street as far as High Street, where it meets the Waterbury Elementary School (#64). Sited on a hill, this imposing complex of three large, brick buildings provides a strong visual terminus to the northern edge of the district. An institutional landmark, the school is also historically valuable as one of the town's few asylums during the flood of 1927.

Returning to the junction of Main and Stowe Streets, the district continues south on South Main Street down "Bank Hill" named for the Waterbury Savings Bank (#75), and Italianate Style brick structure. This section of the commercial district features a number of flat-roofed brick stores that date from around the turn of the century. Many of these buildings utilize a common ground floor storefront formula: a central entrance recessed into a splayed umbrage which is flanked by large display windows. (During the time this nomination was prepared one of these structures (#79) was razed to make way for a parking lot.)

The shift to a residential streetscape is marked by Foundry Street, a short cul-de-sac on which are sited vestiges of early industries, and a fine Queen Anne Style Methodist Church (#90). From this point southward, Main Street becomes tree-lined and exhibits a number of fine residences ranging from Federal to Queen Anne period expressions. Many of these houses were formerly occupied by prominent Waterbury legal figures, industrialists and merchants. The earliest documented house in the district, the Carpenter House (1816), (#94), appears in this section, as does the W.W. Wells House, a boldly detailed Greek Revival structure, which has since been expanded into a motel (#104).

Waterbury's secondary commercial district is introduced by a shopping plaza and gas station on the corner of Park Row and South Main Street, the site of the former Waterbury Inn. While the presence of this new development does not contribute to the architectural quality of the district, it does continue the tradition of commercial land use which was established on Park Row shortly after 1850. When followed in its northern direction, Park Row leads to what was formerly a cluster of independent industries, now Anderson Supply Company (#108), and the Victorian Italianate Railroad Depot (#109), while to the south of Main Street, it forms a U-shaped residential area with Randall and Elm Streets, the latter of which reemerges on Main Street at the foot of "Bank Hill." Randall Street, the major of these streets, running

