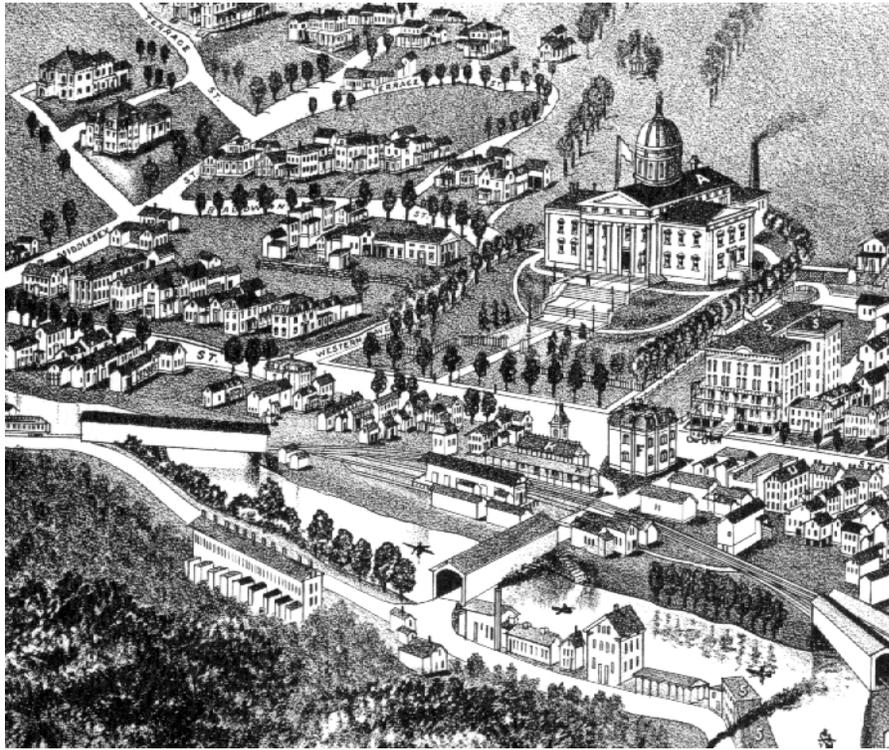


# The Capitol Complex: Change, Loss and Renewal

A Report to the Curator  
of State Buildings  
by Christopher Aladdin Bellamy

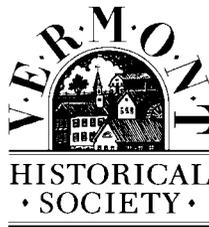


Montpelier  
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**Cover:**

Detail from *Montpelier, County Seat of Washington County, & Capital of Vermont*. Boston, Mass.:  
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## Contents

Contents .....	iii
Preface.....	iv
Executive Summary .....	v
2 Governor Aiken Avenue .....	1
109 State Street: The Pavilion.....	4
110 State Street .....	7
111 State Street .....	9
116 State Street .....	10
118 State Street .....	12
120 State Street .....	14
122 State Street .....	16
124 State Street .....	17
126 State Street .....	19
128 State Street .....	20
129 State Street / 1 Western Avenue .....	22
130 State Street .....	24
131 State Street .....	25
132 State Street .....	27
133 State Street .....	28
134 State Street .....	29
135 State Street .....	31
136 State Street .....	32
138 State Street .....	33
139 State Street .....	34
140 State Street .....	36
142 State Street .....	37
143 State Street .....	38
144 State Street .....	39
145 State Street .....	41
1 Baldwin Street.....	43
3 Baldwin Street.....	46
5 Baldwin Street.....	47
6 Baldwin Street.....	48
8 Baldwin Street.....	49
9 Baldwin Street.....	50
10 Baldwin Street.....	51
11 Baldwin Street.....	52
12 Baldwin Street.....	53
13 Baldwin Street.....	54
14 Baldwin Street.....	55
Endnotes.....	56
Bibliography .....	76
Index .....	79

## ***Preface***

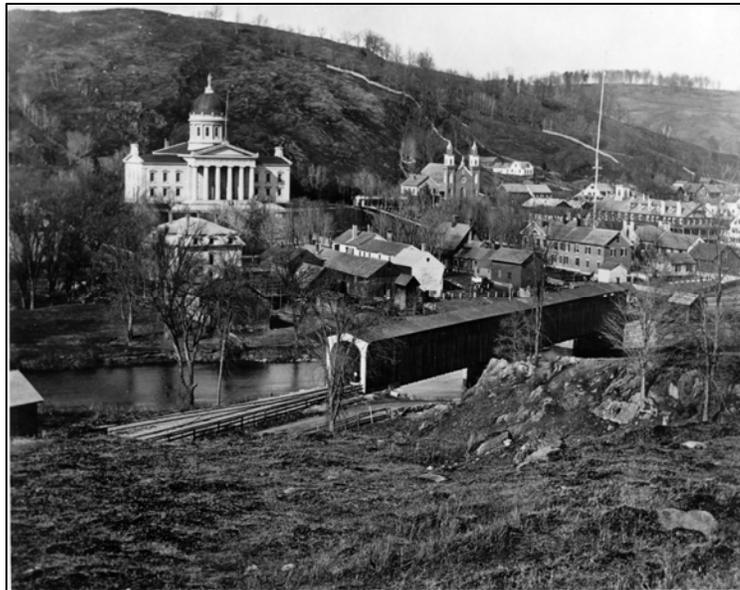
This publication is the outgrowth of a summer internship spent by Christopher Bellamy working for David Schütz, Curator of State Buildings, researching the buildings owned by the State of Vermont which surround the Vermont State House, known collectively as the Capitol Complex. The report is being published by the Vermont Historical Society in conjunction with a small exhibit we mounted in the State House in the fall of 2000 called “Before the Golden Dome: The State House Neighborhood, 1859-1907. We are hoping that the availability of Chris’s report will further our understanding of the history of this section of Montpelier and the buildings which encircle our state’s most visible public building.

Our thanks go to David Schütz and Chris Bellamy for giving us permission to reformat and print this report. This publication would not have been possible without the hard work of James Tabbert who reformatted the report into its present appearance, scanned all of the photographs you see here, and created the index.

Most of the photographs in this report are from the collections of the Vermont Historical Society. Both the Vermont Historical Society and the Vermont State Archives maintain a large collection of photographs and many additional photos of the Capitol Complex that are not reproduced here.

Chris Bellamy’s original report with its supporting documentation is in the office of the Curator of State Buildings.

Paul A. Carnahan, Librarian  
Vermont Historical Society  
January 2002



## ***Executive Summary***

The focus of this internship was to research the history of the auxiliary buildings that today form the Capitol Complex. While much is known about the present State House and the previous structures that served as the seat of state government on this site, relatively little information has been collected about the surrounding neighborhood, in what had been Montpelier's most prestigious residential area for over a century. My research sought to discover more about the rich architectural heritage so evident here today and to examine the lives of those who built, owned, and lived in these buildings, as well as the historical forces that helped create the social fabric of the capital city we know today.



I began this task by visiting the many reference archives with which Montpelier is blessed. The Vermont State Library, the Vermont Historical Society, the Kellogg-Hubbard Library, and the Vermont State Archives at Redstone have all been invaluable resources, and their patient staff members have been helpful in suggesting new avenues of exploration to further my quest. My research into the "lost" dwellings and structures of State Street - those that have been demolished in the march of progress - was greatly aided by the extensive collection of photographs and postcards held by the Vermont Historical Society and the State Archives. The *Sanborn Insurance Maps* (for the years between 1884 and 1915) at the Vermont Historical Society were especially helpful, in determining both the pace of residential development in the nineteenth century, as well as the original footprints of those venerable buildings that are no longer standing.

Most of the biographical information contained in these narratives was found in sources published near the turn of the century. Primary among these are the *Encyclopedia of Vermont Biography*; *Genealogical and Family History of the State of Vermont*; Hemenway's *Vermont Historical Gazetteer*; Child's *Gazetteer of Washington County*; *History of the Town of Montpelier*; and *Men of Vermont: An Illustrated Biographical History of Vermonters and Sons of Vermont*. For information concerning the National Life Insurance Company and its employees, the company history published in 1925 was the primary resource. The land records of the Village and City of Montpelier were essential in establishing the chain of title to these various properties, and the census records and vital statistics stored there were useful in verifying the births, deaths, and marriages of the individuals involved. The various city directories of the last hundred years, especially *Manning's Barre and Montpelier, Vermont, Directory* for the years 1910 to 1975, were helpful in verifying this mass of information, and in determining the demolition dates of the less prominent buildings. (See *Bibliography*).

I have thoroughly enjoyed my immersion into the history of the Capitol Complex. In the process, I have marveled at the courage and commitment of the many who have shaped it, while lamenting the destruction just a generation ago of several landmark

buildings that were no less than cultural treasures. On balance, my tenure here leaves me confident that interest in historic preservation will continue to grow, especially among those who visit the Capitol Complex for a taste of the comforting elegance and craftsmanship that only the past can offer.

Christopher Aladdin Bellamy  
August 1999

## **2 Governor Aiken Avenue**

The 1873 Beers *Atlas of Washington County* map of Montpelier, Vermont, indicates a dwelling on this parcel of land (then called Western Avenue) owned by one J.P. Dewey, a dry goods merchant whose place of business once occupied the southwest corner of State and Taylor Streets.<sup>1</sup> An existing stereopticon view in the collection of the Vermont Historical Society, taken from the State house dome and dated the same year, shows an imposing temple-front, Greek Revival style home on this site. (See this photograph in section entitled *131 State Street*).



Montpelier land records indicate that one Chester Bugbee conveyed this property to John P. Dewey in 1870, but John would not stay long at this address. Montpelier land records from 1878 indicate the unfortunate Mr. Dewey was "duly declared a bankrupt"<sup>2</sup> and the house and lot were sold at public auction, with the winning bid offered by one Jane E. Dewey. (Neither of these Deweys were directly related to the famous Deweys of State Street, and there is scant information available about either one, other than the land record deed of conveyance). By 1885 Jane E. Dewey had become Jane E. Celley, and she and her husband Don B. Celley sold the property that year to Charles Porter.

It is likely that the late Queen Anne style dwelling currently gracing the site was built sometime during this period, as this style received its first major exposure in America in 1876, at the Centennial Exposition in Philadelphia. (The Watts-Sherman House in Newport, Rhode Island, completed in 1875 and designed by the justly famous Henry Hobson Richardson, is considered to be the first American example of the style).<sup>3</sup> By 1880 the style was being spread throughout the country by pattern books and by the first architectural magazine, *The American Architect and Building News*. Queen Anne thus became the dominant style of domestic building from about 1880 until 1900.



The Honorable Charles W. Porter began his career as an attorney, reading for the law in the office of the esteemed B.F. Fifield.<sup>4</sup> He held various lesser posts on the state level before becoming secretary of state in 1884.<sup>5</sup>

Charles married Montpelier native Florence Bailey in 1885,<sup>6</sup> and served as president of the Berlin Granite Company from 1887 until his early death in 1891 at the age of 42.<sup>7</sup>

Florence lived on in the house and eventually remarried in 1899, taking as her second husband the flamboyant Jesse S. Viles.

Jesse Sumner Viles, Jr., born in Weston, Massachusetts in 1858,<sup>8</sup> was a charismatic traveling salesman whose territory included New Hampshire, Vermont, and northern New York. He was reportedly among the highest paid of all the "drummers" who plied their trade in New England at the time.<sup>9</sup> When he decided to settle down he purchased the Pavilion Hotel in 1886, hiring a manager for the property as he still had two years to fulfill on his employment contract.<sup>10</sup> In 1888 he assumed full control of the hotel and updated it with the latest amenities, including an elevator, electric lights, and new plumbing. He also added the mansard roof to the structure at this time, to provide for thirty-five additional rooms.<sup>11</sup> Jesse owned two local farms, one on the Northfield Road and one at the Junction, which supplied fresh milk and cream daily to his guests, and at the turn of the century the Pavilion was said to be one of the finest hotels in New England.<sup>12</sup> Jesse also owned millponds in Moretown and Middlesex that generated electricity for the Viles Power Plant, which supplied electricity to parts of Middlesex, Barre, and Montpelier.<sup>13</sup> The Viles electric plant was a remarkable success, and was an important factor in developing the granite business in this part of the state.<sup>14</sup>

Jesse and Florence Viles had a daughter, Katherine Bailey Viles, born in 1900.<sup>15</sup> Florence would die in 1907 at the age of 43, and her grieving husband sold the Pavilion Hotel the same year to brothers Thomas and William Heaphy. Montpelier deed records indicate Jesse also divested himself of most of his other properties at this time. Existing records from the 1910 *Census of the United States* indicate that Jesse (listed as "retired") and fifteen-year-old Katherine were living in the house at that time, along with a governess and two Irish domestics.<sup>16</sup> But Jesse Viles would die in 1916, leaving behind the orphaned Katherine as Montpelier's wealthiest teenager.

By 1921 the National Life Insurance Co. had acquired the land surrounding 2 Western Ave. to the south (the former DeBoer and G.W. Reed houses) and to the west (the Burton and Isabel Bailey property at 6 Baldwin Street) for their new Home Office building. By this time Katherine had achieved her majority, and now occupied the house with her new husband, one Clarence Day. Just six weeks after National Life held a groundbreaking ceremony on April 26 of that year, the Days entered into a legal agreement with National Life to resolve several contentious issues, which had arisen between these adjoining property owners.<sup>17</sup> Couched in bland and cautious legal language, these issues included rights-of-view interference, the relocation of property and sewer lines, alleged building encroachments, and landscaping problems. The Days, "the party of the first part" and National Life, "the party of the second part" agreed, among other things, that National Life "shall take down the stone wall now standing near and on the property line between said 'Viles property' and said 'DeBoer property' and construct a new concrete wall along the line of said properties, to be so located and built that said wall will be at the top twelve inches in width...". Furthermore, "...the party of the second part shall have the right to trim to the line from any and all trees growing on the land of the parties of the first part and all branches which overhang the land of the party of the second part..." And so on, and so forth.

The estate of Jesse S. Viles finally cleared probate in March of 1922. The nearly half a million dollars Katherine received as the only heir included "one share of the

Capital Stock of the Montpelier Country Club", and title to "pasture land at rear of State House".<sup>18</sup> (Jesse Viles had previously deeded the highest elevation of this land to the City of Montpelier in 1911,<sup>19</sup> for construction of the Observation Tower in Hubbard Park; the remainder would be conveyed by Katherine to the State of Vermont in 1919).<sup>20</sup> With a fortune in hand, and apparently unnerved by the construction of Montpelier's largest building next door, the Days sold their elegant home to National Life just eighteen months later, in October of 1922, and moved to 93 South Main Street in Waterbury, Vermont.<sup>21</sup>

National Life would own 2 Western Avenue for over forty years, using it as a guesthouse for employees and visiting clients. When National Life decamped from State Street in the late 1950's to their new hilltop headquarters on the edge of Montpelier, they constructed new guest accommodations there that made the house superfluous.<sup>22</sup> National Life eventually sold the property to the State of Vermont in October of 1968, with an agreement that they would lease the premises after the sale for one year, for a fee of \$541.75 per month; after this term the state took possession of the property.

Over the years the house has been somewhat altered. On the exterior, the original porte-cochere anchoring the left side of the house has been removed, along with an adjacent second floor balcony. At least one gabled dormer was also removed, while several shed dormers were added to create more light and useable space on the third floor level. In addition, a number of small, six-pane casement windows have been added on the second story to provide additional light and ventilation. On the interior, the house has been partitioned for office space, particularly on the first floor, but retains much of its original elegance, including oak and mahogany woodwork and several ornate fireplaces.

In 1974, a proposed "Stage II Building Plan" sponsored by the state building division advocated demolition of this house (as well as *1 Baldwin Street*) to make way for a six story, 50,000 square foot office building.<sup>23</sup> This plan was never implemented, however, and today this impressive reminder of a more gracious era survives, currently serving as the home of the State Buildings Division.

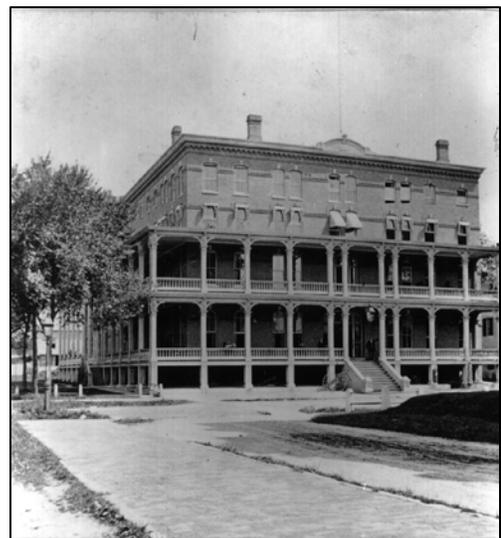
## 109 State Street: The Pavilion

This property was first developed by Thomas Davis,<sup>1</sup> son of Colonel Jacob Davis, who is credited as the first and most prominent of Montpelier's early settlers. (Colonel Davis, a Revolutionary War veteran, came to this frontier from Massachusetts in 1787 and built the first frame dwelling in the village on what is now the Washington County jail-house property on Elm Street.<sup>2</sup> He is known to have named the neighboring town of Calais, and is said to have named Montpelier after the old French city of the same



name.<sup>3</sup> Montpelier was selected as the site of the first permanent seat of the legislature in 1805, primarily because of its central location and accessibility to roads and waterways. The first State House was completed by 1808, built on land donated by Thomas Davis, who as a young man of fifteen had helped his father clear the site twenty years earlier.<sup>4</sup> Anticipating the needs of the legislators and their supplicants, Thomas Davis shrewdly built a brick structure known as the "Davis Tavern" in 1807 adjacent to the State House to accommodate them.<sup>5</sup> (Local lore has it that the Marquis de Lafayette was a guest here during his triumphant tour of the United States in 1825. While it is recorded that he gave a memorable speech next door at the Statehouse, in June of that year, and may have been entertained at the Davis Tavern, detailed newspaper accounts of the time indicate that he spent the night at the *Cadwell House* on Main Street [then Montpelier's premier lodging place] on the site where the *Blanchard Block* stands today).<sup>6</sup> This tavern was purchased in 1827 by Mahlon Cottrill, who had an interest in all nine stage lines which then converged in Montpelier.<sup>7</sup> Mahlon, nicknamed the "prince of landlords" for his generous hospitality, enlarged the building to twice its former size and added covered piazzas.<sup>8</sup> It was at this time that the name was changed to the Pavilion.

Mr. Cottrill sold the hotel to Col. Levi Boutwell in 1856, who would then convey it to Theron O. Bailey in 1874.<sup>9</sup> Mr. Bailey soon tore down the building to make room for a modern, ninety room luxury hotel, completed in 1876.<sup>10</sup> Designed by Boston architect George Ropes and built by A.B. Fisher (later noted for his work in Burlington), this distinctive structure featured a



wraparound two-story verandah in the "steamboat gothic" style. The thrifty Mr. Bailey reused the original foundation and some of the bricks from the first Pavilion, and took pains to recreate the fireplace in the old lobby, and in the same location.<sup>11</sup> In this prosperous period following the Civil War the second Pavilion continued the tradition of catering to legislators, and was often referred to as "Vermont's Third House". It also became a popular destination for vacationers eager to escape the summer heat of Boston and New York, who arrived by train at the elegant railroad depot built across the street in 1880.<sup>12</sup>



In 1886 Jesse Sumner Viles, Jr., an entrepreneur with a knack for recognizing his customers' needs, purchased the hotel.<sup>13</sup> He updated the structure with an elevator and new plumbing, and also created 35 additional rooms by adding a mansard roof in 1888 to the original structure.<sup>14</sup> At the turn of the century, the Pavilion enjoyed a reputation as one of the finest hotels in New England. (Note: the 1905 Montpelier census records the address of the Pavilion at that time as "113 State St.").