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PAGE 2

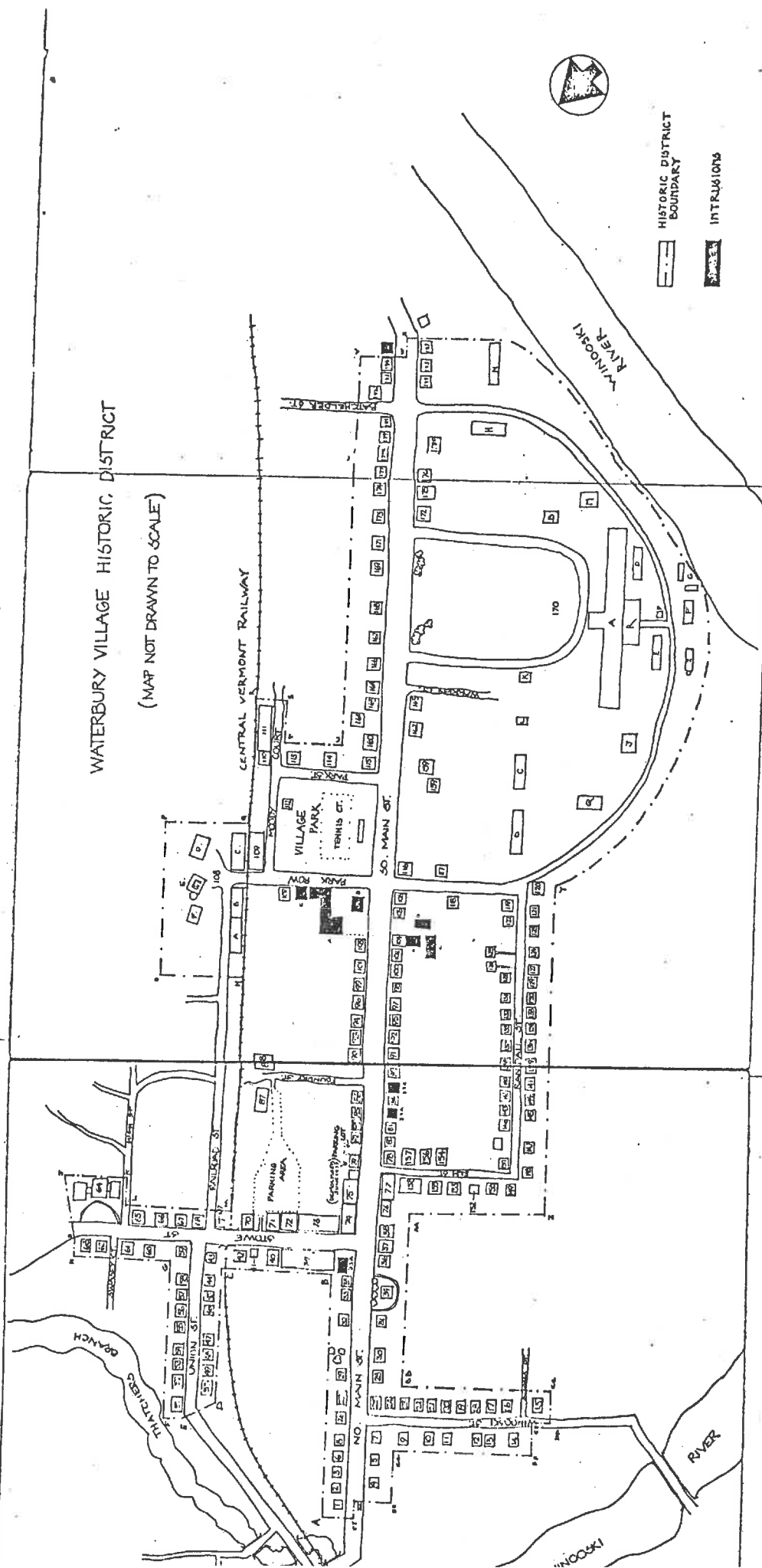
parallel to Main, is a secluded, tree-lined street of predominantly late nineteenth and early twentieth century houses. Two recurrent house types are present on this street. One is a 2 to 2 1/2-story, asymmetrically massed house, sheathed in clapboards and a variety of shingle designs, that calls attention to its roofline by the use of dormers, hipped gables, and often spires, capped polygonal turrets. Porches of lathe-turned spindles and balusters appear consistently on these houses. The second house type, dating from c. 1910, is a square, 2-story, hip-roofed duplex, with large roof dormers and is also fronted by a porch, though of a later vintage.

As the district continues east beyond the small village park, its linear quality is emphasized by the completely straight, flat axis of South Main Street. Sited here are a number of high style late nineteenth century mansions, as well as vernacular Greek Revival and Italianate structures that form a compatible backdrop to these more prominent buildings. The C.C. Warren House, with its period carriage barn (#159), and the Knight House (#160) bear the stamp of William Deal, the village's foremost Victorian-period builder, while the Vermont State Hospital complex, fronted by an expansive lawn, is an impressive statement of Queen Anne Style.

As the district nears its eastern extremity, South Main Street curves slightly and terminates at the Deal House (#187), an altered Italianate house. Beyond this point, the area experiences the highest percentage of intrusive development, evident in several gas stations, a car dealership, and contemporary prefabricated houses.