However, with the passage of time and changing modes of transportation, the "grand old lady" of State Street slowly deteriorated. By 1965 it was obvious she was no longer economically viable as a hotel, and the State of Vermont purchased the building in March of 1966 to ensure that the site would be incorporated into its long-term plans for the area. After one hundred and fifty-seven years of continuous operation - during which time the Pavilion hosted Presidents Theodore Roosevelt, Herbert Hoover, William Howard Taft, and, of course, Calvin Coolidge - the hotel closed its doors for good in September of 1966.<sup>15</sup>

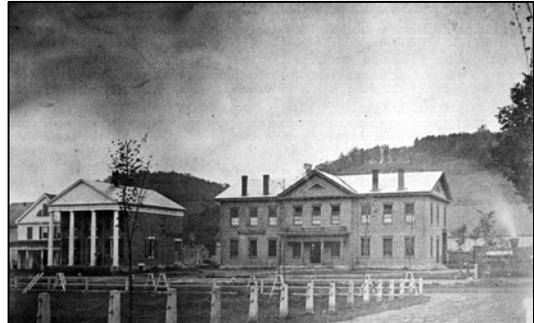
What ensued was a four-year battle attracting national attention, between preservationists who wanted to save this important example of Victorian architecture in the Capitol Complex, and those who believed it could not be efficiently adapted to serve the modern office needs of state government. (The then-Director of Vermont State Buildings, Irving Bates, earnestly pointed out that 73 typists with desks and files could utilize space presently occupied by the intricate verandahs). Even the legislature was divided on the issue, remaining deadlocked at the end of the 1969 session.<sup>16</sup> The controversy was finally resolved when the Pizzagalli Construction Company of South Burlington came up with an imaginative solution: demolition of the original structure, with reconstruction of the exterior façade around a modern interior providing 60,000 square feet of office space. Thus, after being carefully measured and photographed, the second Pavilion was demolished in 1969 and the Pavilion Office Building was completed in 1971, with the new structure moved a few feet to the west and put on axis with its neighboring Victorian to allow for better alignment of the Taylor St. roadway. On the eastern side, along Taylor Street (now Governor Davis Avenue),<sup>17</sup> a massive office wing of harmonious proportions was added, set off from the Victorian front by the architect Robert Burley. While modern materials and building techniques were used to construct this third Pavilion, the bricks were made from 19<sup>th</sup> century molds to provide an

appropriate historical appearance, and some of the original materials-such as wooden verandah spindles, and granite sills and keystones-were reused.<sup>18</sup>

The Vermont Historical Society, which played an active role in saving the Pavilion from the wrecking ball, currently occupies the first floor. The Victorian Lounge is the only portion of the Pavilion's interior that has been recreated as it was. Again, the fireplace has been reproduced, as have the stenciled ceiling and black and white marble floor.<sup>19</sup> The four upper stories of this building now house various state agencies and the Governor's working office; the lower story features a 191 seat auditorium used for both state and public functions.

## 110 State Street

Like most of the surviving 19<sup>th</sup> century buildings in the Capitol Complex, the present structure at 110 State Street stands as the last accomplishment in a series of rebuildings on the same site. This parcel of land was once the location of the home of Daniel P. Baldwin, an energetic member of Montpelier's early business community and, in 1828, the founder of the Vermont Mutual Life Insurance Company. It is recorded in an early history of the city that the company was quartered for a time "in Daniel Baldwin's living room", in an elegant temple-front Greek Revival style brick dwelling which stood at approximately the same location on this site.<sup>1</sup> While enlarged and remodeled several times, this structure eventually proved unsuitable for the expanding company and was demolished in 1869 to allow for the erection of the present structure in 1870.<sup>2</sup> Interestingly, the fledgling National Life Insurance Company rented space on the second floor of this house between 1850 and 1860 as well.<sup>3</sup>



This area of State Street became increasingly important as the city developed. Many of the founding directors of the Vermont Mutual Insurance Co. were also investors in the Vermont Central Railroad,<sup>4</sup> whose first passenger train pulled into Montpelier on June 20, 1849, stopping behind the row of houses on the southern side of State Street.<sup>5</sup> The following year a brick depot, measuring 150 feet long by 50 feet wide, was constructed here to serve railroad patrons, and later replaced in 1880 by a larger, more impressive depot with a clock tower and iron roof cresting.<sup>6</sup> This later depot was set back nearly forty yards from State Street and occupied the rear portion of the open land between the Vermont Mutual headquarters (circa 1870) and the Richardsonian Romanesque National Life Home Office constructed in 1891.<sup>7</sup>

With the rise of the automobile came the steady decline of railroad travel, and passenger service to the State Street depot ceased in 1938. Afterwards, the building was employed as a bus terminal by the Vermont Transit Company, which included a regular shuttle service to Montpelier Junction to transport rail travelers into town.<sup>8</sup> After several decades of disuse, the depot was finally demolished with the aid of dynamite in May of 1963. (A photograph of this act of vandalism exists within the archives of the Vermont Historical Society.) The subsequent owner, the Chittenden Bank, constructed "Washington County's first



drive-in bank" on the site in 1964, along with a small building to house the Vermont Transit Co.<sup>9</sup> On this lot today stands the Chittenden Bank/Public Service Board building constructed in 1995. The strip of land adjacent to the tracks, where the elegant brick depot once welcomed passengers to the Capital City, is a paved parking area for automobiles.

Fortunately, the elegant Mid-Victorian building nearby which has anchored the southwest corner of Taylor and State Streets for 130 years survives. (Prior to 1963 the address of this parcel was 114 State St.; when the bank building was built it assumed the address of 112 State St. and this lot became 110 State Street). Built as the fourth home office of Vermont Mutual, it is particularly symmetrical in all three dimensions and serves as an appropriate visual cornerstone of the present-day Vermont Capitol complex. Constructed in the French Second Empire style characterized principally by its



distinctive, steeply pitched mansard roof,<sup>10</sup> it features cornice-line modillions and tall pedimented windows with brackets both above and below to ornament the simple brick surface planes. The roof was originally surmounted by iron cresting. The front entry porch is pedimented, with its roof supported by four fluted Corinthian columns, and the building features a high granite block foundation. Abby Maria Hemenway noted in her *Vermont Historical Gazetteer* of 1882 that "a broad pavement of brick" surrounded the Vermont Mutual building from the new train depot to State Street.<sup>11</sup>

The National Life Insurance Company also had its Home Office in this building, conducting business in rented space on the second floor between 1873 and 1891. This would be their fourth headquarters, with each move to a larger, more impressive-looking office.<sup>12</sup> This became a pattern, necessitated by steady growth, continuing well into the twentieth century; their next move would be into their own magnificent, newly constructed edifice at 116 State Street.<sup>13</sup> Other tenants of the building during this time included the Wood Art Gallery and the YMCA.

In 1953, the building was purchased by the State of Vermont and first occupied by the Tax Department. Today 110 State Street houses the Department of Personnel.

## 111 State Street

This parcel of land in Montpelier, Vermont, just east of the State House was first cleared by Colonel Jacob Davis and his sons Thomas and Jacob in 1787, who are credited as the first permanent settlers.<sup>1</sup> The *History of the Town of Montpelier, 1781 to the year 1860*, published in 1860 by the well-known writer Daniel Pierce Thompson, quotes eyewitness accounts that Col. Davis could, by himself, fell, clear, "...and cut into logging lengths... an acre of land per day",<sup>2</sup> and that he possessed the strength of two strong men.<sup>3</sup> Thompson describes this land prior to the construction of the State House as "a smooth, broad, well-tilled meadow, covered with waving, green corn".<sup>4</sup>



There are recorded references thereafter to this lot as "Capitol Park" and "The Common", and this public gathering place remained open land throughout the nineteenth century.<sup>5</sup> On the 1873 Beers *Atlas of Washington County* map it is simply labeled "Park". The *Sanborn Insurance Map* for 1889 lists this plot of land as "Pavilion Park", measuring approximately 300' long by 100' wide, and indicates a 13,500-gallon reservoir, presumably for water, located to the rear of the property. By 1915 the reservoir had disappeared from the Sanborn map, as had Eastern Avenue, formerly the western boundary of the property.

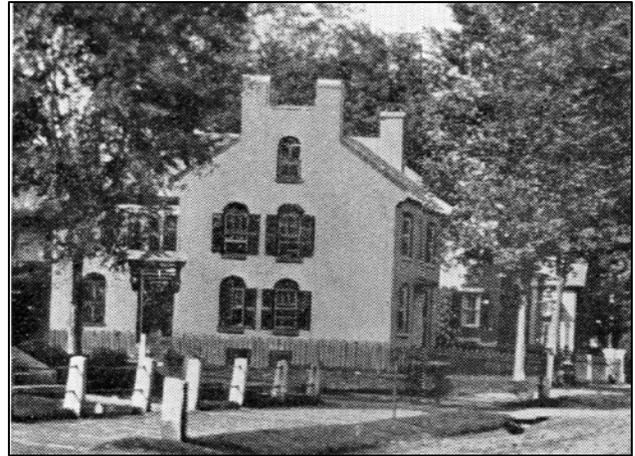
The need for a separate Supreme Court and State Library building had been discussed for many years, virtually since the completion, in 1886, of the State Library and Supreme Court Annex to the State House. But groundbreaking for the structure on this lot did not occur until April of 1916, financed by an appropriation of \$150,000 by the previous session of the legislature.<sup>6</sup> Due to delays caused by World War I, the granite building was not completed until 1918. Other than a connecting addition to the library from the adjacent Pavilion Office Building in 1971, no major changes appear to have occurred to this edifice since its erection.

A large panoramic photograph in the archive of the Vermont Historical Society, taken circa 1880, reveals the grade of this land sloping down significantly on the north, east, and west sides to the center of the lot, where an ornate wooden bandstand is located. Another photograph, taken in 1916 on the day construction work began on the Supreme Court building, appears to show only the base of the bandstand remaining, and it has been moved to the foreground closer to State Street.

This structure is still used today for its original purpose, housing the Supreme Court and the State Library. The exterior appearance of the building has changed little over the decades, save for minor changes in landscaping.

## 116 State Street

The 1873 Beers *Atlas of Washington County* map of Montpelier, Vermont, shows a large, two-story dwelling on the lot at this address, occupied by Edward Dewey. A surviving photograph in the archives of the Vermont Historical Society shows it to be an impressive residence, circa 1830, built in the Federal style. Edward's father was Julius Y. Dewey, founder of the National Life Insurance Company, which had purchased the parcel some thirty years earlier from Colonel Elisha P. Jewett,<sup>1</sup> a merchant who was one of Montpelier's most prominent



early citizens and once owned much of the land in the State Street area. (Col. Jewett had apprenticed as a clerk to Daniel Baldwin as a youth, and later was a pivotal figure in the construction of the Vermont Central Railway to the rear of this property).<sup>2</sup> Having outgrown their *fourth* Home office in rented quarters at what was then 114 State Street [now 110 State St.], the board of directors decided in 1890 to erect their first new headquarters building, and one worthy of this successful and rapidly growing company. Thus was sealed the fate of Edward's substantial residence on this site, (all the more ironic as it had served as National Life's *third* Home Office for a time),<sup>3</sup> and its demolition for the sake of progress would set in motion events which would reverberate down State Street for decades to come.

Designed by the architect S. Edwin Tobey of Boston, this *fifth* National Life Home Office<sup>4</sup> was built in the massive Richardsonian Romanesque style.<sup>5</sup> It was constructed of local brick and accented by Longmeadow brownstone, which was used liberally for arches over the windows, around doors, as belt courses, for quoining, and for the high basement and wall around the lawn. This fortress-like building is a study in asymmetrical massing, with different roof types, chimneys, and window groupings, and projecting towers, dormers, and an oriel window. The front entrance is approached by a flight of steps flanked by a wall of brownstone; an intricately carved, semi-circular wooden frieze surmounts the front door.

This palatial new building also boasted the latest in technical improvements. First quality speaking tubes connected each floor, and the janitor could be reached in two different locations (one of them being the boiler room) by means of a loud bell.<sup>6</sup>



This building also had one of the first elevators in Vermont, with mahogany shafts and brass grillwork; it was first run by hydraulic power, which provided a somewhat uneven ride. In 1902 the company explored the possibility of converting to electric power, but the elevator required direct current and only alternating current was available; this dilemma was solved when the Barre-Montpelier trolley allowed the elevator to be hooked up to their car barn transformer.

Soon rapid growth once again caused National Life to seek larger quarters. By 1910, the workforce had quadrupled from 27 to 105 employees in just twenty years; even the construction of a mezzanine did little to accommodate the growing staff. Therefore, in 1921, National Life constructed a much larger, granite building as their *sixth* Home Office, at 131 State Street, (located one hundred yards west and across the street) and sold their former home to the State of Vermont. The Vermont Department of Agriculture occupied the building soon after, and remains in residence today.

Originally, the front entrance hall was flooded with light from the two-story arched windows, and surrounded by a balcony with decorated columns and a mahogany and iron railing.<sup>7</sup> The floor was covered in Egyptian mosaic tiles, the wainscoting in warm shades of brown and tan Swanton marble. Unfortunately, this former feeling of open space was lost when part of the hall was enclosed to provide laboratory space, and the balcony was closed off with glass and divided into offices.<sup>8</sup> Most of the rest of the building has also been broken up, and few of the offices retain their original size. The ornate elevator was removed in 1981, and a more modern and accessible one was installed to the rear of the building.



## 118 State Street

On this property once stood the oldest residential building within the Capitol Complex to survive into the mid-twentieth century. This stately brick home in the Federal, or Adam style, was most likely built circa 1840. It is first mentioned in a deed of conveyance in 1853, when Levi and Betsey Humphrey sold "the land and brick house" to E.P Jewett. In 1869, Jewett conveyed the property to B.F. Fifield, "...including furnace, water tubs, gas fixtures, pumps, and sinks, and window cornices". Notwithstanding its several previous owners, it is remembered today as the Fifield House, after its last, and most prominent, private owner.



Benjamin Franklin Fifield, like many of his neighbors in Montpelier's most prestigious nineteenth century neighborhood, was "a mover and a shaker", as the saying goes. He was born in nearby Orange, Vermont, in 1832, of valiant pedigree.<sup>1</sup> On his mother's side he was related to the renowned Adams family of Massachusetts, and his great-grandfather was a Revolutionary War hero, reputedly the second man to breach the British entrenchments at the Battle of Bennington.<sup>2</sup> Benjamin grew up in Montpelier and as a young man read for the law at Peck and Colby, at the time the most prominent law firm in town.<sup>3</sup> (Lucius Peck had represented Vermont as a congressman,<sup>4</sup> and Stoddard B. Colby was later register of the United States Treasury during the Civil War.<sup>5</sup> Peck once said of his partner: "...give him a case with neither law nor fact on his side and he would win when another man would never dream of trying it.")<sup>6</sup> When Colby left Montpelier for Washington in 1864, Fifield joined Peck as a partner, and with Peck's death in 1866, he assumed the reins of the firm.

Benjamin married Lucy Hubbard in 1865, the daughter of Erastus Hubbard, one of the city's largest real estate holders<sup>7</sup> and one of three signers of a \$100,000 bond for the rebuilding of the State House after the 1857 fire.<sup>8</sup> (Lucy's brother John would later establish bequests to fund both Hubbard Park and the Kellogg-Hubbard Library.)<sup>9</sup> The Fifields raised their family of three daughters in their elegant home across from the State House grounds, with its distinctive cast-iron fence anchored by sculpted granite posts. For thirty years they were known for the gracious and generous hospitality they displayed when hosting social gatherings and entertaining friends, among them next-door neighbor Julius Dewey and his family.

In 1869 Mr. Fifield was appointed U.S. attorney for the district by President Grant, and that same year hired on as general counsel for the Vermont Central Railway Company, which was already involved in what would become the longest running litigation in New England history.<sup>10</sup> This complicated suit, involving ownership issues revolving around the receivership of the Vermont Central and Vermont and Canada

railroads, lasted for twenty-seven years. After fourteen years of maneuvering, Fifield concluded this legal morass to his client's advantage, thus cementing his reputation as the leading railroad attorney in Vermont at a time when the railroad was the premier mode of transportation in America.<sup>11</sup> He was soon elected President of the Vermont Bar Association in 1884, and was chosen a delegate to the Republican National Convention that same year. Another honor was accorded him when he was elected a trustee of the University of Vermont in 1898.<sup>12</sup>

In January of 1899, Governor E.C. Smith appointed Mr. Fifield to fill the vacancy caused by the death of United States Senator Justin S. Morrill the previous month. While such an appointment is rarely declined, Lucy was at this time approaching the end of a fatal illness, and her husband refused this prestigious appointment.<sup>13</sup> He thus was at her side when Lucy passed away several months later, in March, and in his grief resolved to immediately retire from the practice of law.<sup>14</sup> He lived on in the house for two decades afterward, assisted by domestic help and the services of a chauffeur who lived in rooms above the carriage house. Although no longer directly involved in day-to-day business matters, Mr. Fifield was said to exercise a "quiet but potent influence"<sup>15</sup> over the affairs of the community.

After his death in 1919, the property was sold to the National Life Insurance Company and remained vacant for several years, after which it was rented out to several tenants, among them one Anna L. Murphy, a widow, who was longest in residency.<sup>16</sup> During this period of the late 1920's, Child's Taxi Service operated out of the former carriage house at the rear of the property, which was listed as 118½ State Street in the city directories of this era.<sup>17</sup> After the State of Vermont acquired the property in 1931, the carriage house became simply 118 State Street. It sheltered the State Printing Department for a few years, and later became the quarters of the State Liquor Control Board, which occupies it to this day.

Under state ownership, the Bureau of Motor Vehicles moved into the Fifield House in 1932, an ironic fate for the domicile of a man who spent most of his adult life serving the interests of the railroad whose tracks ran behind his home.<sup>18</sup> Sometime after 1941, the elegant semi-circular sitting porch on the eastern side of the house was removed, and the structure was finally demolished in 1948 to make way for the construction of the new State Office Building, whose eastern portion occupies the site today.

## 120 State Street

The 1873 Beers *Atlas* map of Montpelier, Vermont, shows this parcel of land as being that of "J.Y. Dewey," and it was indeed owned and occupied by that very prominent citizen of the village. Julius Yemans Dewey was born in neighboring Berlin, Vermont in 1801.<sup>1</sup> After finishing his medical training at the University of Vermont in 1823,<sup>2</sup> he settled in Montpelier to practice medicine and purchased this land from one Zechariah Perrin in 1829. Julius and his wife Mary had four children,<sup>3</sup> and built a Gothic Revival style dwelling, circa 1830, on this site located directly across the street from the Vermont State House. Among this brood was young George Dewey, who would late in life achieve international fame as the naval Hero of Manila Bay;<sup>4</sup> as a youth George liked to demonstrate his youthful bravado to bystanders by running down the old State House steps blindfolded. Alas, Mary died in 1843 when George was but five years old, and his younger sister Mary only three. Julius would remarry, be widowed once again, and eventually take a third wife who would survive him.<sup>5</sup>



While death was certainly no stranger to the young Dr. Dewey, he was a constant witness to the suffering of those left behind when death removed the family breadwinner, and this young physician resolved to do what he could to alleviate this terrible scourge. Thus was born an idea which, a few years hence, would culminate in the founding of the National Life Insurance Company. Dr. Dewey was no mere figurehead or desk-bound executive of this company, either. Well-authenticated reports tell of his trips on horseback in personal solicitation of insurance, even as far as Montreal, with a saddlebag full of applications. In a single interview he would solicit, perform a medical examination, approve the case, and issue the policy. Success and prosperity were natural results of the hard work of this tenacious, resourceful Vermonter; after an eventful and rewarding life the good doctor passed away in 1877.

In 1889, Julius' second-born son Edward had his father's modest Gothic Revival style home moved west from this prime location, to a vacant lot at 144 State Street, so he could construct a larger, more imposing dwelling for himself to better reflect the family's growing financial power and social status. Edward was vice-president of National Life at the time; during the Civil War he had become Quartermaster of the Eighth Vermont Volunteers in 1864, whose soldiers so distinguished themselves at the Battle of Cedar Creek.<sup>6</sup>

Designed by noted Montpelier architect George H. Guernsey in the fashionable Queen Anne style, the house featured eight rooms and two baths on the first floor, with

ten rooms and one bath on the second. Total cost of this impressive brick residence was the then-considerable sum of \$12,000.

Edward's daughter, Margaret, would go on to marry attorney Frederick Howland, who rose through the ranks at National Life to become President of the firm.<sup>7</sup> (This was Howland's second marriage; his first wife, Rena Forbush, had died within a month of their wedding day).<sup>8</sup> After Edward's death in 1900, Fred and Margaret would make their home here at 120 State Street until 1941, when they sold the house to the State of Vermont. By this time, planning had already begun for a large new structure on the site to accommodate the growing need for office space for Vermont state employees.

When the present State House was initially constructed in 1859, all state employees were housed within its walls. As official business increased, the western Annex was added in 1886, followed by later construction of a separate Supreme Court and State Library building in 1918 and acquisition of the vacated National Life headquarters at 116 State St. in 1921. Yet the recurring problem of finding sufficient office space only grew more acute in the twentieth century as the role of government became more complex. Planning began as early as 1939 for a new, modern building to alleviate the situation, but these plans had to be shelved for the duration of World War II. During this time the former Edward Dewey house accommodated such state agencies as the Planning Board, the Old Age Assistance Commission, and the Salvage Committee. Prior to the beginning of construction in 1948, the 1500-ton "Dewey-Howland House" was moved on railroad tracks 350 feet to the west, and now occupies the lot at 128 State St. where the Riverside Inn once stood.<sup>9</sup> It was also at this time that the "Fifield House" at 118 State, the "Smilie House" at 122 State, and the "Ledden House" at 124 State were demolished to provide the additional land needed for the new building.

The current five-story, concrete-and-steel structure faced with white marble now located at 120 State St. and known as the State Office Building was constructed at a cost of \$1.6 million dollars and completed in 1949. Designed by the Burlington architectural firm of Freeman, French, Freeman, the massive Modernistic design is more typical of public buildings of the 1930's, reflecting the original design phase which began during that era.<sup>10</sup> It features a carved frieze band naming all of the counties in Vermont, with the goddess Ceres shown in relief on the front door carrying the state seal. Directly opposite the State House, it forms a rectangular government complex, with the Administration and the Supreme Court buildings forming the other sides. First to move into the new building was the State Purchasing Department, soon to be followed by other state agencies. Today this structure houses the Department of Motor Vehicles and the Department of Education.