WATERBURY VILLAGE HISTORIC DISTRICT

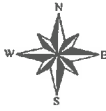
(MAP NOT DRAWN TO SCALE)



HISTORIC DISTRICT
BOUNDARY

INTRUSIONS





APPENDIX 2

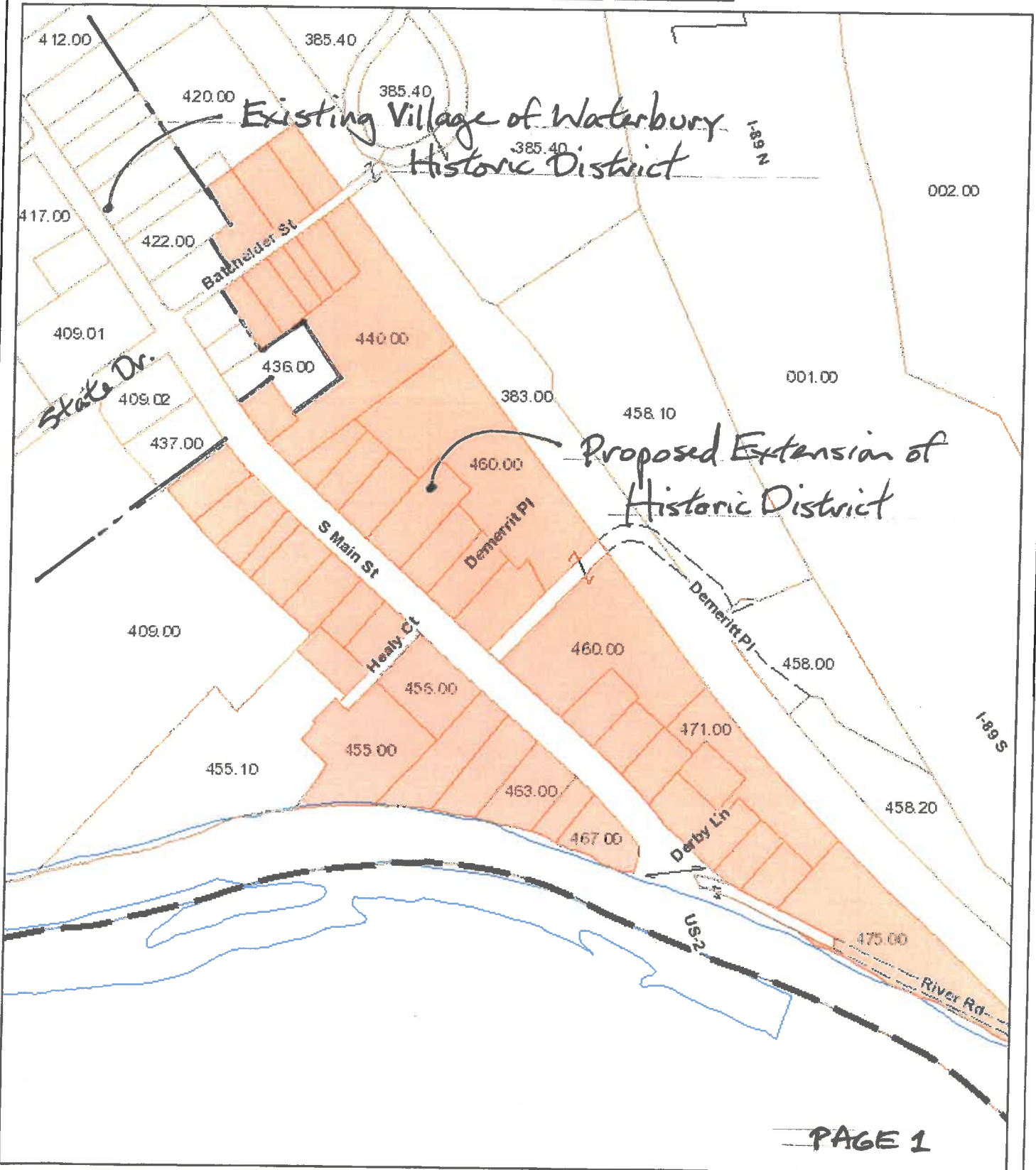
Waterbury, VT



November 28, 2016

1 inch = 268 Feet