## **122 State Street**

On the 1873 Beers *Atlas of Washington County* map of Montpelier, Vermont, this parcel of land is identified as being part of "J. Reed's Est.". The Hon. Joseph Reed began his career as a merchant in Thetford, Vermont, but settled in Montpelier to make his mark.<sup>1</sup> He was the patriarch of one branch of the Reed family who quickly established themselves here as prominent attorneys, businessmen, and community leaders. He became a probate judge, a director of the Vermont Mutual Life Insurance Company, and was the treasurer of Washington County for nearly thirty years.<sup>2</sup> Joseph originally acquired this land, adjacent to the Julius Y. Dewey homestead and across from the State House Common, from one Isaiah Silver in 1847.

Joseph Reed died in 1859 at the age of 82.<sup>3</sup> Melville and Ellen Smilie would acquire this property from the heirs of the Reed estate in 1878 and begin their long residency.



Melville E. Smilie pursued an industrious career as an attorney and public official. He served as State's Attorney, Justice of the Peace, and President of the Village of Montpelier in 1891.<sup>4</sup> (Montpelier would not receive its charter as a city until 1894). And like Joseph Reed, he also would serve for decades as Washington County Clerk. Melville died in 1921; his widow Ellen lived on in the house for a time, but by 1938 the State of Vermont had rented it for office space, and later purchased the property from Ellen's estate in 1941. The house was demolished in 1948 to make way for the new State Office Building, the western portion of which now occupies the site.

122 State Street today is the address of the Central Heat Plant, tucked away behind the State Office Building, with only its massive round, brick chimney visible from the street. Utilizing wood chip technology and back-up oil-fired generators, this squat industrial building (also known as the Power House) supplies heat to most of the buildings in the Capitol Complex.

## **124 State Street**

This lot was originally the eastern portion of two land parcels, roughly equal in size, on the Winooski side of State Street, both of which were deeded to Horatio Nelson Taplin in 1827. (Horatio was one of 21 children sired by his father, John Taplin, Jr., by two wives).<sup>1</sup> By the mid-nineteenth century, two dwellings had been built on this land. In 1890 this lot was deeded to Horatio's son (also named Horatio Nelson Taplin). The second Horatio N. Taplin joined the Vermont Mutual Life Insurance Company and rose through the ranks, eventually serving as Treasurer of the company between 1878 and 1891, and then as President from 1891 to 1895.<sup>2</sup>

As Montpelier developed and it became necessary to assign street numbers to each structure, this lot and residence became 124 State Street. The western portion (126 State Street) was sold in 1895 to Samuel and Edith Moss. That same year this parcel was conveyed by the Taplin family to Frederick W. Morse.

Frederick Morse was a Civil War veteran who carved out a career working for the Montpelier & Wells River Railroad.<sup>3</sup> He eventually became the chief passenger and freight agent for this railroad line, which served as an economic lifeline for many Central Vermont communities in the 19<sup>th</sup> century. He also enjoyed a prosperous sideline as a Montpelier coal dealer,<sup>4</sup> and later served as the secretary of the Standard Light and Power Manufacturing Company, which in 1885 began supplying electric power to light the streets of Montpelier and Barre from a dynamo on the Winooski River.<sup>5</sup>

When Frederick died in 1916, this property was purchased from his estate by Norman and Catherine Goodwin, and the pace of conveyance would soon quicken. The Goodwins sold to one Mary E. Waterman in 1920, and she in turn sold the property in 1931 to Elbert and Anna Brigham.

As a young man Elbert S. Brigham, of St. Albans, Vermont, had begun the study of medicine at McGill University, but was advised, because of ill health, to pursue a life out-of-doors.<sup>6</sup> He followed this advice for a while and returned to work on his father's farm, but later graduated from Middlebury College and was eventually appointed by Governor Allen M. Fletcher to be Commissioner of Agriculture in 1913.<sup>7</sup> He would serve as the U.S. Congressman from Vermont between 1925 and 1931, authoring the Oleomargarine Bill and shepherding it through to passage.<sup>8</sup> He was later elected President of the National Life Insurance Company on Fred Howland's retirement in 1937. Three years later, the Brighams would sell 124 State Street to Wilfred and Marie C. Ledden, and move one hundred yards north to 12 Baldwin Street.



Wilbert and Maria Ledden were working-class people, and among the first to own one of the large, old houses with a view of the State House. The energetic Maria immediately put her new location to work for her by opening a beauty parlor on the ground floor - the "Harper Method Cosmetology Shop" - and quickly developed a thriving business.<sup>9</sup> (Next-door neighbor Laura Adams, now 86 years of age, patronized the shop and reports that Marie was considered "the best hairdresser in town").<sup>10</sup> The Leddens also partitioned the rest of the house into several apartments at this time for additional income. By 1945 the State of Vermont, working hand-in-glove with National Life, already owned most of the property in the neighborhood needed for their long-planned office building. But the state did not own the dilapidated Ledden house, and Marie and Wilbert refused to sell at the price determined to be reasonable by the State Building Commission. Thus in November of 1945 the state exercised its right of eminent domain, and convened a hearing to determine the matter of just compensation for the Leddens, with then-Governor Mortimer R. Proctor in attendance.<sup>11</sup> This legal process took several months to reach its inevitable conclusion, and when all was said and done, the Leddens received \$28,000 for their property, with the right to remove "...the beauty parlor booths...three shampoo bowls...all fluorescent lights in the beauty parlor and all Venetian blinds..." and other fixtures and appliances.<sup>12</sup>

Closing on the property was held in January of 1947, with Wilbert and Marie Ledden relocating to 59 College Street. Under state ownership the building briefly housed the Vermont Development Commission, as the clock ticked toward demolition day. A surviving photograph of the front façade taken at this time, in the archives of the Vermont Historical Society, is not a pretty picture. It reveals a trace of vestigial Queen Anne features, but over the years the building had been "remuddled" by various owners to the point where it had virtually lost its identity.<sup>13</sup> Arguably the least attractive structure on the street at the time, it was razed in 1948 by the State of Vermont, one of three structures demolished to make way for the five-story State Office Building completed in 1950 at what is now 120 State Street.

## **126 State Street**

The property at 126 State Street originally consisted of two parcels of land, both of which were deeded to Horatio Nelson Taplin in 1827. Montpelier land records indicate that the property was deeded to his son (also named Horatio Nelson Taplin) in 1890.<sup>1</sup> The Taplin home was located on the eastern portion of the lot, and another two-story house was located on the western portion. When street numbering became necessary in the growing capital city, this lot became 126 State Street.



This western portion was deeded in 1895 to Samuel A. and Edith A. Moss. The existing house was razed and the Mosses built the present dwelling in 1896. The Mosses sold this property in December of 1907 to John P. Adams and Laura Ropes Adams.

John Paige Adams was the junior member of the mercantile firm of W.E. Adams and Son, located at 62 State St., which specialized in "...clothing, caps, hats, furs, and finishing goods".<sup>2</sup> Laura Ropes was the daughter of Arthur Ropes, editor of the Montpelier-based *Vermont Watchman* and *Rural Vermonter* in the 1880's.<sup>3</sup> Laura Adams died following surgery in 1918, leaving four children (including a set of six-year-old twins), and John later married Eliza Davis.

This wood frame home of two and a half stories was built in the Queen Anne style, which dominated architectural fashion at the time. This style was characterized by a steeply pitched roof of irregular shape, usually with a dominant front-facing gable, and the employment of devices for avoiding flat wall surfaces, such as bay windows, projecting towers, and the use of several wall materials of differing textures to avoid a smooth-walled appearance.<sup>4</sup>

After nearly forty years of Adams family ownership, John and Eliza Adams sold the property to the State of Vermont for \$14,000 on March 31, 1945. It has been used for state offices since that time, with the state headquarters of the American Legion occupying a portion of the building since 1949. Most of the large, elegant rooms in the house have since been partitioned for office space, but much of the finely crafted oak woodwork and paneling remains intact and in good condition. Laura Adams, a lifelong Montpelier resident who was born in this house in 1912 and lived here until 1945, returned for her first visit in over fifty years in July of 1999, accompanied by the author.<sup>5</sup> She toured the house from cellar to attic, discussing her family's domestic life as she detailed the functions of each room. She was delighted that the interior was still recognizable, while noting the disappearance of the dumbwaiter and the brass newel-post lamp from the first floor, and the walk-in cedar closet from the third. (See Laura Adams oral history cassette tape in VHS Library, audio tape M-300.)

Along with the American Legion, the state headquarters of the Veterans of Foreign Wars and the office of the Governor's Commission on Women are currently housed in the building as well.

## 128 State Street

The Riverside Inn offered hospitality on this site in various incarnations, beginning in the mid-nineteenth century.<sup>1</sup> The 1873 Beers *Atlas* map of Montpelier shows a large, nearly square frame building on the site, with a smaller elongated dwelling alongside. The 1884 *Sanborn Insurance Map* indicates a building footprint that corresponds to this information. A surviving, late 19<sup>th</sup> century photograph<sup>2</sup> of the inn reveals an imposing, French Second Empire-style structure on this site.<sup>3</sup>



Curiously, the core of this elegant hotel was originally the first *Christ Church, Episcopal*, constructed here when the parish was first fully organized in 1842. As Hemenway's *Gazetteer* relates, "...the work of building a church, on the site now occupied by the "Riverside" building, set about...the church was consecrated, and regular service commenced Jan. 15, 1843".<sup>4</sup> Twenty five years later, in 1869, having just constructed a handsome, more centrally located stone church<sup>5</sup> across from the courthouse, the Wardens and Vestry of the church voted to sell their outgrown wooden building, now much in need of repair, to parishioners Carlisle J. Gleason and Timothy Parker Redfield for two thousand dollars.<sup>6</sup> These two enterprising gentlemen would quickly repair and remodel the building to serve as an inn.

Carlisle Gleason was a prominent local attorney and a son-in-law of the esteemed Benjamin Franklin Fifield, who lived just down the street. Born in Warren, Vermont, and graduated from Dartmouth College in 1856, Carlisle soon partnered with Timothy Parker Redfield, in the successful firm of Redfield and Gleason in Montpelier.<sup>7</sup> After Mr. Redfield was elected to the Supreme Court in 1870,<sup>8</sup> Mr. Gleason would eventually close his law practice and become treasurer of the American Investment Company of Boston.<sup>9</sup> Upon Mr. Redfield's death, Mr. Gleason assumed full ownership of the inn; upon his decease in 1901, his widow, Ellen J. Gleason, would convey the "...Riverside, so called, and cottage home and lot adjoining..." to neighbor Samuel A. Moss for \$10,750.<sup>10</sup> At some point after this time the "cottage home" mentioned here, a long and narrow building, became the "Riverside Annex".<sup>11</sup> This structure, which later photos show with a second-story balcony spanning the front, was given the address of 130 State Street and served as a rooming house.

Mr. Moss in turn sold the property to Calvin and Alpa Parmenter in 1908. They operated the inn until 1920, when they conveyed the inn to "Mary Nelson, widow", and agreed to hold a mortgage.<sup>12</sup> Mary's tenure as an innkeeper was a brief one, and within eighteen months the Parmenters were again the owners of record.

In October of 1922 they finally managed to sell the inn, to Mary and Samuel Capron and their daughter, Lillias. At this juncture the Parmenters retained the Annex

property, and rented out rooms in the building for some time to come. {See 130 State Street narrative}.

Samuel Capron had first sampled the hospitality of the Riverside Inn as a visiting legislator from the town of Leicester, and under his ownership the inn would become a favorite with legislators in town for the session.<sup>13</sup> The Caprons would continue to run the Riverside Inn for twenty-three years, but the glory days when urban tourists would detrain to spend languid summers at the Riverside were fading. In 1945, with the specter of *eminent domain* looming, they sold the property to the State of Vermont, “excepting and reserving to the grantors herein the flowers, plants, and shrubbery now on the above described premises and three lamps which are now located in the front halls in the house on said premises”.

By 1946 the *Montpelier City Directory* listed the property as "vacant", and it was demolished in 1948, to provide a new location for the Edward Dewey residence, moved here on railroad tracks from its former location at 120 State Street. The Dewey house occupies 128 State Street to this day, and is home to the State Purchasing Division, the Managerial Division, and Building and General Services.



## 129 State Street / 1 Western Avenue

This parcel of land is shown as "C. Reed" on the 1873 Beers *Atlas* map of Montpelier, and was a portion of the large land holdings accumulated on State St. during the 19<sup>th</sup> century by two branches of the Reed family. Charles Reed was a member of this dynamic clan of lawyers, businessmen, landowners, and holders of public office, many of whom lived in the State Street neighborhood. Charles himself wore all of these hats and more;<sup>1</sup>



he also served as the Vermont State Librarian for fifteen years, until his death in 1873. A Stereopticon view of this site taken that year shows a square, Second Empire style home with a flared mansard roof, with a long attached ell and carriage house on the north side. Joseph A. DeBoer acquired this property from the heirs of the Reed estate in 1902, just six months after he became president of the National Life Insurance Co. (Several city directories of this era refer to this property as both "129 State Street" and "1 Western Avenue".)

Joseph Arend DeBoer was born in Holland and, following the death of his father, came to America in 1868 at the age of seven.<sup>2</sup> After graduation from Dartmouth College he began a career in education, and eventually served as the Principal of the Montpelier public schools between 1885 and 1889.<sup>3</sup> However, he changed his career path in 1889 and became an actuary for the National Life Insurance Company.<sup>4</sup> He rose through the ranks there to become vice-president in 1901, and then assumed the presidency upon the death of James C. Houghton the following year.<sup>5</sup>

Aside from business, Joseph was a man of many talents. He had a high sense of civic duty, and served on the School Board, in both chambers of the Vermont legislature, and numerous other capacities.<sup>6</sup> He was a man of letters as well, and among other writings, wrote the introduction to the *Encyclopedia of Vermont Biography* published in 1912.<sup>7</sup> He also won renown as an orator, and delivered the Oration at the Montpelier Centenary in 1905 and at the Dedication of Montpelier City Hall in 1911.<sup>8</sup> His untimely death on Christmas Day, 1915, at the age of 54 was widely mourned, both within and outside the company.

Upon DeBoer's death, his estate sold this property to National Life in 1916, and this parcel of land, (along with 131 State St. next door, which DeBoer had purchased from the estate of G.W. Reed), would form the basis for the company's new building site. DeBoer's imposing residence<sup>9</sup> was eventually moved on rollers in 1921, to a new address created across the street - 130½ State St. - on the previously open lawn in front of the



Riverside Annex.<sup>10</sup> Here it would stand in a slow state of decay, serving as a rooming house, until it was demolished in the late nineteen sixties.

## 130 State Street

The 1873 Beers *Atlas* map indicates an elongated structure on this parcel, set well back from the street, identified as belonging to "Redfield & Gleason". Timothy P. Redfield and Carlisle J. Gleason were prominent Montpelier attorneys and law partners in the firm of "Redfield & Gleason",<sup>1</sup> and jointly owned this property at the time. Gleason would assume full ownership in 1889, and upon his death in 1901 this parcel was sold to neighbor Samuel A. Moss. Deed records of the Village of Montpelier indicate the sale included both the Riverside Inn and the "cottage home and lot adjoining",<sup>2</sup> as these properties had not yet been subdivided. This long and narrow "cottage home" would soon become a rooming house known as the "Riverside Annex",<sup>3</sup> with the address of 130 State Street. A partial view of the front façade, glimpsed in a later photograph of the house next door, shows a second-floor balcony porch spanning the front of the Annex.



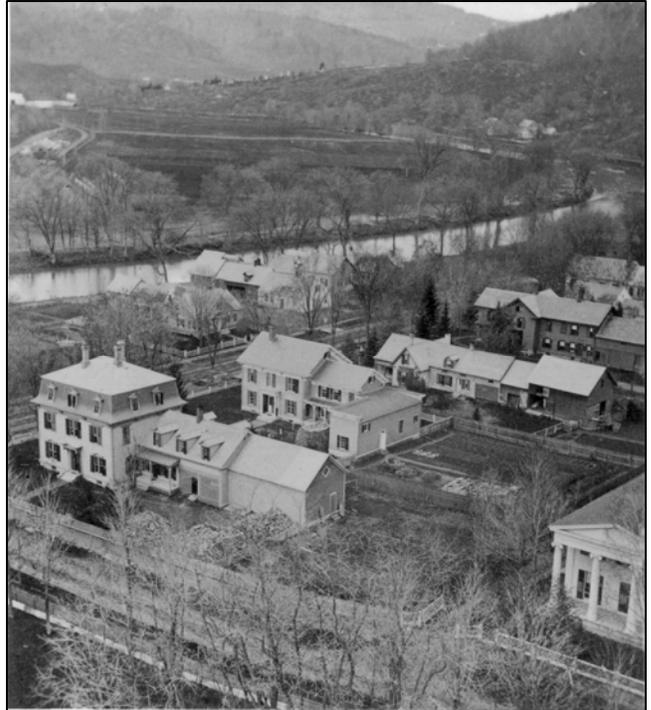
Samuel Moss sold the property to Calvin and Alpa Parmenter in 1908. The Parmenters operated both the inn and the annex until 1922, when they sold the inn to the Capron family {See 128 State Street narrative}. The estate of Calvin L. Parmenter distributed the annex property in 1936 to one Minnie Merrill, who operated the site as the "Merrill Apartments"<sup>4</sup> until selling out to the National Life Insurance Company in 1944. Subsequently the building was known as the "National Life Apartments",<sup>5</sup> and by 1964 had become state office space. It was demolished in 1968, and the area is now a paved asphalt parking area.

In 1921, to provide room for the construction of the new National Life building across the street, the former "DeBoer House" at 129 State St. was moved across the road to the front portion of this lot, where it became 130½ State Street.<sup>6</sup> It, too, would serve as a rooming house for decades, and be acquired by the state in 1965, along with 132 State St. next door, to prevent a gas station from occupying the site (Refer to narrative of 132 State Street for particulars). The building was finally demolished in 1968 to provide parking space for automobiles.

## 131 State Street

The history of the land parcel formerly known as 131 State Street is a complicated one, even when judged among the other lots in the Capitol Complex with their moved structures, demolitions, and multiple rebuilding. This lot is listed on the 1873 Beers *Atlas* map of Montpelier, Vermont, as being owned by "G.W. Reed".

George Washington Reed, (a brother of the previously discussed Charles Reed), was a member of an illustrious Montpelier family, most of whom were attorneys, real estate speculators, and very much involved in public affairs. George, the son of the Hon. Joseph Reed, graduated from the University of Vermont in 1836, and afterwards was admitted to the bar. But he took up the profession of teaching instead, in Montpelier, where he also served as postmaster of the village for a time.<sup>1</sup> He then became Secretary of the National Life Insurance Co. and served in that capacity for a remarkable forty-five years beginning in 1852.<sup>2</sup> He was also the Washington County Treasurer for forty years, from 1858 until his death in 1898.<sup>3</sup> At that time the Board of Directors of National Life recorded the following, somewhat grudging tribute:



He was a good man, beloved by all who knew him, followed with gratitude by many who enjoyed his silent kindness, and a true type of the old-time character in the country town which for over seventy-one years had been his home...He was not great, but good; not fast, but sure; not brilliant, but solid.<sup>4</sup>

George W. Reed lived in a large, handsome Italianate dwelling on this site for nearly forty years. (Several local references mention that Reed constructed this dwelling in 1849 or 1850 [a plaque on the side of the house in its new location says "1849"], but this date is unlikely, as deed records indicate that Reed purchased the land in 1860.)<sup>5</sup> Upon Reed's death, his sister (and sole heir) Maria Reed Hemenway inherited the property, and when the estate finally cleared probate twelve years later, sold it to next-door neighbor Joseph DeBoer in 1911. This property is often referred to as the former "Briggs House", as George Briggs and his family resided here for many years, but deed records indicate that Mr. Briggs never owned this property, or any other real estate in Montpelier, for that matter. This elegant home apparently functioned as a rented National Life guesthouse, both before and after its acquisition by Joseph DeBoer. {See narrative of *129 State Street / 1 Western Avenue* for a more thorough examination of the life of this brilliant and fascinating man. }

George Briggs was born in 1844 in Brandon, Vermont, trained as an attorney, and practiced law there in company with Gov. E.J. Ormsbee. George also served as the Town Clerk in Brandon, from 1868 to 1894.<sup>6</sup> Eventually he moved to Montpelier, to become the Inspector of Real Estate and Real Estate Loans for National Life, and a director of both the Vermont Mutual and National Life insurance companies.<sup>7</sup>

The DeBoer estate sold both *129 State St.* and *131 State St.* to the National Life Insurance Co. in 1916, and both homes were moved in 1921 to make way for the construction of the new National Life headquarters building. The George W. Reed home was moved 150 yards west, to a lot at 8 Bailey Avenue, where it stands today as a proud survivor of the real-estate musical chairs which occurred on State Street two generations ago. The elegant interior of the house, including some decorative 19<sup>th</sup> century wallpaper, is remarkably well preserved, as is the gracious, curving staircase leading to the second floor. The residence is currently occupied by the Vermont Land Trust.

The 1921 National Life Headquarters built at this address was the *sixth* Home Office for the company. Designed by the Boston architectural firm of Cram & Ferguson,<sup>8</sup> the structure was originally designed to include seven floors, but was redesigned as a five-story building when it became apparent that the sixth and seventh stories would throw out of balance the State House quadrangle.<sup>9</sup> The north end of this new building was left in brick (as it remains today) to allow for the building of a second wing running parallel to the wing on the Western Avenue side.<sup>10</sup> (Western Ave. was renamed Governor Aiken Avenue in July of 1987). However, when expansion of the building became critical in the 1950's, this option would not be used. Deane C. Davis, President of National Life at the time (and later governor of Vermont), recounted in his autobiography that a majority of the Board of Directors agreed traffic problems stemming from the growth of both National Life and state government necessitated a move out of the State Street area.<sup>11</sup> Toward this end, the company quietly acquired several hundred acres straddling Shelburne Road on Route 7 adjacent to Lake Champlain, just in case the decision should be made to move to Burlington.<sup>12</sup> As it turned out, an aroused local business community, along with guarantees of future tax abatement,<sup>13</sup> persuaded National Life to stay in Montpelier, and the company constructed their *seventh* Home Office in 1959, on 190 acres of land, which they purchased off Memorial Drive from William and Robert Ryan.<sup>14</sup>



The State of Vermont purchased the vacated National Life building in 1960, and has used it since to house various state offices. The Agency of Transportation and several smaller departments currently occupy it. In 1962, the former Henry E. Fifield house at 133 State St., so long occupied by Orville Kew, was demolished after he retired, to provide better access and more parking for its giant neighbor. At that time, the A.O.T. building dropped its original address of 131 State, and became 133 State, which it remains today.

## **132 State Street**

Like many of the lots on State Street in Montpelier, Vermont, during the mid-nineteenth century, this parcel of land belonged to a member of the Taplin family. The Taplins were an old Montpelier clan<sup>1</sup> who, much like the Reeds, were heavily involved in real estate speculation over several generations. The deed cards which record their many transactions are several inches thick, and the tangled web of their wheeling-and-dealing is a daunting one to unravel.



George E. Taplin was a merchant with a prime downtown location at 2 *State Street*, on the southwest corner of State and Main streets.<sup>2</sup> George was born in Montpelier in 1848, and as a young man worked for merchant J.P. Dewey, in what was referred to as the "old depot store"<sup>3</sup> located on the southwest corner of State and Taylor Streets, on land where the 1870 Vermont Mutual building stands today. In 1873, Taplin formed a partnership with H.E. Crosby ("Crosby & Taplin"). Crosby retired soon after, to be replaced by I.R. Moulton ("Moulton & Crosby").<sup>4</sup> An 1889 advertisement for this establishment boasted that it specialized in "dry and fancy goods", and that the firm offered one of the largest selections of such goods in New England. Today Taplin Street in Montpelier is named after these early settlers.

George Taplin died in 1898 at the age of 53,<sup>5</sup> and his circa 1890 Queen Anne style home was sold to Robert M. Whelan the next year. Robert Whelan was an engineer for the Central Vermont Railway for many years, whose tracks passed right behind his house.<sup>6</sup> He found the location a convenient one, as he could stroll to work at the nearby depot in two minutes time. Robert Whalen died in 1935, and the estate of Ellen B. Whalen sold the property to National Life in 1937. The property would soon become a rooming house and remain so for the next thirty years. The state declined to purchase the property for \$37,000 from National Life in 1960, at which time it was purchased by former Municipal Judge Joseph W. Foti. After an oil company expressed interest in locating a service station on this commercially-zoned site in 1963, the state eventually purchased the property for a much higher price in 1965 from Mr. Foti.

This building presently serves as the state Auditor of Accounts office.

## 133 State Street

On the 1873 Beers *Atlas* map of Montpelier, Vermont, this property is listed as occupied by "J. B. Thurston". John B. Thurston,<sup>1</sup> an actuary for the National Life Insurance Company, later inherited this property from his father, James Tottingham Thurston, who was Treasurer of the Vermont Mutual Fire Insurance Co. for 23 years and later its president from 1874 to 1877.<sup>2</sup> John Thurston had a guardian by that time, local attorney James W. Brock, as the deed of conveyance notes that John is "an insane person".<sup>3</sup> John died in 1886,



at the age of 37, and the property quickly went through several owners over the next few years, eventually being conveyed to the Boston-based Church Home for Orphans and Destitute Children. Several members of the Dewey family were trustees of this institution; eventually the house and lot were sold to H.E. and Frances Dewey Fifield in 1904.

Henry E. Fifield, the brother of prominent Montpelier lawyer Benjamin Franklin Fifield, married Charles Dewey's daughter, Frances, and had a modest career in middle management at National Life.<sup>4</sup> In 1921, being of advanced years, the Fifields sold their property to National Life, with a provision for a life estate for Henry. This agreement, among other details, included a stipulation that National Life would "...keep the grass cut on all the premises as Frances D. Fifield requires...".<sup>5</sup> The contract for sale also gave National Life the right to move the "Briggs House" (so called), located at 131 State Street, to the rear of the Fifield lot. However, that house would soon be moved to a different location, where it stands today at 8 Bailey Avenue. {See narrative for *131 State Street*}.

Henry Fifield passed away in 1924, and the next year Orville N. Kew and his wife Helen would occupy the house at 133 State St., in the shadow of the huge building next door.<sup>6</sup> (See Christmas card photo in file). Orville was a local plumber<sup>7</sup> who became Superintendent of Buildings for National Life around this time, and he and his wife would occupy the property until his retirement in the mid nineteen fifties. *Manning's City Directory* listed the house as "vacant" in 1957, and it was sold to the state along with the Home Office building in 1960. The old Lister's card for the City of Montpelier notes that the house was "heated by National Life plant", and further lists the house as "taken down in 1962". The property is now a parking area for the surrounding state offices.

(For a description of the state Agency of Transportation building currently known as *133 State Street*, please refer to the narrative in the file *131 State Street*).

## 134 State Street

There is evidence of a dwelling on this site on the 1873 Beers *Atlas* map of Montpelier, Vermont, owned by one "A. Davis". Anson Davis was a skilled cabinet-maker by trade, and a successful furniture maker in the Central Vermont area.<sup>1</sup> His son, James W. Davis, would later inherit this property and sell it in 1883 to Frank and Mary Bascom. (Also variously spelled "Bascomb") Mr. Bascom was a local druggist, with a storefront located at 25 State Street.<sup>2</sup> The Bascoms would, in turn, convey the property to one Hattie W. Huntington in 1890.



In 1894, specific mention is made in the deed of the "brick dwelling house and outbuildings" on this lot being conveyed by Hattie Huntington to local druggist Lester Greene and his wife Nell, including the "gas fixtures, screen doors, and double windows in and about the aforementioned dwelling house and premises". Lester H. Greene (also spelled "Green" in city directories and census records of the time) would own the Bascomb (sic) Drug Store at 25 State Street, from 1887 to 1901.<sup>3</sup> During this period he invented a popular remedy for coughs and colds, named "*Greene's Warranted Syrup of Tar*",<sup>4</sup> and erected a three-story factory at 15-17 Berlin Street to manufacture this concoction for the national wholesale trade.<sup>5</sup>

In 1898 the Greens sold this house to William W. Brock, an osteopathic physician, who owned the property until 1921, when he sold it to Dr. and Mrs. Frederick Harriman. The Harrimans in turn conveyed the property fifteen years later to Eleanor Dana, described in the 1936 deed records as "unmarried".<sup>6</sup> Eleanor was listed as a "stenographer" in the 1939 *Manning's City Directory for Barre and Montpelier, Vermont*; by 1942, she was listed in the same publication as "sec'y to the governor", who at the time was Republican William Wills.

After World War II, the conversion of State Street from a residential neighborhood to one dominated by state government and National Life accelerated. Eleanor Dana conveyed the property to National Life in 1949, with provision for a life tenancy.<sup>7</sup> She was joined shortly by other tenants, which over the next two decades included the "Brick Haven Beauty Salon" and "Brick Haven, Guests".<sup>8</sup> National Life sold the property to the State of Vermont in 1960, and fourteen years later, in 1974, Eleanor Dana, "for consideration", relinquished her life estate rights on the land and premises to the state.<sup>9</sup>

The National Register of Historic Places inventory form, compiled in 1970 and on file at the State Historic Preservation Office, describes the property thusly:

Brick, seven-course American bond, 1-1/2 stories, gabled roof sheathed in asphalt. This classic cottage has a central gable wall dormer; the two window

bays on the left façade have been replaced by three windows. A Greek-Revival, one-bay entry porch has been added. The windows were originally surmounted by splayed plaster heads.

Today this property remains a "brick haven" for visitors to Central Vermont, by serving as the Capital Region Visitors Center.

## 135 State Street

The 1873 Beers *Atlas* map of Montpelier, Vermont, labels this parcel of land as the "C. Dewey" residence. Charles Dewey was the eldest son<sup>1</sup> of Dr. Julius Y. Dewey, the founder of the National Life Insurance Company. Charles began his career working for the Vermont Mutual Fire Insurance Company<sup>2</sup> but eventually joined National Life and assumed the presidency of the company on the death of his father in 1877. He also assisted in the organization of the First National Bank of Montpelier in 1865, and later became bank president in 1891.<sup>3</sup>



Charles married Betsey Tarbox in 1848, with whom he would have nine children.<sup>4</sup> (Betsey was the daughter of Susan Tarbox, his father's second wife).<sup>5</sup> After Charles' death in 1905, the house remained in the family to shelter several generations of Deweys until 1948, when it was sold by the estate of Gertrude Dewey McCuen to the National Life Insurance Co.

A surviving photograph of the house, from a glass negative in the collection of the Vermont Historical Society, shows an impressive, front-gabled Italianate dwelling, with cross gables extending outward the width of a single window. This was a common device for adding light and ventilation toward the rear of front-gabled houses in this style. Unidentified family members are arrayed about the porch and lawn in this formal photograph, with the front façade of the house almost totally obscured by climbing vines and the shadows cast by the surrounding shade trees. Elegant paired windows and projecting bays add to the aura of this powerfully romantic scene. (See photo in file).

After National Life purchased the house in 1948, it was used for years to house executives in transition. Deane C. Davis, later to become governor of Vermont, would live here for several years during his tenure as president of the company.<sup>6</sup> The house was demolished in the early 1970's, and National Life used the land as a parking lot for several years. In 1973, National Life sold the property to a group of five businessmen incorporated as the "Montpelier Motel Co.", who announced plans to erect a large motel on the site.<sup>7</sup> At this point the State of Vermont entered Washington Superior Court with a *Petition for Condemnation* of the property,<sup>8</sup> evoking its power of eminent domain. Among other objectives, such as the need by the state for more parking facilities, the petition sought "... to preserve the aesthetic integrity of the Capitol Complex...and to protect the subject property and the Capitol Complex area generally against a use of said subject property by private interests which are inconsistent with the full development of subject property and the Capitol complex generally as a public use area". Six months later the court ruled in favor of the State of Vermont, ordering the sale of the parcel at 135 State St. to the state for the sum of \$293,000.<sup>9</sup>

The transfer of title occurred February 18, 1975, and today this property is used by the state as a paved parking area for motor vehicles.

## 136 State Street

The 1873 Beers *Atlas* map of Montpelier, Vermont, identifies this property as being occupied by "J. Bowers". James A. Bowers no doubt enjoyed the convenience of this location, for he was an engineer with the Vermont Central Railway, whose tracks ran nearby just across the Winooski River.<sup>1</sup> James inherited this property from his mother, Betsey, in 1879, and would continue to live in the house after his divorce from wife Elizabeth, in 1907.<sup>2</sup> At that time, both James and Elizabeth were in their early seventies, with James listed as "retired" in the 1904-05 Montpelier street directory.



James Bowers died in 1914, and his ex-wife would follow him in death just thirteen months later.<sup>3</sup> The heirs of the estate would eventually sell the property to Johanna C. and Francis Howard Leahy, mother and son, in 1925.

This property would stay in the Leahy family for the next fifty years. Howard and his wife Alba Leahy would rear their family of three children here, and support them by starting a modest printing business in the rear portion of the building, with Mrs. Leahy taking in boarders as well to make ends meet. This nascent printing business, first listed in Manning's *Directory* of 1933 as "The Commercial Press"<sup>4</sup> and four years later as "Howard Leahy, Printing"<sup>5</sup> would, over time, evolve into the well-known *Leahy Press* of today. During their childhood years, the Leahy children were expected to help around the shop when business was especially heavy, including middle child Patrick, who would build on this work ethic to one day become the senior United States Senator from Vermont.<sup>6</sup> In an interview in August of 1999, Patrick's sister Mary recalled the flurry of activity involved, especially when Town Reports were due out in the spring before Town Meeting Day, and when ballots were needed in the fall of election years.<sup>7</sup> (See Mary Leahy oral history cassette tape in VHS Library, audio tape M-299.)

In 1966, the Leahy family would vacate their family quarters in the building and move to the Towne Hill Road area. Howard Leahy would subsequently lease that portion of the building the next year to "136 State Street, Inc.", a state entity whose president was Irving A. Bates, the State Buildings Director; the state Arts Council would quickly occupy the premises. Howard would soon sell the *Leahy Press* to Ronald and Martha Kowalkowski, granting them a five-year lease in April of 1969 (at \$150.00 per month) to continue operating the printing business in the rear of the building. After this lease ran its course, Howard Leahy relinquished his ownership interest in the building by conveying it to the State of Vermont in June of 1974. Today this structure remains the home of the Vermont Arts Council.

## **138 State Street**

This lot is shown on the 1873 Beers *Atlas* map of Montpelier, Vermont, as "E. Taplin". Edward Taplin was one of the twenty-one children of John Taplin, Jr.,<sup>1</sup> and the father of George E. Taplin. George was the successful merchant in dry and fancy goods whose establishment was located at 2 *State Street*, on the southwest corner of State and Main, in the landmark brick building which still stands today.

The Taplin family sold this parcel to James Flanders in 1890, who in turn conveyed it to John Daley (also spelled Daly) in 1892. John Daley was the Road Master for the Central Vermont Railroad,<sup>2</sup> and the station depot was a mere two-minute walk from his residence.

In 1909 the property passed from the Daley family to John and Lillian Dobbs. Manning's *Directory* for the next several decades documents John's various occupations, first as an "expressman" for the railroad, then as a candy shop owner and manufacturer, and later as the proprietor of a local beer garden.<sup>3</sup> The Dobbs family would reside on State Street for nearly fifty years, and for most of that time would supplement their income by renting out rooms. A former childhood resident of the neighborhood remembers Mr. Dobbs as a rather cantankerous sort, with a decidedly irrational streak.<sup>4</sup> There is, indeed, a public record of an un-neighborly dispute concerning a "common passage-way" shared with his long-time neighbor to the west, at *140 State Street*, which had to be settled by the Chancery Court in 1925.<sup>5</sup>

After Mr. Dobbs went to his reward, heirs Lillian and Gertrude Dobbs would sell the building to Fred and Beatrice Pierce in 1957. The Pierces in turn sold the property to the State of Vermont in April of 1968, and the building was demolished soon afterward. Today this land is used as a state parking lot.

## 139 State Street

The 1873 Beers *Atlas* map of Montpelier shows this lot as being occupied by "Mrs. G. Langdon". Mrs. George Langdon was the former Sarah Sumner,<sup>1</sup> the oldest daughter of U.S. Senator William Upham of Vermont, who died in 1853 during his second term in office.<sup>2</sup> (As a young man, William lost all the fingers on his right hand, "...even to the palm", as the result of a cider mill accident. With his usefulness as a farmhand gone, this incident led his father to consent to his education).<sup>3</sup>



George Langdon had been one of the original directors when the National Life Insurance Company was formed in 1848.<sup>4</sup> After his death in 1870 at age 55,<sup>5</sup> his widow Sarah lived on in the house with her younger sister Mary Annette.<sup>6</sup> After Sarah's death in 1888, heir Mary Annette conveyed the property to Charles and Mary More in 1892. Charles was a principal in *C.H. More & Co.*, a local granite firm.<sup>7</sup> The Moores would in turn convey the property to James B. Estee in 1904.

James B. Estee was a director and vice-president of the National Life Insurance Company. He resigned both positions in 1911 for the pleasures of retirement,<sup>8</sup> and later served as mayor of Montpelier between 1912-14.<sup>9</sup> After James died in 1933, the house remained in the family until sold by daughter Wanda Estee Delanoy, et al, to National Life in 1937.

Margaret Howland and her sister Helen Dewey received title to the house from National Life in 1941, and lived here with Margaret's husband, Fred, now retired. These three kinfolk simply moved across the street, after the "Edward Dewey House" at 120 State St. was sold that same year to the state.

Fred Howland was born in Franconia, New Hampshire, in 1864. Educated at Dartmouth College, he was later admitted to the Vermont bar and became the junior member of the law firm of Dillingham, Huse, and Howland.<sup>10</sup> He enjoyed a varied career, serving as Secretary of Civil and Military Affairs, Clerk of the Vermont House of Representatives, Secretary of State, and a host of lesser posts.<sup>11</sup> He joined National Life in 1903 as Counsel, and rose through the ranks there to assume the presidency in 1916, on the death of Joseph DeBoer. His great executive talent in fiscal matters was acknowledged after the devastating 1927 Flood in Vermont, when he was appointed by the Governor's Commission on Finance to supervise the reconstruction. He served ably as chief executive of National Life as well, and retired in 1937 after two decades of service.<sup>12</sup> Never one to shirk his local civic duty, he also served over half a century as a trustee of the Kellogg-Hubbard Library, from 1902 until his death in 1953.<sup>13</sup>

Helen Dewey passed away in 1949; Margaret would follow in 1952, and Fred a year after that. The property was then conveyed back to National Life, who eventually

sold the property to the Union Mutual Fire Insurance Co. in 1958. The house was demolished prior to the construction of their new headquarters building in 1959, which occupies the property today.

## **140 State Street**

This property is listed on the 1873 Beers *Atlas* map of Montpelier, Vermont, as being owned by "P. Badord". Peter Badord was a blacksmith by trade,<sup>1</sup> and a justice of the peace, who purchased this property on the less genteel end of State St. from Denison and Amy Dewey<sup>2</sup> in 1868. The 1884 *Sanborn Insurance Map* shows a large, two-story frame structure on this site.

Mr. Badord would deed the property to his daughter, Martha Badord Flanagan, in 1922, for the following consideration as stated in the Warranty Deed:

" Being in advanced years, and needing the comforts of home and care and treatment, this deed is given upon condition that the said Martha Ellen Flanagan, my daughter, shall furnish me a home with her and give me proper care and treatment as long as I shall live, and at my decease shall give me a Christian burial and shall pay my funeral expenses provided that I shall not leave sufficient money to pay such charges".<sup>3</sup>

By this time the dwelling had become a rooming house; by the nineteen forties, the structure would shelter half a dozen residents.<sup>4</sup> By 1964, however, the march of time had caught up with the building, as the Manning's city *Directory* for that year lists the property as "vacant". That same year the Flanagans granted a ninety-day option (for the magnificent sum of \$10) to an entity called "Imperial '400' National, Inc.". A layout sketch included with the proposal envisioned construction of a thirty-two-unit, "Imperial 400 type motel" on the property. This reverie consisted of three squat, two-story rectangular buildings surrounding a "Pool/Recreation Area". This option to purchase contained a number of contingencies involving zoning permits and related issues, and was never exercised.<sup>5</sup> In 1965, former municipal judge and businessman Joseph W. Foti purchased the property from the Flanagan heirs, along with the adjacent lot at 142 State Street. Both lots were sold the next year to an entity called "Reproco, Inc.",<sup>6</sup> an Oklahoma-based outfit which had plans to open a gas station on the combined properties. At this point the slumbering giant of state government across the street awoke, armed as always with the Big Stick of *eminent domain*. Several months later, in the spring of 1967, Reproco, Inc. conveyed both properties to the State of Vermont.<sup>7</sup> The structures were demolished soon afterward, and today this property is a paved parking area for adjacent state offices.

## **142 State Street**

The *1899 Sanborn Insurance Map* shows this parcel of land as a vacant lot. Indeed, the western end of State Street along the Winooski River was the last portion to be fully developed. By 1905, however, the updated *Sanborn Insurance Map* reveals a dwelling on this site, occupied by John E. Flanagan and his wife Martha Badord Flanagan.<sup>1</sup> This property was owned by Martha's father, Peter Badord, who lived next door at 140 State Street. John Flanagan was a clerk at the National Life Insurance Company,<sup>2</sup> and he and Martha would be deeded this property in 1918. The Flanagans and their heirs would occupy this single-family dwelling for many years, until it was sold to Charles and Mary Fernandez and businessman (and former Montpelier Municipal Judge) Joseph Foti in 1965.<sup>3</sup> These individuals would convey it to an entity called "Reproco, Inc." the next year; this corporation sought to build a gas station in this desirable high-traffic area. In a familiar scenario, this property would be sold by Reproco to the State of Vermont, in April of 1967, and be demolished soon afterward.