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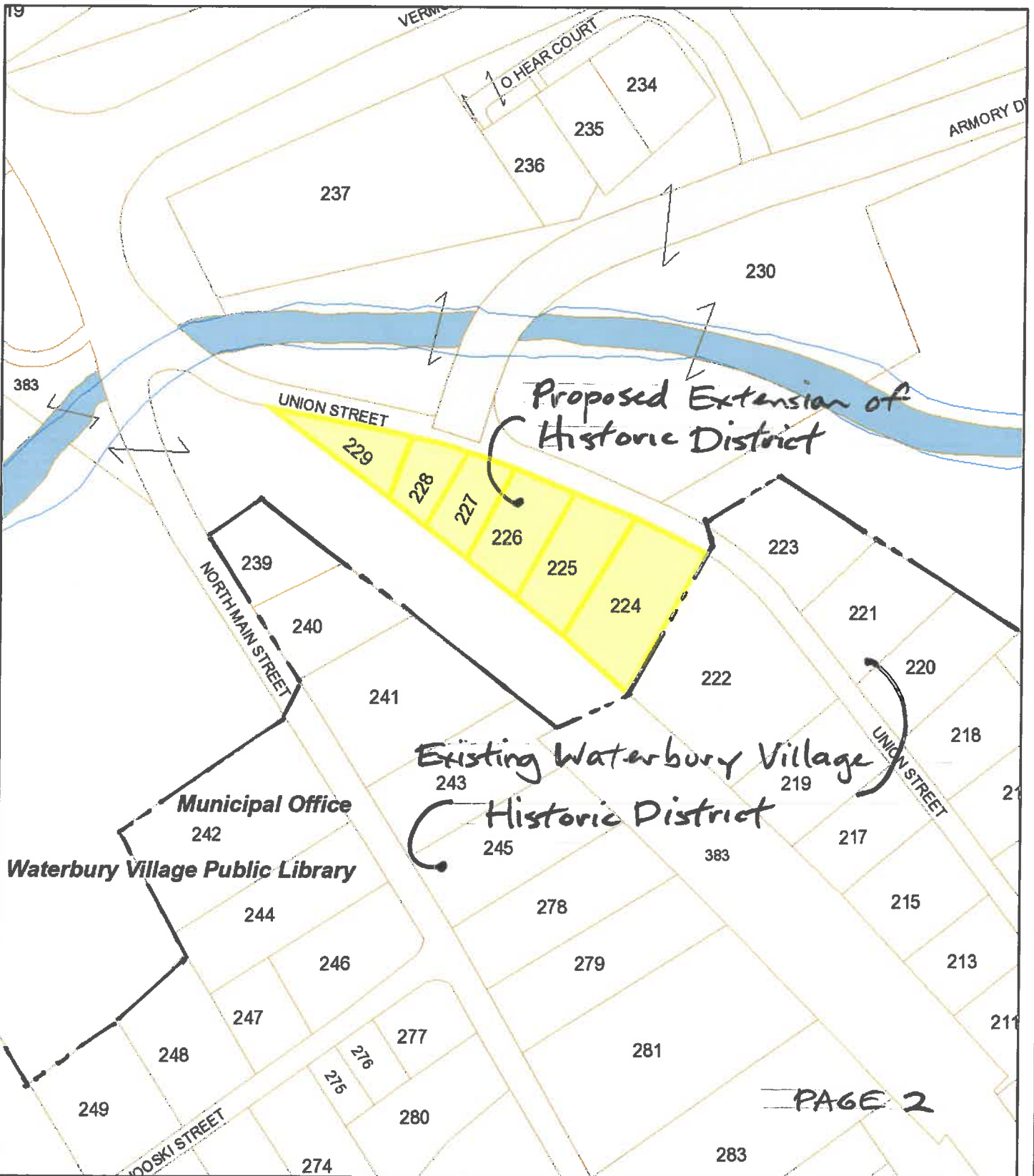
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



May 16, 2017

1 inch = 134 Feet

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PAGE 2