## 143 State Street

This property is shown on the 1873 Beers *Atlas* map of Montpelier as "H.W. Heaton", whose deep lot extended to the southern boundary of High Street (now Baldwin Street). Surviving photographs of the house show a dramatic, high-style Greek Revival mansion, built circa 1850, which featured a full-height, colonnaded entry porch beneath the front gable. Indeed, it was perhaps the most impressive-looking dwelling ever built on State Street.



Homer W. Heaton received his early training as a lawyer and partnered with Charles Reed in the law firm of Heaton & Reed, from 1839 until the latter's death in 1873.<sup>1</sup> They were close friends, sharing a pew at Christ Church for decades, as well as next-door neighbors, with Reed domiciled at 145 State Street. Homer was a man of many parts and exhibited a talent for business early in his life, briefly serving as treasurer of the Vermont Mutual Life Insurance Company, and later organizing the Montpelier Bank and Trust Company, of which he was the first president.<sup>2</sup> As a legislator, he sponsored a bill in 1848, which authorized the formation of the National Life Insurance Company, and soon afterward he became a director of the firm.<sup>3</sup> In the autumn of his life, with his fortune well established, he founded Heaton Hospital on ten acres of land near Seminary Hill, as a public, non-sectarian hospital open to all.<sup>4</sup>

Upon his death in 1899, his son Charles H. Heaton occupied the house. Charles was, like his father, a lawyer and philanthropist.<sup>5</sup> He was also the ultimate clubman, a participating member of more than a dozen fraternal societies. Hiram Carleton's *Genealogical and Family History of the State of Vermont*, published in 1903, said of Charles, in part:

"He received a liberal education, after the fashion of his state, where the people have built school houses and raised men and women of whom, through successive generations, the American nation has been justly proud".<sup>6</sup>

The property would stay in the Heaton family until 1950, when it was sold to the Overseas Veterans, Inc., the corporate name of the organization commonly known as the Veterans of Foreign Wars. The V.F.W. would use this monumental structure for a time as their headquarters, but after a fire badly damaged the house, the property was sold to the State of Vermont in 1955 and subsequently demolished, with the V.F.W. relocating across the street to the Adams House at 126 State. The land would later be sold to the Union Mutual Fire Insurance Co. in 1963, which today uses the former Heaton property as a parking lot.

## 144 State Street

This parcel of land is shown on the 1873 Beers *Atlas* map of Montpelier as belonging to "C. W. Willard". Charles Wesley Willard, born in 1827, was an attorney with the prominent local firm of Peck and Colby, and an active participant in the public affairs of the day.<sup>1</sup> He served as Vermont Secretary of State in 1855-56, and later represented Vermont in the United States Congress between the years 1869 and 1875.<sup>2</sup> He was also a journalist, as well as the



proprietor and editor of the *Green Mountain Freeman*, the organ of the Liberty Party, in the years 1861-73.<sup>3</sup> His wife, Emily, was the daughter of Hezekiah H. Reed,<sup>4</sup> the first president of the Vermont Bank established in 1849, and another of the over-achieving Reeds so involved in the life of the capital city in the nineteenth century.

This property was one of the last land parcels to be developed on State Street. Indeed, it remained a vacant lot until 1889, when the old Julius Y. Dewey homestead was moved here from 120 State Street, by which time the land was owned by Horatio N. and George E. Taplin. There are numerous old photographs and postal cards showing this Gothic Revival style landmark in both locations. The archives of the Vermont Historical Society include a Stereopticon view of the house in its original location, with its front door on a direct axis with the front entrance of the State House, showing the elegant side porch and bay on the eastern side shrouded with climbing vines.

Soon after this venerable dwelling was moved here, Truman Robert Gordon and his second wife, Hattie,<sup>5</sup> purchased the property from the Taplins on New Years' Day in 1890, according to Montpelier land records. Truman Gordon was a prominent lawyer in the firm of *Gordon & Gray*, with a reputation as a skilled trial lawyer in cases both civil and criminal. Something of a 'boy wonder' before turning to the law, Truman had been the Superintendent of Schools in Bolton, Vermont, at the tender age of twenty-one.<sup>6</sup>

Truman's skills at the bar would soon be called upon, for in 1904, foreclosure proceedings were begun against the Gordons. This complicated legal dispute concerned multiple mortgages granted on the property, between the Gordons and several other parties, including the Capital Savings Bank and Trust Co. Charges and counter-charges were hurled and rebutted, and the case would not be settled until 1911, when the state Supreme Court awarded Hattie and relative John Gordon the house, with the homestead precisely drawn: "...commencing at the point of intersection of a line drawn through the drip of the roof of the bay window on the easterly side of the ell..."<sup>7</sup>

After her husband's death in 1923, Hattie divided the living space into separate apartments and rented them out. Laura Adams, who grew up down the street, remembers the widowed Hattie as the neighborhood eccentric, residing in unheated quarters on the ground floor at the back of the house.<sup>8</sup> Hattie lived on at 144 State St. for many years;

along with her regular tenants, she also took in tourists eager to spend a night at the "Admiral Dewey Birthplace". By 1928, the "Admiral Dewey Antique Shop"<sup>9</sup> was open for business on the premises as well. This venture, later operated by Hattie's daughter, Ruth Gordon Bresnahan, would continue in business for forty years, until 1968.

After more than half a century in residence, Hattie died in 1947 at the age of eighty.<sup>10</sup> After her passing, other changes would affect this end of State Street as well. The present Bailey Avenue Bridge was constructed in 1959, and for the first time provided a permanent link between State Street and Winooski Avenue. (Laura Adams recalls that, when she was a child, a temporary wooden bridge would be built there to span the river on Circus Day, to provide convenient access to the festivities taking place in the field where Montpelier High School is today. Circus Day, she remembered, ranked just behind Christmas and the Fourth of July in importance on her calendar.)<sup>11</sup>

In the early nineteen sixties, the Montpelier Woman's Club spearheaded a fund-raising drive to purchase and restore the Dewey House as a shrine, but these efforts ultimately proved unsuccessful. Hattie's heirs finally sold the dilapidated landmark in



August of 1969, to James and Susan Barrett.<sup>12</sup> After one hundred and forty years, luck had finally run out on the homestead of the founder of National Life, and the birthplace of the Hero of Manila Bay. Moved, neglected, and now utterly forlorn, the house was soon demolished. A squat, one-story brick structure was constructed in its place in 1970, which the Barretts leased to the New England Telephone Co.<sup>13</sup>

In 1982, the state paid \$10,000 to the Barretts for a six-month option to purchase this property, but did not complete the transaction.<sup>14</sup> The Montpelier Health Center would subsequently occupy this building until 1999, when the State of Vermont would finally purchase 144 State St. for inclusion in the Capitol Complex.

## 145 State Street

On the 1873 Beers *Atlas* map of Montpelier, Vermont, this lot is listed as being a parcel of land owned by "C.A. Reed". Charles Reed<sup>1</sup> was a member of one branch of the remarkable Reed family, which settled in Montpelier in the early 19<sup>th</sup> century. In his later years, Charles resided here on the lot now occupied by the First Church of Christ, Scientist. Charles was born in 1814 in Thetford, Vermont, the son of the Hon. Joseph Reed (discussed in the narrative of 122 State St.), and the brother of George Washington Reed (discussed in the narrative of 131 State St.). He married Emily Baldwin,<sup>2</sup> and thus acquired Daniel Baldwin as a father-in-law and Marcus Gilman, husband of Maria Baldwin, as a brother-in-law, with whom he maintained a close friendship.

Charles Reed was the longtime law partner of H.W. Heaton,<sup>3</sup> who lived next door at 143 State Street in this cozy little neighborhood. Charles also served as States Attorney, and in the legislature during his career, but his interests were not limited to the minutia of the law. An early advocate of Women's Suffrage, he was active in the Temperance Reform movement, and served as chairman of the Vermont Reform School as well.<sup>4</sup> He also was instrumental in the establishment of Green Mount Cemetery on lower State Street, and served for a time as curator and Librarian of the Vermont Historical Society.<sup>5</sup> Later in life, he served as both a trustee and as Librarian of the State Library,<sup>6</sup> occupying the latter position from 1858 until his untimely death in 1873 at the age of fifty-nine. As detailed in the *Vermont Gazetteer*:

"His last illness was occasioned by a cold taken in the chilly air of the unwarmed State Library, while he was investigating some historical topic. This was increased by exposure a few days later, at the March meeting, which his interest in Temperance Reform led him to attend; and thus were developed, in a constitution originally strong, but weakened by overwork, the pleuro-pneumonia and congestion which ended his earthly career".<sup>7</sup>

When Charles died in 1873, the property passed to his heirs, and was eventually acquired by George Washington Wing, a scholarly attorney who would become the Vermont State Librarian on the death of Hiram Huse in 1902.<sup>8</sup> George Wing would eventually endure himself to subsequent generations of historians by his authorship of the *Name Index to Hemenway's Historical Gazetteer*.<sup>9</sup> George was also a civic-minded fellow, and had the distinction of being elected the first president of the incorporated Village of Montpelier when it was chartered in 1892, and the first mayor of the new city of Montpelier in 1895.<sup>10</sup>



In 1904, George Wing would sell the property to one George Blanchard. George's father Asa was a Montpelier businessman, best known for tearing down the venerable but dilapidated *Cadwell House* on Main Street in 1883, and replacing it with the *Blanchard Block*, which featured a full-size Opera House on the second floor of the building.<sup>11</sup> After his father's death, George blossomed into something of a wheeler-dealer. He simultaneously operated the thriving Blanchard Real Estate Company, was general manager of the Capital City Gas Company, and also president of the National Spring Clip Company on Granite Street, "the Largest makers of spring clothes pins in the country."<sup>12</sup> George was also active politically, and would later serve as mayor of Montpelier in 1921-22.<sup>13</sup> George and his wife, Minnie, would live here, on the corner of State Street and Bailey Avenue, for over half a century. At Minnie's death in 1956, the property was sold to the National Life Insurance Co.

National Life sold the property to The First Church of Christ, Scientist, in 1957, and the house was used for some time afterwards by the church, before being demolished prior to construction of the present building in 1972.

## **1 Baldwin Street**

Daniel Baldwin was one of the most prominent and energetic leaders of Montpelier's business community in the 19<sup>th</sup> century, and one of the few whose entrepreneurial genius can still be felt today. He is best known as the founder of the Vermont Mutual Life Insurance Company in 1828, the first of its kind in the state.<sup>1</sup> Indeed, Mr. Baldwin possessed *Policy No. 1*, and served ably as president of the company from 1841 to 1874.<sup>2</sup> Orphaned at the age of two, he lived to the ripe old age of 89, and achieved mythic status by the time of his death in 1881.<sup>3</sup>



But insurance aside, Daniel Baldwin was involved in a multitude of creative business ventures which contributed to the growth and prosperity of the capital city. He was influential in the building of both the Central Vermont and Montpelier railroads, and later was a founder (and general manager) of the Montpelier Gas Light Co.<sup>4</sup> Perhaps his only failed endeavor was the two-year effort he led to establish the first salt works on the banks of the Winooski River, below the grist mill, in 1827. After drilling 850 feet into the earth the drill became so tightly wedged it could not be withdrawn by any means; fortunately, he had raised the necessary capital of \$2100 for the attempt from sixty different subscribers, so the loss to each was only thirty-five dollars.<sup>5</sup>

Daniel Baldwin had previously resided on State Street, in a home located on the site now occupied by the 1870 Vermont Mutual building.<sup>6</sup> In 1848, he purchased the side-hill pasture west of the State House from one Ira Owen; included in the transaction were spring rights from the nearby farm of William T. Clark and use of the existing aqueduct. Shortly afterwards, he built the house now known as *1 Baldwin Street*, with the granite foundation of the house built right into the underlying rock ledge. (At the time, this street was known as High Street, which ran parallel to a portion of the Winooski Turnpike,<sup>7</sup> which is now State Street). Mr. Baldwin set about improving his new property with great enthusiasm, but with much less concern for property lines. In 1850, the General Assembly passed a resolution<sup>8</sup> to permit him to continue the grading and leveling of state-owned land which he had "occupied and greatly improved"; it also allowed him to enclose the area to protect the shrubbery and shade trees he had planted. Daniel Baldwin lived here for several decades with his wife, Emily Wheelock Baldwin,<sup>9</sup> who was the granddaughter of the first president of Dartmouth College. They then conveyed the house to their daughter and son-in-law, Marcus and Maria Gilman, in 1871.

Marcus Davis Gilman was a local boy, born in Calais, Vermont, in 1820,<sup>10</sup> where his physician father was the only doctor for miles around at that time. Marcus left Vermont as a young man to seek his fortune; he found it in the city of Chicago, where he lived for twenty-three years and prospered as a businessman selling groceries and dry goods.<sup>11</sup> His success enabled him to retire at the age of forty-eight, and he returned to the

land of his youth to devote himself to intellectual pursuits. He quickly established himself as a local historian and writer, and became the librarian of the Vermont Historical Society in 1874, upon the death of his close friend, Charles Reed.<sup>12</sup> He served in this capacity until 1881, at which time he declined another term. Among other publications, he contributed to Abby Maria Hemenway's *Vermont Historical Gazetteer*, and wrote *The Bibliography of Vermont*.<sup>13</sup> Due to the efforts of his many influential friends, this book was published five years after his death by an act of the legislature in 1894, which specified the edition was "... not to exceed eight hundred copies...at an expense to the state not exceeding two dollars and twenty-five cents a copy".<sup>14</sup> A tattered original copy of this tome can be found at the Kellogg-Hubbard Library in Montpelier today.

Marcus died in 1889, with Maria following in 1892, and they both rest nearby in the family plot at Green Mount Cemetery. On Maria's death the house was bequeathed to the only living heir, Emily Gilman Cushman. (Two of the Gilmans' four children, including Marcus' namesake, had not survived infancy. A third child, John Baldwin Gilman, had graduated from medical school and served as an assistant surgeon in the Prussian Army in 1870-71, for which he received the Iron Cross.<sup>15</sup> On his return he settled in Topeka, Kansas, where overwork and exposure to an epidemic brought on extreme sickness. He came home to Montpelier in April of 1873, and died here several weeks later at the age of twenty-five).<sup>16</sup> Daughter Emily was, herself, not long for this world, passing on in 1895,<sup>17</sup> and the Cushman family sold the house to Charles D. Mather in 1899.

Charles D. Mather, born in Weathersfield, Vermont, was a Montpelier merchant and a principal in the firm of Mather & Temple, a Montpelier clothing and dry goods concern. Charles was a descendant of the first president of Harvard University, and was a great-great nephew of Cotton Mather, the famous Puritan divine. As a teenager, Charles had enlisted early in the War of the Rebellion, and served in the *Third Vermont Battery* until the close of hostilities.<sup>18</sup> (Charles would later go on to develop Mather Terrace during the period 1910-1925, on the steep slope just north of his home subdivided from the original "three acres more or less" which surrounded the house). After Charles died in 1928, his widow Lucy lived on in the house until 1945, when she sold it to Mrs. Lillias Bailey and her mother, Mary E. Capron, who would run it as a guest house.

Lillias and Mary, both of whom were widowed, did not buy this property to indulge in the now-common middle-age fantasy of running a "bed-and-breakfast". They had previously owned and operated the venerable *Riverside Inn* at 128 State St. for twenty-two years, but the State of Vermont needed that land to fuel an expansive building scheme. Indeed, this business maneuver was carefully planned by mother and daughter; they sold the inn to the state the day after closing on 1 Baldwin Street.

Due to its proximity to the State House, their new operation became especially popular with legislators from distant towns, who carried on many political discussions around the dinner table.<sup>19</sup> In 1973, after 28 years of hospitality, Mrs. Bailey sold the house at "One Baldwin" to the State of Vermont for \$76,000, and for several years afterwards it lay vacant as debate raged as to its usefulness. Demolition of this historic structure was even considered for a time, but wisdom eventually prevailed and the building today houses state offices.

Many still refer to the house at 1 Baldwin Street as "The Pink Lady", after the color it was painted for several decades. The house itself is an interesting example of eclectic Victorian architecture. Two and a half stories, and of wood-frame construction, it has a gabled roof sheathed in slate. An elaborate gabled dormer with a round-headed, double-hung window pierces the front roof slope. The molded clapboards are accented by wooden quoining and heavily detailed window heads; the house has a paired bracketed entablature with a modillion cornice. As originally built, the front entrance had a striking, curved Italianate cornice and was flanked by twin, one-story flat-roofed bay windows. A later remodeling, early in the Gilmans' tenure, removed the entry porch, to accommodate the curving piazza, which now sweeps around the front and side of the house. This renovation is mentioned in the introduction to Gilman's *The Bibliography of Vermont*, written by State Librarian H.A. Huse in 1895, who notes that the Gilmans "...moved to Montpelier in the fall of 1871, where they converted the Daniel Baldwin homestead, now No.1, Baldwin Street, into a new and costly residence".<sup>20</sup> The interior of the house is especially noteworthy, with the legacy of a master carpenter immediately evident. The downstairs woodwork features curly birch in the library and den, with elegant, carved mahogany panels in the dining room. Certainly the most distinctive feature of the house is the curved front stairwell, with an open-string staircase of quarter-sawn oak spiraling upward to the second floor. Gracing the newel post, until the state acquired the property, was a bronze statuette cast in Paris, reportedly nicknamed "Betsy" by the electrician who did the wiring when the lamp she held was converted from gas to electricity.<sup>21</sup> "The Pink Lady" lives on today as the home of the Joint Fiscal Committee and the Vermont Green-Up Office.

### **3 Baldwin Street**

On the 1873 Beers *Atlas* map of Montpelier, Vermont, this lot is identified as belonging to "W.H. Lord". It was, indeed, the home of the Reverend William H. Lord, who that year became the sole owner of the property, having earlier purchased the land, in partnership with James R. Langdon,<sup>1</sup> from Daniel Baldwin. Rev. Lord was a brilliant and charismatic preacher who occupied the pulpit of Bethany Church for thirty years,<sup>2</sup> and had offered the prayer at the formal dedication of the Green Mount Cemetery on lower State Street in 1855. He was said to be the best-known minister in Vermont at the time, and it is recorded that one of the benefits of his ministry was an education in English usage.<sup>3</sup>



William Hayes Lord received his undergraduate education at Dartmouth College. His father was the Rev. Nathan Lord, President of Dartmouth for thirty-five years (1828-1863),<sup>4</sup> and young W.H. grew up in an atmosphere laden with a reverence for knowledge. As a student William was a Phi Beta Kappa, and delivered the Greek poem at his college commencement.<sup>5</sup> As an adult, he would contribute to the *Princeton Review* and other publications. In 1867, his alma mater would award him a Doctor of Divinity degree.<sup>6</sup> But the wise Dr. Lord would not be blessed with a sage old age. Never in robust health, he died in 1877,<sup>7</sup> at 54 years of age, reportedly having never recovered from the death of his five-year-old daughter, Bessie, fatally injured after being thrown from a wagon drawn by a runaway horse.<sup>8</sup> (Another of Dr. Lord's children, William Adams Lord, was a former law partner of Hiram A. Huse, and a legislator, who would serve as speaker of the Vermont House of Representatives in 1896).<sup>9</sup>

Dr. Lord's widow, Harriet Adams Lord, sold the property in 1882 to Melzar Woodbury, who conveyed it in 1898 to his daughter, Olivia Woodbury Huse,<sup>10</sup> the wife of Hiram A. Huse. Hiram, a native of Randolph, Vermont, was an attorney who formed a law partnership, *Dillingham & Huse*, with former Gov. William P. Dillingham, after the latter's term ended in 1890.<sup>11</sup> Hiram also served as the Vermont State Librarian for thirty years, and was well known as an eloquent and prolific writer on historical and biographical subjects pertinent to Vermont.<sup>12</sup> After his premature death in 1902 at the age of 59,<sup>13</sup> a bronze bust with his likeness would be placed in the corridor of the State Library, where it can be found today bearing this fond inscription:

His Life Was Gentle, And The Elements So Mixed In Him,  
That Nature Might Stand Up And Say To All The World,  
This Was a Man...

After Hiram's death this property would stay in the Huse family for three generations, until the heirs conveyed the property to the State of Vermont in 1974. The house at 3 Baldwin Street would be demolished in 1975, to provide more parking space in the area for nearby state offices.

## **5 Baldwin Street**

This parking lot was formerly the family homestead of Col. Hermon Danforth Hopkins,<sup>1</sup> for whom adjacent Hopkins Street is named. H.D. Hopkins was a remarkable man of many talents, and a renowned "Singing Master" who conducted musical conventions in central Vermont for many years. He also presided over the choral music at Bethany Church for twenty-seven years, and wrote the *Chant* performed by the Union Choir Association at the dedication of the Green Mount Cemetery in 1855.<sup>2</sup> In addition, he was a local historian who contributed articles to Hemenway's *Gazetteer*, and a stringer for the celebrated *Boston Journal* of the time. In his day job, the Colonel was the first manager of the Vermont and Boston Telegraph Co. office, in the Hubbard Building, a task he performed ably for twenty-four years.<sup>3</sup> The Colonel was also a member (along with H.A.Huse) of the editorial board of the short-lived temperance newspaper, *The Watchword*, published in Montpelier.<sup>4</sup>

Col. Hopkins had a son, born in 1864, named Hermon Deming Hopkins. Young Hermon worked variously as a postal employee, a reporter, and in an appointive office for state government before joining the Vermont Mutual Fire Insurance Co. at the age of twenty-five.<sup>5</sup> While working in the finance department, he would author several company publications over the years, most notably the *Vermont Mutual Fire Insurance Company: A History*,<sup>6</sup> and *Vermont's First Insurance Centenary 1828-1928*.<sup>7</sup> In a strange twist, Hermon would become the Treasurer of the Vermont Mutual Fire Insurance Co. in 1911, upon the death of William T. Dewey, who had purchased the Hopkins' family homestead from Hermon, Sr., in 1889.

William Tarbox Dewey was one of nine children sired by Charles Dewey, second president of the National Life Insurance Company, and thus the grandson of Dr. Julius Y. Dewey.<sup>8</sup> He would spend his career with the Vermont Mutual Fire Insurance Co., and as a young man was also active in fighting fires as a member of Volunteer Hose Co. #1.<sup>9</sup> During the Great Fire of 1875 in Montpelier, it is recorded that "Wm. T. Dewey, a fireman, was buried under the falling ruins of the Rialto Bldg....but escaping with a broken leg".<sup>10</sup>

There is a charming photograph (dated 1899) in the collection of the Vermont Historical Society, of Maurice Dewey, the 10 year-old son of William and Alice Dewey, riding a bicycle through a vine-covered granite archway (long vanished), leading from Baldwin St. onto the State House grounds.<sup>11</sup>

After William died in 1911, at the age of 58,<sup>12</sup> Alice Dewey would live on in the house for many years; her heirs would ultimately sell the property to National Life in 1944. National Life would sell the house to the Vermont Education Association in 1960, who used it for their offices until conveying the property to the State of Vermont in 1967. Afterwards the Vermont Buildings Division would utilize the property for a time, but the house would be demolished in 1971 to provide more parking for nearby state offices.

## **6 Baldwin Street**

This address was formerly the late nineteenth century homestead of Burton and Isabel Bailey. Burton Bailey was a local attorney who served as Grand Juror and City Attorney for many years,<sup>1</sup> and also served for a time as Postmaster in Montpelier.<sup>2</sup> The Baileys sold their property to the National Life Insurance Company in 1921; the company then constructed on this site the Heating Plant for their massive new building to the south. The shell of the Heating Plant is still visible today, for it forms the rear portion of the present *6 Baldwin Street*. After the state bought the building in 1960, a large addition, constructed of beige brick, was grafted onto the northern end of the plant. A "bridge" addition was also built connecting this amorphous hybrid structure with the former carriage house at the rear of *2 Western Avenue*, now used as state office space. The tiny, one-story pillbox structure with walls of vertical iron bars, which still survives in a sea of asphalt between the two buildings, was a ventilating shaft for the plant.

This building currently houses the Dept. of Tourism and Marketing and *Vermont Life* magazine.

## **8 Baldwin Street**

On this parcel of land once stood the homestead of Nathaniel P. Brooks, of the firm Brooks & Deming. This was a prominent local hardware and dry goods concern located at 15 State Street in Montpelier during the last half of the nineteenth century.<sup>1</sup> The 1884 *Sanborn Insurance Map* of Montpelier, Vermont, shows the footprint of this nearly rectangular dwelling; at the time, all the land to the west on the south side of Baldwin Street was undeveloped. When Nathaniel died in 1885, his son and heir John V. Brooks lived here for a time before constructing a new dwelling next door at 10 Baldwin Street in 1897, at which time he sold this house and lot to Charles and Emma Best.<sup>2</sup> The Bests would live here for a few years, before constructing their *own* new home on land they purchased from William P. Gleason, in 1902, at 12 Baldwin Street, at which time they sold this "house and lot" to one Iran Vail.<sup>3</sup>

After Vail's death in 1917, the property would be conveyed to Lester and Suzanne Hanson, who in 1921 would sell a portion of the lot, adjacent to the new Heating Plant, to National Life. After this time, *8 Baldwin Street* would become a rooming house<sup>4</sup> and pass through a number of hands before being sold by Fred and Karen Kent in 1980 to the State of Vermont. The house was demolished, and the lot is now a parking area for nearby state offices.

## **9 Baldwin Street**

On the 1873 Beers *Atlas* map of Montpelier, Vermont, this parcel is listed as being occupied by "J.L. Tuttle". John Tuttle served as a deputy sheriff in Washington County at various times,<sup>1</sup> and served as the Street Commissioner in the Village of Montpelier.<sup>2</sup>

Tuttle conveyed this property to one Caroline Bennett in 1909, who would in turn sell the property to Alanson and Julia Sheppard in 1918. Alanson Sheppard began as an insurance clerk, and worked his way up the ladder at the National Life Insurance Company to eventually become an Agency Supervisor.<sup>3</sup> This residence would remain in the Sheppard family for forty years, before being purchased by Kenneth and Catherine O'Meara in 1959. The O'Mearas' would sell the property to Leonard and Mariam Drew<sup>4</sup> in 1968, who would convey it to the State of Vermont in 1978.



The property is currently leased to the Associated Press, and WCAX Television.

## **10 Baldwin Street**

This lot was part of a larger, vacant parcel of land shown on the 1873 Beers *Atlas* map of Montpelier, Vermont, owned by "N.P. Brooks". Nathaniel Brooks was a principal at that time in the firm of Brooks & Deming, hardware merchants, located in downtown Montpelier at 15 Main St. His son, John V. Brooks,<sup>1</sup> would inherit the property in 1885, and by 1897 had constructed a new Queen Anne style house on a portion of this lot. The footprint of this house can be seen on the 1899 *Sanborn Insurance Map* of Montpelier for that year.



This property would be converted into a multi-family dwelling early in the twentieth century,<sup>2</sup> and remain in the family until the Brooks heirs sold the building in 1936 to Harrison and Bess Conant. The Conants would in turn convey the property to Ruth C. Follett in 1973, and the Follett family sold it to the State of Vermont in 1975.

Today, *10 Baldwin Street* houses state offices for Communication and Information Technology, Telecommunications, and the Vermont Film Commission.

## **11 Baldwin Street**

On the 1873 Beers *Atlas* map of Montpelier, Vermont, this property is listed under the name "Mrs. L.L. Durant". Luther Leland Durant, born in Springfield, Vermont, in 1827, was an attorney who practiced in Barre, Waitsfield, and Waterbury before moving to Montpelier in 1867.<sup>1</sup> He became a partner in the firm of *Randall & Durant* at that time, and Luther and his wife Julia purchased this lot on Baldwin Street from neighbor Homer Heaton. Hiram A. Huse, the attorney, historian, and all-around Renaissance Man of Vermont, mentions in his Child's *Gazetteer* biographical notes that Luther "...crept into the fire when a child and crippled his right hand..."<sup>2</sup> Apparently this physical impairment, along with the partial paralysis he suffered later in life, did not hinder his effectiveness at the bar, as the firm "...did a very great business for some years succeeding the war".<sup>3</sup> Hiram Huse was well acquainted with the Durants' only child Lettie, as he had appointed her assistant in the state library during the session of 1874. As Hiram further related in Child's *Gazetteer*, "...she attended the U.V.M., one of its earliest girl students; she was appointed assistant in the Fletcher library in 1876; returned to the state library during the session of 1876, and in 1877 or 1878 married Augustus Torrey, of Burlington. She died June 20, 1879, leaving an infant child. She was a lovely girl and an accomplished woman".<sup>4</sup>

The Durants sold this property in 1884 to one Merrill Russell. Over the years, the house would pass through a succession of owners until purchased in 1972 by Ernest W. Gibson III, who would later serve as an Associate Justice (1983-1997) on the Vermont Supreme Court.<sup>5</sup> This handsome residence remains today as the Gibson family homestead.

## **12 Baldwin Street**

At the end of the 19<sup>th</sup> century, Baldwin Street was not yet fully developed. The 1899 *Sanborn Insurance Map* of Montpelier, Vermont, shows this parcel as vacant land. This lot would be purchased in 1902 by Charles and Emma Best, from attorney William P. Gleason. Charles A. Best would enjoy a modest career with the National Life Insurance Company.<sup>1</sup> The next Sanborn map, issued in 1905, shows the Bests had



constructed a two-story dwelling on this site. This Colonial Revival<sup>2</sup> style home featured a circular front entry portico with a sitting porch to the rear, to enjoy the unobstructed view of State Street to the south through the side yard of *139 State St.*

After Charles' death in 1919, widow Emma would convey the property to Mason and Alma Stone. Mason Stone was a career educator, and had earlier served several lengthy stints as the State Superintendent of Schools.<sup>3</sup> He would, later in life, author a tome detailing the history of education in Vermont.<sup>4</sup> After his death, the Stone estate in turn sold the property to Elbert and Anna Brigham in 1940. The Brighams were moving uphill from 124 State Street; at this point, Elbert was three years into his term as the president of the National Life Insurance Company.<sup>5</sup>

In 1948 the Brighams conveyed the property to Lynn and Esther Greene. The Greenes in turn would sell to Alden and Ellen Corey in 1956. Soon the house would become "12-12½ Baldwin St.",<sup>6</sup> and eventually, in 1978, the State of Vermont would purchase the now three-unit "12-14 Baldwin St.". Today this structure, greatly altered on the interior and clad in white aluminum siding, houses the State's Attorneys office and the Sheriff's Department.

### **13 Baldwin Street**

This property is listed on the 1873 Beers *Atlas* map of Montpelier, Vermont, as belonging to "P. Trow". Preston Trow was a skilled carpenter and builder<sup>1</sup> who had purchased the land way back in 1834 from Thomas Reed, Jr. Preston and his wife Nancy lived here for many years. Preston would crown his career as a builder with the erection of the new Christ Church, Episcopal, on State Street in 1868.<sup>2</sup> Preston died in 1879, and in 1892 the Trow heirs sold the property to the first of what would be a succession of nine different owners. The most notable of these were George and Anna Briggs, who moved 100 yards north and spent their last years here after George finished his career with National Life. {Refer to narrative for *131 State Street*} By 1973, the house was owned by Raymond and Michel D'Alfonso, who would convey it to the State of Vermont in 1978 for \$85,000.



Today this property is home to the Vermont Labor Relations Board, and the V.O.S.H.A. Review Board.

*List of Property Conveyances:*

- 1892 - Trow heirs to Robert Whelan
- 1900 - Robert Whelan to Edward and Emma Sweeney
- 1914 - Edward And Emma Sweeney to Alice Richardson
- 1924 - Alice Richardson to Anna Briggs
- 1946 - Briggs heirs to Howard and Doris Peake.
- 1955 - Howard and Doris Peake to Robert and Mary Snow
- 1959 - Robert and Mary Snow to Edward and Ruth Rogers
- 1973 - Edward and Ruth Rogers to Raymond and Michel D'Alfonso
- 1978 - Raymond and Michel D'Alfonso to State of Vermont

## **14 Baldwin Street**

This parcel of land was the rear portion of a large lot fronting on *143 State Street*, where Homer W. Heaton lived. Mr. Heaton was the first president of the Montpelier Savings Bank and Trust Company and the philanthropist who founded Heaton Hospital in 1895.<sup>1</sup> This lot would remain vacant until 1902, when grandson Clifton M. Heaton,<sup>2</sup> a University of Vermont graduate and newly-minted barrister, constructed a Shingle-style house here on land owned by his grandfather's estate. As the result of a family trust created prior to Homer's death, this property would remain in the family for sixty years, until 1962, when the house was sold by heirs William and Miriam Heaton to Alden and Ellen Corey. The Coreys would convert the house into three apartments, and later sold this property to the State of Vermont in 1978 (along with 12-12½ Baldwin Street which they had purchased in 1956), for \$165,000.<sup>3</sup>



As stipulated in the "Option To Purchase Real Estate" signed by the parties, the Coreys were permitted to remove the crystal chandelier from the house, as well as the leaded glass window fronting on the porch, replacing these items with "...an adequate light fixture" and "appropriate matching windows as are installed in other sections of the porch".<sup>4</sup>

Today, much altered and now sporting the address "14-16 Baldwin Street", this structure is occupied by several divisions of the Agency of Transportation.

## **Endnotes**

### **2 Governor Aiken Avenue**

<sup>1</sup> Thompson, Daniel Pierce. *History of the Town of Montpelier, 1781 to the year 1860*. Montpelier, Vermont: E.P. Walton, printers, 1860, page 301.

<sup>2</sup> Montpelier, Vermont *Land Records*, Book 10, pages 527-8.

<sup>3</sup> McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1997, page 268.

<sup>4</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams; compiled and published by Hamilton Child. Syracuse, N.Y., 1889, *Washington County Bench and Bar* section, page 115.

<sup>5</sup> Ullery, Jacob G. *Men of Vermont: An Illustrated Biographical History of Vermonters and Sons of Vermont*. Compiled by Jacob G. Ullery, under the editorial supervision of Hiram A. Huse. Brattleboro, Vermont: Transcript Publishing Company, 1894, page 322.

<sup>6</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams; compiled and published by Hamilton Child. Syracuse, N.Y., 1889, page 392. Florence was the daughter of Charles W. Bailey, an Elmore, Vt. native who made his living as a livestock trader and speculator. In partnership with his brother J. Warren Bailey, Charles made his first real money supplying horses to the Union Army during the War of the Rebellion. At the age of forty-five, Charles "was instantly killed in the full vigor of manhood, by the cars, at Essex Junction, September 23, 1876".

<sup>7</sup> Ullery, Jacob G. *Men of Vermont: An Illustrated Biographical History of Vermonters and Sons of Vermont*. Compiled by Jacob G. Ullery, under the editorial supervision of Hiram A. Huse. Brattleboro, Vermont: Transcript Publishing Company, 1894, page 322.

<sup>8</sup> Carleton, Hiram, editor. *Genealogical and Family History of the State of Vermont*. Volumes 1 & 2. New York: Lewis Publishing Company, 1903, Volume 1, page 152.

<sup>9</sup> Ibid, page 153.

<sup>10</sup> Ibid, page 153.

<sup>11</sup> Ibid, page 153

<sup>12</sup> Ibid, page 153.

<sup>13</sup> *The Vermonter*, Forbes, C.S., Publisher. St. Alban's, Vt., Volume III, February 1898, No.7, page 200.

<sup>14</sup> Carleton, Hiram, editor. *Genealogical and Family History of the State of Vermont*. Volumes 1 & 2. New York: Lewis Publishing Company, 1903, Volume 1, page 153.

<sup>15</sup> Ibid, page 153.

<sup>16</sup> Bureau of the Census. *13<sup>th</sup> Census of the United States*, 1910, Vermont, Washington County, Vol. 12, 1-301, Sheet # 9, Ward 4.

<sup>17</sup> Montpelier, Vermont, *Land Records*, Book 37, pages 254-6.

<sup>18</sup> Montpelier, Vermont, *Land Records*, Book 58, pages 216-17.

<sup>19</sup> Montpelier, Vermont, *Land Records*, Book 26, page 457.

<sup>20</sup> Montpelier, Vermont, *Land Records*, Book 33, pages 480-81.

**2 Governor Aiken Avenue (continued)**

<sup>21</sup> Montpelier, Vermont, *Land Records*, Book 35, page 381.

<sup>22</sup> Davis, Deane C. *An Autobiography*, with Nancy Price Graff. Shelburne, Vt. The New England Press, 1991, page 171.

<sup>23</sup> Bates, Irving, Director of State Buildings. *Stage II Building Plan, 1974*. State Papers: Collection of the Vermont Historical Society.

**109 State Street: The Pavilion**

<sup>1</sup> Thompson, Daniel Pierce. *History of the Town of Montpelier, 1781 to the year 1860*. Montpelier, Vermont: E.P. Walton, printers, 1860, page 40.

<sup>2</sup> Ibid, page 49.

<sup>3</sup> Ibid, page 2.

<sup>4</sup> Ibid, page 5.

<sup>5</sup> Ibid, page 110.

<sup>6</sup> *Vermont Quarterly, The Proceedings of the Vermont Historical Society*, 1951, Volume 19, page 222-4, reprinted from the *Vermont Watchman* edition of 7/5/1825, relating the eventful day of Lafayette's visit on 6/28/1825. It is recorded, that during the course of many emotional speeches made that day, ... "sixteen toasts were proposed and drank".

<sup>7</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*; Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 494.

<sup>8</sup> Ibid, page 494.

<sup>9</sup> Wriston, John, Jr. *Vermont Inns and Taverns: Pre-Revolution to 1925*; Rutland, Vermont: Academy Books, 1991, page 355.

<sup>10</sup> Ibid, page 355.

<sup>11</sup> Montpelier Heritage Group. *A Walk Through Montpelier, 1974*, page 6.

<sup>12</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*; Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 305. Theron Bailey "...built, at great expense...", a new road to the summit of nearby Mt. Hunger (finished in June of 1878), which provided a panoramic view of the Montpelier area, and became a favored day excursion for horse-and-carriage rides from his hotel.

<sup>13</sup> Carleton, Hiram, Ed. *Genealogical and Family History of the State of Vermont*, Volumes 1 & 2. New York: Lewis Publishing Company, 1903, Volume 1, page 153.

<sup>14</sup> Ibid, page 153. This enlargement created a total of 160 hotel rooms.

<sup>15</sup> *The New York Times*, {May 7, 1967, page 29}. Only these four presidents lodged at the Pavilion. President Monroe, like the Marquis de Lafayette six years later, may have enjoyed the hospitality of the rustic "Davis Tavern", as it was then known, but spent the night at the better-appointed *Cadwell House* on Main Street, now the site of the *Blanchard Block*.

<sup>16</sup> *Rutland Daily Herald*, March 8, 1969. A news story recounting the dramatic debate, and subsequent vote of the Vermont Senate the previous day (17-13) in favor of preserving the building. [Previously, the Vermont House had voted decisively in favor of demolition, as had the Montpelier Planning Commission, which called for a new building exhibiting "New England qualities"]. This article, and numerous other fascinating tidbits surrounding this landmark

**109 State Street: The Pavilion (continued)**

preservation struggle in Vermont, can be found in *A Pavilion Anthology: Information Pertaining to the Preservation and Utilization of the Pavilion Hotel in Montpelier, Vermont, Collected and distributed to the Legislators by the Friends of the Pavilion*. Friends of the Pavilion, April 1969. (Collection of the Vermont Historical Society).

<sup>17</sup> Davis, Deane C. *An Autobiography*, with Nancy Price Graff. Shelburne, Vermont: The New England Press, 1991, page 242. Former Gov. Davis was in attendance for the unveiling of the new street signage, in July of 1988.

<sup>18</sup> Montpelier Heritage Group, *A Walk Through Montpelier*, Montpelier, Vermont, 1974, page 7.

<sup>19</sup> *Ibid*, page 7.

**110 State Street**

<sup>1</sup> Vermont Watchman. *Souvenir Edition, Devoted to Montpelier, 1893*. J.A. DeBoer and Volunteers, page 72.

<sup>2</sup> *Ibid*, page 73.

<sup>3</sup> *National Life Insurance Company: A History of Its Foundation and Development, 1850-1925*. Published by the Company at Montpelier, Vermont, 1925, page 18.

<sup>4</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County; Volume IV*. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, pages 301-306.

<sup>5</sup> *Ibid*, page 560.

<sup>6</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, page 335. Child's *Gazetteer* further notes that, during the advent of train service to Montpelier, a small engine called "Abigail Adams" was used to shuttle passengers and baggage the mile from Montpelier Junction into town. Often it proved "...unequal to the task; then the conductor, baggage master, and engineer were compelled to aid by pushing the whole distance".

<sup>7</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County; Volume IV*. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, etching, page 560.

<sup>8</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the year 1939, Back Cover illustration. Springfield, Mass: H.A. Manning Co.

<sup>9</sup> *Ibid*, for the year 1966, page 369.

<sup>10</sup> McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1997, page 241.

<sup>11</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County; Volume IV*. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 562

<sup>12</sup> *National Life Insurance Company: A History of Its Foundation and Development, 1850-1925*. Published by the Company at Montpelier, Vermont, 1925, page 45.

<sup>13</sup> *Ibid*, page 67.

**111 State Street**

<sup>1</sup> Thompson, Daniel Pierce. *History of the Town of Montpelier, 1781 to the year 1860*. Montpelier, Vermont: E.P. Walton, printers, 1860, page 39.

<sup>2</sup> Ibid, page 41.

<sup>3</sup> Ibid, pages 172-3.

<sup>4</sup> Ibid, page 109.

<sup>5</sup> Charles, Shelia, Consultant for the Department of Vermont State Buildings. *Rediscovering the Montpelier Common: An Architectural Investigation of the East Lawn of the Vermont State House*. Montpelier, Vt: April 1993, page 28.

<sup>6</sup> Ibid, page 26.

**116 State Street**

<sup>1</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*, Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, pages 483-4.

<sup>2</sup> Ibid, page 483.

<sup>3</sup> National Life Insurance Company: *A History of Its Foundation and Development, 1850-1925*. Published by the Company at Montpelier, Vermont, 1925, page 44.

<sup>4</sup> Ibid, page 67.

<sup>5</sup> McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1997, page 301.

<sup>6</sup> Montpelier Heritage Group. *A Walk Through Montpelier*, 1974, page 4. {The Vermont Watchman - *Souvenir Edition*, 1893, (page 38) also reveals that "the janitor and family " lived on the top floor of the building, ... "in a commodious suite of rooms" }.

<sup>7</sup> Ibid, page 4.

<sup>8</sup> Ibid, page 4.

**118 State Street**

<sup>1</sup> Carleton, Hiram, editor. *Genealogical and Family History of the State of Vermont*. Volumes 1 & 2. New York: Lewis Publishing Company, 1903, Volume 2, page 1.

<sup>2</sup> Ibid, page 1.

<sup>3</sup> Ibid, page 1.

<sup>4</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams; compiled and published by Hamilton Child. Syracuse, N.Y., 1889, page 81.

<sup>5</sup> Ibid, page 105.

<sup>6</sup> Ibid, page 82.

<sup>7</sup> Ibid, page 368. Erastus Hubbard purchased his late father's farmstead, known as "Hubbard's meadow", in 1850, laid it out into streets, and created a residential development that Child's Gazetteer noted in 1882 was "one of the prettiest sections of the village". This in spite of the fact that he was virtually blinded in a gunpowder explosion at his mercantile establishment on State Street, which occurred on election day in the fall of 1848. Abby Hemenway's *Gazetteer*, on page

**118 State Street (continued)**

330, tells the whole story: " Mr. Hubbard, or his clerk, was weighing out a parcel of powder...Powder had doubtless been scattered on the floor, from filling the can from which it was being poured; and one or more persons were smoking cigars in the room, when suddenly a terrific explosion followed. Azro Bancroft and a Mr. Sanborn were so burned they did not survive...the second floor of the building was lifted up half a foot, and the store set on fire...flames were extinguished." {The Vermont Watchman, *Souvenir Edition, 1893*, page 61, has a post-accident photograph of Erastus Hubbard wearing dark glasses and looking like an aging, somewhat sinister rock star of the present age}.

<sup>8</sup> Vermont Watchman. *Souvenir Edition, 1893, Devoted to Montpelier*. J.A. DeBoer and Volunteers, page 61.

<sup>9</sup> Latham, Jean. *Traumatic Birth of a Vermont Library*, Wilson Library Bulletin, 1978, page 483. John Hubbard would also leave a bequest of \$25,000 to build a marble entrance way and chapel at Green Mount Cemetery.

<sup>10</sup> Carleton, Hiram, editor. *Genealogical and Family History of the State of Vermont*. Volumes 1 & 2. New York: Lewis Publishing Company, 1903, Volume 2, page 3.

<sup>11</sup> Ibid, page 3.

<sup>12</sup> Ibid, page 2.

<sup>13</sup> Ibid, page 3.

<sup>14</sup> Dodge, Prentiss C., editor. *Encyclopedia of Vermont Biography*. Introduction by Joseph A. DeBoer. Burlington, Vt: Ullery Publishing Company, 1912, page 189.

<sup>15</sup> Carleton, Hiram, editor. *Genealogical and Family History of the State of Vermont*. Volumes 1 & 2. New York: Lewis Publishing Company, 1903, Volume 2, page 4.

<sup>16</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the year 1924. Springfield, Mass: H.A. Manning Co., page 342.[ Other tenants during this era included "Montpelier Upholstery" and "Montpelier Antiques", Ibid, for the year 1928, page 465.]

<sup>17</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the year 1929. Springfield, Mass: H.A. Manning Co., page 397.

<sup>18</sup> Ibid, for the year 1932, page 367.

**120 State Street**

<sup>1</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*. Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 478.

<sup>2</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and Published by Hamilton Child. Syracuse, N.Y., 1889, page 386.

<sup>3</sup> Ibid, page 386. Their children were Charles, Edward, George, and Mary.

<sup>4</sup> Dodge, Prentiss C. , Editor. *Encyclopedia of Vermont Biography*.. Introduction by Joseph A. DeBoer. Burlington, Vt: Ullery Publishing Company, 1912, page 170.

<sup>5</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*, Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 479. Dr. Sumner Putnam, the personal physician of Julius Dewey, noted in an obituary: "I have heard him remark that few men had been as unfortunate as himself in the loss of excellent wives, and that no man could have been more fortunate in replacing them!".

**120 State Street (continued)**

<sup>6</sup> Vermont Watchman - *Souvenir Edition, 1893, Devoted to Montpelier*. J.A. DeBoer and Volunteers, page 51.

<sup>7</sup> Marquis, Albert Nelson., *Who's Who in America: A Biographical Dictionary of Notable Living Men and Women*, Volume 26, A.N. Marquis & Company, Publishers, Chicago, IL, 1950, page 1313.

<sup>8</sup> *Encyclopedia of Vermont Biography*. Compiled and edited by Prentiss C. Dodge. Introduction by Joseph A. DeBoer. Burlington, Vt: Ullery Publishing Company, 1912, page 230.

<sup>9</sup> Montpelier Heritage Group. *A Second Walk Through Montpelier: More Buildings to Discover*, 1976, page 31. It is reported here that the only damage incurred in moving this huge residence was " a cracked window ".

<sup>10</sup> Clement, John. *Papers: State Office Building and Related Matters, 1938-1949*. Vermont Historical Society: Document Box 156; Folder 44.

**122 State Street**

<sup>1</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, page 373.

<sup>2</sup> *Ibid*, page 373. It is recorded here that Judge Reed " ...had an unprecedented successful career, in business and politics, and accumulated for his day a large fortune". He would habitually loan "...to indigent but promising young men, without security, such sums of money that they needed to take them economically through college, and left wholly voluntary for them to repay him...The number of educated young men who were recipients of his bounty were over twenty".

<sup>3</sup> Thompson, Daniel Pierce. *History of the Town of Montpelier, 1781 to the year 1860*. Montpelier, Vermont: E.P. Walton, Printers, 1860, pages 269-70. Thompson explores the fascinating (and complicated ) personal life of Judge Reed (he had four wives) in greater depth on these pages as well.

<sup>4</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, *Washington County Bench and Bar*, pages 111-12.

**124 State Street**

<sup>1</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and Published by Hamilton Child. Syracuse, N.Y., 1889, pages 362-3.

<sup>2</sup> *Encyclopedia of Vermont Biography*. Compiled and edited by Prentiss C. Dodge. Introduction by Joseph A. DeBoer. Burlington, Vt: Ullery Publishing Company, 1912, page 330.

<sup>3</sup> Carleton, Hiram, editor. *Genealogical and Family History of the State of Vermont. Volumes 1 & 2*. New York: Lewis Publishing Company, 1903, Volume 1, page 285.

<sup>4</sup> *Ibid*, page 286. In his advertising, Mr. Morse reminded his customers to contact "The Coal Man".[ *Directory of the Residents of the City of Montpelier, Vermont, 1909, page 27.* ] Boston, Ma: Guy Richardson, Publisher.

<sup>5</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and Published by Hamilton Child. Syracuse, N.Y., 1889, page 337.

**124 State Street (continued)**

<sup>6</sup> Kinsley, Earle S. *Recollections of Vermonters in State and National Affairs*. Rutland, Vermont: Privately Published, 1946, page 143.

<sup>7</sup> Ibid, page 144.

<sup>8</sup> Ibid, page 144.

<sup>9</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the year 1941. Springfield, Mass: H.A. Manning Co., page 383.

<sup>10</sup> Interview with Laura Adams, who was born in the house at 126 State Street in 1912, and lived there until her parents sold the property in 1945. The interview began at the State House, where Laura serves as a guide during the summer months, and continued afterwards during a walking tour of the house across the street. It was Laura's first return visit to the house in 54 years.

<sup>11</sup> Montpelier, Vermont, *Land Records, Report and Order for Hearing*, Book 59, page 404.

<sup>12</sup> *Montpelier Land Records*, Book 62, pages 265-6.

<sup>13</sup> McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1997, page 263.

**126 State Street**

<sup>1</sup> Vermont Watchman, *Souvenir Edition, Devoted to Montpelier, 1893*. J.A. DeBoer and Volunteers, page 60. The younger Horatio Nelson Taplin, born in Montpelier in 1846, began as a clerk at the Vermont Mutual Fire Insurance Co. and would eventually rise through the ranks to become president of the firm in 1891.

<sup>2</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and Published by Hamilton Child. Syracuse, N.Y., 1889, *Business Directory*, page 107.

<sup>3</sup> Vermont Watchman - *Souvenir Edition, 1893, Devoted to Montpelier*. J.A. DeBoer and Volunteers, page 74.

<sup>4</sup> McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1997, page 263.

<sup>5</sup> *Interview* with Laura Adams, in July of 1999. Laura was born in the house at 126 State Street in 1912, and lived there until her parents sold the property in 1945. The interview began at the State House, where Laura serves as a guide during the summer months, and continued afterwards during a walking tour of the house across the street. It was Laura's first return visit to the house in 54 years.

**128 State Street**

<sup>1</sup> Wriston, John, Jr. *Vermont Inns and Taverns: Pre-Revolution to 1925*. Rutland, Vermont: Academy Books, 1991, page 358.

<sup>2</sup> Vermont Watchman - *Souvenir Edition, Devoted to Montpelier, 1893*, J.A. DeBoer and Volunteers, page 23. This wonderful gem of a book, a veritable time capsule of *fin de siecle* Montpelier, has a terrific photograph of the *Riverside Inn* during its prime.

<sup>3</sup> McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1997, page 241.

<sup>4</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*; Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 410.

**128 State Street (continued)**

<sup>5</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, page 353. This substantial edifice, located on the former S.B. Colby estate, was consecrated on June 2, 1868.

<sup>6</sup> Montpelier, Vermont, *Land Records*, Book 14, page 452.

<sup>7</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, *Washington County Bench and Bar* section, page 106.

<sup>8</sup> *Ibid*, page 83. Mr. Redfield would distinguish himself as a Supreme Court judge in his fourteen years on the court. Earlier, he built the majestic Greek Revival residence still standing at 149 State Street.

<sup>9</sup> *Ibid*, page 106.

<sup>10</sup> Montpelier, Vermont, *Land Records*, Book 20, page 499.

<sup>11</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the year 1914. Springfield, Mass: H.A. Manning Co., page 193.

<sup>12</sup> Montpelier, Vermont, *Land Records*, Book 36, page 63.

<sup>13</sup> Fay, Ezra Brown. *Riverside Inn*. (pamphlet). Privately published, E. Hardwick, Vermont, 1946. Collection of the State Library, Montpelier, Vermont, pages 2-3. This slim reminiscence, of time spent at the *Riverside*, has a certain charm, although it also contains several errors of fact.

**129 State Street/1Western Avenue**

<sup>1</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, page 89.

<sup>2</sup> Carleton, Hiram, editor. *Genealogical and Family History of the State of Vermont*. Volumes 1 & 2. New York: Lewis Publishing Company, 1903, Volume 2, page 256.

<sup>3</sup> *National Life Insurance Company: A History of Its Foundation and Development, 1850-1925*. Published by the Company at Montpelier, Vermont, 1925, page 142.

<sup>4</sup> *Ibid*, page 143.

<sup>5</sup> *Ibid*, page 148.

<sup>6</sup> *Encyclopedia of Vermont Biography*. Compiled and edited by Prentiss C. Dodge. Introduction by Joseph A. DeBoer. Burlington, Vt: Ullery Publishing Company, 1912, page 168.

<sup>7</sup> *Ibid*, page 169.

<sup>8</sup> *Ibid*, page 169.

<sup>9</sup> *National Life Insurance Company: A History of Its Foundation and Development, 1850-1925*. Published by the Company at Montpelier, Vermont, 1925, page 181. This evocative photograph of the house (and the still-sleepy State Street neighborhood) was taken prior to the dwelling's move across the street, and into oblivion.

<sup>10</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the Year 1922, page 410. Springfield, Mass: H.A. Manning Co.

**130 State Street**

<sup>1</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams; compiled and published by Hamilton Child. Syracuse, N.Y., 1889, *Washington County Bench and Bar* section, page 106.

<sup>2</sup> Montpelier, Vermont, *Land Records*, Book 20, page 499.

<sup>3</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the year 1914. Springfield, Mass: H.A. Manning Co, page 193.

<sup>4</sup> *Ibid*, for the year 1939, page 367.

<sup>5</sup> *Ibid*, for the year 1960, page 399.

<sup>6</sup> *Ibid*, for the year 1922, page 410.

**131 State Street**

<sup>1</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and Published by Hamilton Child. Syracuse, N.Y., 1889, *Washington County Bench and Bar*, page 89. George was postmaster in the village of Montpelier between 1845 and 1849.

<sup>2</sup> *National Life Insurance Company: A History of Its Foundation and Development, 1850-1925*. Published by the Company at Montpelier, Vermont, 1925, page 101.

<sup>3</sup> *Ibid*, page 101.

<sup>4</sup> *Ibid*, page 101.

<sup>5</sup> Montpelier, Vermont, *Land Records*, Book 4, page 39; also page 75; also page 150. The deed of conveyance, and the prior deeds, all mention the "lot and buildings" therein, suggesting a previous dwelling was taken down to construct this elegant home. The chain of title, as well as the historical time frame for erecting dwellings in the Italianate style in Vermont, indicates that the house was built circa 1860.

<sup>6</sup> Crockett, Walter. *Vermont, The Green Mountain State*, Volume 5, The Century History Company, New York, 1923, page 412.

<sup>7</sup> Carleton, Hiram, Editor. *Genealogical and Family History of the State of Vermont*. Volumes 1 & 2. New York: Lewis Publishing Company, 1903, Volume 2, page 660.

<sup>8</sup> *National Life Insurance Company: A History of Its Foundation and Development, 1850-1925*. Published by the Company at Montpelier, Vermont, 1925, page 160.

<sup>9</sup> Davis, Deane C. *An Autobiography*, with Nancy Price Graff. Shelburne, Vt. The New England Press, 1991, page 164.

<sup>10</sup> *Ibid*, page 165.

<sup>11</sup> *Ibid*, page 165.

<sup>12</sup> *Ibid*, page 166.

<sup>13</sup> *Ibid*, page 169.

<sup>14</sup> *Ibid*, page 170-73. The gala celebration surrounding the opening of this elaborate corporate campus included the appearance of Dr. Wernher von Braun, then the world's reigning expert on nuclear fission, as the featured speaker.

**132 State Street**

<sup>1</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, pages 362-3.

<sup>2</sup> Vermont Watchman. *Souvenir Edition, 1893, Devoted to Montpelier*. J.A. DeBoer and Volunteers, page 74.

<sup>3</sup> Ibid, page 74.

<sup>4</sup> Ibid, page 74.

<sup>5</sup> Montpelier, Vermont, *Records*, Volume 10, page 8.

<sup>6</sup> *Directory of the Residents of the City of Montpelier, Vermont, for the Year 1909*. Boston, Ma: Guy Richardson, Publisher, page 162.

**133 State Street**

<sup>1</sup> Vermont Watchman. *Souvenir Edition, Devoted to Montpelier, 1893*. J.A. DeBoer and Volunteers, page 19.

<sup>2</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*, Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 489.

<sup>3</sup> Montpelier, Vermont *Land Records*, Book 12, page 399.

<sup>4</sup> *Directory of the Residents of the City of Montpelier, Vermont, for the Year 1909*, Boston, Ma: Guy Richardson, Publisher, page 94.

<sup>5</sup> Montpelier, Vermont *Land Records*: Book 37, pages 287-9.

<sup>6</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the year 1925, page 337. Springfield, Mass: H.A. Manning Co.

<sup>7</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the year 1915, page 100. Springfield, Mass: H.A. Manning Co.

**134 State Street**

<sup>1</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*; Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 277.

<sup>2</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams; compiled and published by Hamilton Child. Syracuse, N.Y., 1889, *Business Directory*, page 108.

<sup>3</sup> Carleton, Hiram, editor. *Genealogical and Family History of the State of Vermont*. Volumes 1 & 2. New York: Lewis Publishing Company, 1903, Volume 1, page 127.

<sup>4</sup> Ibid, page 127.

<sup>5</sup> *Directory of the Residents of the City of Montpelier, Vermont, 1904-5*. Boston, Ma: Guy Richardson, Publisher, page 78.

<sup>6</sup> *Montpelier Land Records*, Book 46, page 496. Eleanor was the daughter of Charles S. Dana, a member of the Vermont legislature at the turn of the century, and the editor of the *New Haven (Vt.) News*.

<sup>7</sup> *Montpelier Land Records*, Book 67, pages 75-77.

<sup>8</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the year 1960. Springfield, Mass: H.A. Manning Co., page 399.

<sup>9</sup> *Montpelier Land Records*, Book 137, pages 399- 400.

### **135 State Street**

<sup>1</sup> *National Life Insurance Company: A History of Its Foundation and Development, 1850-1925*. Published by the Company at Montpelier, Vermont, 1925, page 119.

<sup>2</sup> Vermont Watchman. *Souvenir Edition, Devoted to Montpelier, 1893*. J.A. DeBoer and Volunteers, page 51.

<sup>3</sup> Ibid, page 51.

<sup>4</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, page 387.

<sup>5</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County; Volume IV*. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 478.

<sup>6</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the years 1957-1961. Springfield, Mass: H.A. Manning Co. The 1957 *Directory*, pages 334 and 405. The 1961 *Directory*, pages 304 and 383.

<sup>7</sup> *Montpelier Land Records*, Book 137, pages 189-91.

<sup>8</sup> *Montpelier Land Records*, Book 138, pages 458-64.

<sup>9</sup> *Montpelier Land Records*, Book 142, pages 315-17. The Montpelier Motel Co. originally paid \$160,000 for the property, as well as legal fees and out-of-pocket expenses related to holding the property for eighteen months.

### **136 State Street**

<sup>1</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, page 335.

<sup>2</sup> Montpelier, Vermont, *Land Records*, Book 21, pages 508-9. He got the house; she got court-ordered alimony. The divorce settlement stipulated "...the petitioner is decreed the sum of five dollars per week when in her usual health, during the term of her natural life, and in sickness she is decreed in lieu of said five dollars per week, a sum of money sufficient to pay the expenses of necessary nursing, comfortable care, and medical attendance, not exceeding four dollars per day, the necessary amount to be determined by the trustee...the said sum of five dollars falling due on Monday of each and every week thereafter during the natural life of the said petitioner...".

<sup>3</sup> Montpelier, Vermont, *Records*, Book 1914, page 47; Book 1915, page 75.

<sup>4</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the year 1933. Springfield, Mass: H.A. Manning Co., page 367.

<sup>5</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the year 1937. Springfield, Mass: H.A. Manning Co., page 371.

<sup>6</sup> Fass, Philip N. and Burrington, Marilyn. *Who's Who in Vermont*. Published by Regional Facts, Middlebury, Vermont, 1991, page 44.

<sup>7</sup> Interview with Mary Leahy, conducted on August 18, 1999, at her childhood home on 136 State Street, Montpelier, Vermont.

### **138 State Street**

<sup>1</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, pages 362-3.

<sup>2</sup> *Census of the City of Montpelier, by Vote of the City Council*, for the year 1895, Ward 4.

**138 State Street (continued)**

<sup>3</sup> *Manning's Barre and Montpelier, Vermont Directory*, Springfield, Mass: H.A. Manning Co. for the years 1909, page 89; 1926, page 324; and 1933, page 304.

<sup>4</sup> This resident prefers anonymity.

<sup>5</sup> Montpelier, Vermont, *Land Records*, Book 41, pages 334-8.

**139 State Street**

<sup>1</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*; Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 502.

<sup>2</sup> *Ibid*, page 454.

<sup>3</sup> *Ibid*, page 454.

<sup>4</sup> *National Life Insurance Company: A History of Its Foundation and Development, 1850-1925*. Published by the Company at Montpelier, Vermont, 1925. Page 171.

<sup>5</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*; Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 502.

<sup>6</sup> *Ibid*, page 456.

<sup>7</sup> Hopkins, Hermon D. Vermont Mutual Fire Insurance Company. *Vermont's First Insurance Centenary, 1828-1928*. Capitol City Press, 1928. (Unnumbered pages). This glossy pamphlet mentions that the granite firm of Charles H. More & Co. had once rented quarters on the second floor of the Vermont Mutual Building.

<sup>8</sup> *Encyclopedia of Vermont Biography*. Compiled and edited by Prentiss C. Dodge. Introduction by Joseph A. DeBoer. Burlington, Vt: Ullery Publishing Company, 1912, page 183.

<sup>9</sup> Montpelier City Records, *Mayors of the City of Montpelier Since City Incorporated March, 1895*.

<sup>10</sup> Crockett, Walter. *Vermont, The Green Mountain State*, Volume 5, The Century History Company, New York, 1923, pages 406-8. This firm would be dissolved upon Huse's death in 1902 and William P. Dillingham's subsequent election to the U.S. Senate. Mr. Howland would then join the National Life Insurance Company as General Counsel.

<sup>11</sup> *Who's Who in America: A Biographical Dictionary of Notable Living Men and Women*, Volume 26, The A.N. Marquis Co., Chicago, IL, 1950, page 1313.

<sup>12</sup> *Ibid*, page 1313.

<sup>13</sup> Clifford, Susannah. *Free To All: The Kellogg-Hubbard Library's First 100 Years*. Published by the Kellogg-Hubbard Library, 1996, page 27.

**140 State Street**

<sup>1</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, *Business Directory*, page 108.

<sup>2</sup> Vermont Watchman, *Souvenir Edition, 1893, Devoted to Montpelier*. J.A. DeBoer and Volunteers, pages 63-4. Dennison Dewey was a prominent Montpelier merchant during the last half of the nineteenth century, with an establishment located on Main Street which specialized in "stoves, tinware, and house furnishing goods".

<sup>3</sup> *Montpelier Land Records*, Book 35, page 394.

**140 State Street (continued)**

<sup>4</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the year 1941. Springfield, Mass: H.A. Manning Co., page 376.

<sup>5</sup> *Montpelier Land Records*, Book 107, pages 187-8.

<sup>6</sup> *Montpelier Land Records*, Book 115, pages 105-6.

<sup>7</sup> *Montpelier Land Records*, Book 115, pages 251-2.

**142 State Street**

<sup>1</sup> See narrative of *140 State Street* for more information about the Badord/Flanagan family dynamic.

<sup>2</sup> *Directory of the Residents of the City of Montpelier, Vermont, for the year 1909*. Boston, Ma: Guy Richardson, Publisher, page 95.

<sup>3</sup> Mr. Foti, was a local businessman who, among other endeavors, owned a local fuel oil company for many years.

**143 State Street**

<sup>1</sup> Carleton, Hiram, Editor. *Genealogical and Family History of the State of Vermont*. Volumes 1 & 2. New York: Lewis Publishing Company, 1903, Volume 1, page 166.

<sup>2</sup> *Ibid*, page 166.

<sup>3</sup> *Ibid*, page 166.

<sup>4</sup> *Ibid*, page 167.

<sup>5</sup> *Ibid*, page 168.

<sup>6</sup> *Ibid*, page 167.

**144 State Street**

<sup>1</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, *Washington County Bench and Bar* section, page 102.

<sup>2</sup> *Ibid*, page 102.

<sup>3</sup> *Ibid*, page 102. The *Bench and Bar* section of the Hemenway's *Gazetteer*, written by contributor Hiram A. Huse, said of Mr. Willard, in closing: " He was an able, upright man, a good lawyer, and a statesman; a reformer and in advance of his time, he was less popular than he might have been among the politicians and materialists who haunted Washington in his day, but that is to his credit, and he had the high and deserved respect of the citizens of his state".

<sup>4</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*; Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 453.

<sup>5</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, *Washington County Bench and Bar* section, page 116.

<sup>6</sup> Carleton, Hiram, Editor. *Genealogical and Family History of the State of Vermont*. Volumes 1 & 2. New York: Lewis Publishing Company, 1903, Volume 2, page 699.

**144 State Street (continued)**

<sup>7</sup> Montpelier, Vermont, *Land Records*, Book 27, pages 523-528. John W. Gordon was Truman's brother, and also a lawyer and entrepreneur. He built the impressive *Gordon Block* in Barre in 1891, and was mayor of that city between the years 1896-1900. He later served in both houses of the state legislature, and in the senate introduced the first Workman's Compensation Act, which version would later be adopted.[ Stone, Arthur F. *The Vermont of Today, With Its Historic Background, Attractions, and People*, Volume IV, Lewis Publishing Co.,1929, pages 644-5].

<sup>8</sup> *Interview* with Laura Adams, who was born in the house at 126 State Street in 1912, and lived there until her parents sold the property in 1945. The interview began at the State House, where Laura serves as a guide during the summer months, and continued afterwards during a walking tour of the house across the street. It was Laura's first return visit to the house in 54 years.

<sup>9</sup> *Manning's Barre and Montpelier, Vermont Directory, for the year 1928*. Springfield, Mass: H.A. Manning Co., page 322.

<sup>10</sup> Montpelier, Vermont, *City Records, Deaths*, Book 1947, page 7.

<sup>11</sup> *Interview* with Laura Adams. [This large, open field was owned for many years by the National Life Insurance Company, and used by city residents for recreation and public events. National Life would eventually give this parcel to the City of Montpelier for the construction of the present high school building.] Davis, Deane C. *An Autobiography*, with Nancy Price Graff. Shelburne, Vt.: The New England Press, 1991, page 170.

<sup>12</sup> Montpelier, Vermont, *Land Records*, Book 123, pages 75-6.

<sup>13</sup> Montpelier, Vermont, *Land Records*, Book 127, page 348.

<sup>14</sup> Montpelier, Vermont, *Land Records*, Book 174, pages 145-7.

**145 State Street**

<sup>1</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*, Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 513.

<sup>2</sup> *Ibid*, page 513.

<sup>3</sup> *Ibid*, page 513.

<sup>4</sup> *Ibid*, page 513. This institution would undergo several name changes and eventually become the *Weeks School*, both a cautionary tale and a pejorative term to several generations of Vermonters before it closed in 1979. [Journal of the Vermont House, April 8, 1998].

<sup>5</sup> *Ibid*, page 513.

<sup>6</sup> *Ibid*, page 513.

<sup>7</sup> *Ibid*, page 513.

<sup>8</sup> Crockett, Walter. *Vermont, The Green Mountain State*, Volume 5, The Century History Company, New York, 1923, page 421.

<sup>9</sup> Wing, George W. *Name Index to Hemingway's Historical Gazetteer*. Prepared under the direction of George W. Wing, State Librarian, Montpelier Vermont. The Tuttle Co., Marble City Press, Rutland, Vt., 1923.

<sup>10</sup> *Encyclopedia of Vermont Biography*. Compiled and edited by Prentiss C. Dodge. Introduction by Joseph A. DeBoer. Burlington, Vt: Ullery Publishing Company, 1912, page 360.

<sup>11</sup> Montpelier Heritage Group. *A Walk Through Montpelier*, 1974, page 2. This was a thriving musical entertainment venue for a generation, with its evening shows so popular that the

**145 State Street (continued)**

Montpelier and Wells River Railroad scheduled a special evening train to accommodate Opera House patrons who lived east of Montpelier. The advent of motion pictures, in 1910, would change the public taste for such simple pleasures, and the Opera House space itself would soon be obliterated by partitioning into offices and apartments, so as to be unrecognizable today. George Blanchard managed the Opera House for his father during the first years of the twentieth century. [*Directory of the Residents of the City of Montpelier, Vermont, 1905-6*. Boston, Ma: Guy Richardson, Publisher, page 48].

<sup>12</sup> *Manning's Barre and Montpelier, Vermont, Directory*, for the year 1925. Springfield, Mass: H.A. Manning Co, advertisement, page 259.

<sup>13</sup> Montpelier, Vermont, *Records, Mayors of the City of Montpelier*.

**1 Baldwin Street**

<sup>1</sup> Vermont Watchman. *Souvenir Edition, 1893, Devoted to Montpelier*. J.A. DeBoer and Volunteers, page 72.

<sup>2</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*; Volume IV. Montpelier, Vermont. Collated and Published by A.M. Hemenway, 1882, page 516.

<sup>3</sup> *Ibid*, page 516. Daniel Baldwin passed the remaining years of his minority, to quote D.P. Thompson's *History of the Town of Montpelier*, "...in the home and under the guardianship of his prominent and able older brother, Sylvanus. He spent this time in attendance at school and in learning the carpenters' trade of his brother". Sylvanus was, indeed, a skilled carpenter and builder, who built the first Arch Bridge "over the Winooski, just above the falls", in 1826, and also spent several years time perfecting an ingenious spinning device, unprofitably. [Page 90, and pages 118-22]. Another report (unverified, and perhaps apocryphal) concerning Daniel's storied youth, noted that he was "Chased by wolves (but not caught) in 1803; Life was saved by dropping his shoe".

<sup>4</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, page 357.

<sup>5</sup> *Ibid*, page 331.

<sup>6</sup> Vermont Watchman. *Souvenir Edition, 1893, Devoted to Montpelier*. J.A. DeBoer and Volunteers, page 72.

<sup>7</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, pages 334-5. The stock of the Winooski Turnpike Company, (chartered in 1805 by the legislature, and running from Montpelier to Burlington), had not paid large dividends up to 1830. Spring floods that year swept away all the bridges, and so damaged the road that the proprietors vacillated about repairing it. At this point, brothers Thomas and Hezekiah Reed offered \$10 a share for what originally cost \$175. The *Gazetteer* tells the rest of the story: "...their offer was accepted, whereupon they put the road in fine condition. About this time water communication was made between the Hudson River and Lake Champlain, by the completion of the canal, which threw a vast amount of teaming and travel onto the turnpike, and rendered it profitable to the Reeds. This also became a part of the great central mail route, stage line, and thoroughfare from Montreal to Boston". And years later, "...The Vermont Central railroad, by the terms of its charter, was obliged to pay the owners of the turnpike for their franchise...but abandoned it when the cars commenced running".

<sup>8</sup> *Resolution of the Legislature of the State of Vermont, Adopted November 7<sup>th</sup>, 1850*.

<sup>9</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*; Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 516.

**1 Baldwin Street (continued)**

<sup>10</sup> Gilman, M.D. *The Bibliography of Vermont, Or A List of Books and Pamphlets, relating in any way to the state, with biographical and other notes, (With Additions by Other Hands)*. Introduction by Hiram A. Huse. Burlington, Vt: Free Press Association, 1897, *Introduction*, page v.

<sup>11</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*; Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 558.

<sup>12</sup> *Ibid*, page 558. Charles Reed and Marcus Gilman were childhood friends, and were all the closer for having married sisters. {*The Bibliography of Vermont, Introduction*, page iv.}

<sup>13</sup> Gilman, M.D. *The Bibliography of Vermont, Or A List of Books and Pamphlets, relating in any way to the state, with biographical and other notes, (With Additions by Other Hands)*. Introduction by Hiram A. Huse. Burlington, Vt: Free Press Association, 1897, *Introduction*, page vii.

<sup>14</sup> *Ibid, Introduction*, page iv. His daughter, Emily Gilman Cushman, and her husband, the Rev. Dr. Henry Cushman, also lobbied for publication as a fitting memorial tribute for their beloved relative.

<sup>15</sup> *Ibid*, page vii.

<sup>16</sup> *Ibid*, page vii.

<sup>17</sup> *Ibid*, page vii.

<sup>18</sup> Stone, Arthur F. *The Vermont of Today, With Its Historic Background, Attractions, and People*. Volume IV, Lewis Publishing Co., 1929, page 617.

<sup>19</sup> Montpelier Heritage Group. *A Walk Through Montpelier, 1974*, page 1.

<sup>20</sup> Gilman, M.D. *The Bibliography of Vermont, Or A List of Books and Pamphlets, relating in any way to the state, with biographical and other notes, (With Additions by Other Hands)*. Introduction by Hiram A. Huse. Burlington, Vt: Free Press Association, 1897, *Introduction*, page vii.

<sup>21</sup> This statuette apparently disappeared shortly after the state purchased the property. All of those questioned by the author about this missing *objet d'art*, including the present Curator of State Buildings, profess dismay and ignorance as to its whereabouts.

**3 Baldwin Street**

<sup>1</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and Published by Hamilton Child. Syracuse, N.Y., 1889, page 370-1. Montpelier native James R. Langdon was a fascinating individual, endowed with a potent combination of native intelligence, true grit, and entrepreneurial genius. Only seventeen when his father died, he used the proceeds of his father's estate to open a General Store in Greensborough, which soon after burned to the ground. He returned to Montpelier, opened a grist-mill to engage in the manufacture and sale of flour, " ...in which he did an immense business, and for a country merchant accumulated quite an extensive property, which was the nucleus of his large fortune". By the age of twenty, he was a director of the Bank of Montpelier and went on to become president of the Montpelier National Bank. Hemingway's *Gazetteer* (Page 544) relates that, during the Great Flood of October 4, 1869 (the worst natural disaster in Washington County history, prior to the deluge of 1927), James ferried court officials, lawyers, and jurymen from the flooded courthouse to their boarding places, "... rowing into the courthouse yard, and taking them from the steps".

<sup>2</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*, Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 349.

<sup>3</sup> *Ibid*, page 392.

<sup>4</sup> *Ibid*, page 392.

**3 Baldwin Street (continued)**

<sup>5</sup> Ibid, page 393.

<sup>6</sup> Ibid, page 393.

<sup>7</sup> Ibid, page 393.

<sup>8</sup> Ibid, page 332. This tragedy took place on July 22, 1875, on the "road leading down from Gould hill to Wrightsville".

<sup>9</sup> *Encyclopedia of Vermont Biography*. Compiled and edited by Prentiss C. Dodge. Introduction by Joseph A. DeBoer. Burlington, Vt: Ullery Publishing Company, 1912, page 251.

<sup>10</sup> Williams, H. Clay. *Biographical Encyclopedia of Vermont of the Nineteenth Century*. Boston: Metropolitan Publishing and Engraving Company, 1885, page 197.

<sup>11</sup> Crockett, Walter. *Vermont, The Green Mountain State*, Volume 5, The Century History Company, New York, 1923, pages 406-8. The partnership would dissolve with Huse's death, and former Gov. Dillingham would soon be elected to the United States Senate, to fill the vacancy caused by the death of Sen. Justin S. Morrill. Senator Dillingham would subsequently be re-elected to four consecutive terms, and he died in office in 1923. [See also *Dictionary of American Biography*; Schlup, Leonard. "William Paul Dillingham: A Vermont Republican in National Politics." *Vermont History* 54 (Winter 1986): 20-36.]

<sup>12</sup> Carleton, Hiram, editor. *Genealogical and Family History of the State of Vermont*. Volumes 1 & 2. New York: Lewis Publishing Company, 1903, Volume 1, page 136. The Hon. Hiram A. Huse contributed mightily to the regional literary scene. Most notably, he wrote the eighty pages of biographical information for the *Washington County Bench and Bar* section of *Hemenway's Gazetteer*, (Pages 40-121), and penned the affectionate introduction to Marcus D. Gilman's *The Bibliography of Vermont*.

<sup>13</sup> Ibid, page 137.

**5 Baldwin Street**

<sup>1</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*; Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, pages 570-71.

<sup>2</sup> *Services at the Dedication of Green Mount Cemetery, Montpelier, Vermont, September 15, 1855, with the Rules and Regulations*. Published By Order of the Commissioners, E.P. Walton, Jr., Printers, 1855, page 7.

<sup>3</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*; Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 562.

<sup>4</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, *Index: Errata, Additions, and Corrections*, page 279.

<sup>5</sup> Stone, Arthur F. *The Vermont of Today, With Its Historic Background, Attractions, and People*, Volume IV. New York: Lewis Publishing Co., 1929, page 767.

<sup>6</sup> Hopkins, Herman D. *Vermont Mutual Fire Insurance Company: A History, Written for Montpelier's Legislative Centennial, 1905*. Printed by the Evening Argus, Montpelier, Vermont, 1905.

<sup>7</sup> Hopkins, Herman D. *Vermont's First Insurance Centenary 1828-1928*. Capitol City Press, Montpelier, Vt., 1928. Vermont Mutual Fire Insurance Company. (No page numbers).

**5 Baldwin Street (continued)**

<sup>8</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, pages 386-7.

<sup>9</sup> *Ibid*, *Societies* section, page 268.

<sup>10</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*; Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 336.

<sup>11</sup> *National Life Insurance Company: A History of Its Foundation and Development, 1850-1925*. Published by the Company at Montpelier, Vermont, 1925, page 154. Maurice would later go to work for the firm founded by his great-grandfather, and become Inspector of Real Estate and Real Estate Loans in 1920.

<sup>12</sup> Montpelier, Vermont, *Records*, Book 1911, page 55. Hermon Deming Hopkins would outlive his former colleague by a wide margin; he died in 1958 at the age of 94. [M.V.R., Book 1958, page 65½: Ferncliff Crematory Permit # 39,855].

**6 Baldwin Street**

<sup>1</sup> Crockett, Walter. *Vermont, The Green Mountain State*, Volume 5, The Century History Company, New York, 1923, page 412.

<sup>2</sup> Vermont Watchman - *Souvenir Edition, Devoted to Montpelier, 1893*. J.A. DeBoer and Volunteers, page 32.

**8 Baldwin Street**

<sup>1</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and published by Hamilton Child. Syracuse, N.Y., 1889, *Business Section*, page 110.

<sup>2</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County*, Volume IV. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 281. Charles A. Best had a modest career in middle management at the National Life Insurance Company. His father, also "Charles A. Best", was a Montpelier merchant with a storefront at 54 State Street during the last half of the nineteenth century. He specialized in "millinery, fancy goods, and material for art needle work and stamping". [Child's *Gazetteer, Business Section*, page 109].

<sup>3</sup> Montpelier, Vermont, *Land Records*, Book 22, page 86.

<sup>4</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the year 1925. Springfield, Mass: H.A. Manning Co., page 387. At that time three tenants were living at this address.

**9 Baldwin Street**

<sup>1</sup> Vermont Watchman. *Souvenir Edition, 1893, Devoted to Montpelier*. J.A. DeBoer and Volunteers, page 35. At one point John Tuttle was "High Sheriff", according to Hemenway's *Gazetteer*, page 274.

<sup>2</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and Published by Hamilton Child. Syracuse, N.Y., 1889, *Business Directory*, page 139.

<sup>3</sup> *National Life Insurance Company: A History of Its Foundation and Development, 1850-1925*. Published by the Company at Montpelier, Vermont, 1925, page 123.

<sup>4</sup> Leonard ("Lenny") Drew was a beloved teacher and basketball coach at Montpelier High School for many years, prior to his retirement after the 1990-91 season.

### **10 Baldwin Street**

<sup>1</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and Published by Hamilton Child. Syracuse, N.Y., 1889, *Business Section*, page 110.

<sup>2</sup> *Manning's Barre and Montpelier, Vermont Directory*, for the year 1929, Springfield, Mass: H.A. Manning Co., page 493.

### **11 Baldwin Street**

<sup>1</sup> *Gazetteer of Washington County, Vermont, 1783-1889*. Edited by William Adams. Compiled and Published by Hamilton Child. Syracuse, N.Y., 1889, *Washington County Bench and Bar*, page 100.

<sup>2</sup> *Ibid*, page 100.

<sup>3</sup> *Ibid*, page 100.

<sup>4</sup> *Ibid*, page 101.

<sup>5</sup> Fass, Philip N. and Burrington, Marilyn. *Who's Who in Vermont*. Published by Regional Facts, Middlebury, Vermont, 1991, page 29.

### **12 Baldwin Street**

<sup>1</sup> *Census of the City of Montpelier, for the year 1905, Ward 4*.

<sup>2</sup> McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1997, page 321.

<sup>3</sup> *Encyclopedia of Vermont Biography*. Compiled and edited by Prentiss C. Dodge. Introduction by Joseph A. DeBoer. Burlington, Vt: Ullery Publishing Company, 1912, page 326.

<sup>4</sup> Stone, Mason. *History of Education of the State of Vermont, 1777-1927*. Capital City Press, Montpelier, Vt., 1936.

<sup>5</sup> Kinsley, Earle S. *Recollections of Vermonters in State and National Affairs*. Rutland, Vermont: privately published, 1946, page 143.

<sup>6</sup> *Manning's Barre and Montpelier, Vermont, Directory*, for the years 1957. Springfield, Mass: H.A. Manning Co., page 391.

### **13 Baldwin Street**

<sup>1</sup> Hemenway, Abby Maria. *Vermont Historical Gazetteer: The Towns of Washington County; Volume IV*. Montpelier, Vermont: Collated and Published by A.M. Hemenway, 1882, page 529. The *Gazetteer* mentions that Preston "...was engaged in house building, and accumulated a handsome property".

<sup>2</sup> *Ibid*, page 353.

### **14 Baldwin Street**

<sup>1</sup> Carleton, Hiram, editor. *Genealogical and Family History of the State of Vermont*. Volumes 1 & 2. New York: Lewis Publishing Company, 1903, Volume 1, page 166.

<sup>2</sup> *National Life Insurance Company: A History of Its Foundation and Development, 1850-1925*. Published by the Company at Montpelier, Vermont, 1925, page 164. Clifton (UVM '01) would

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**14 Baldwin Street (continued)**

eventually join the staff at National Life in 1914, and carve out a career for himself as an expert in insurance law.

<sup>3</sup> *Montpelier Land Records*, Book 155, pages 143-4

<sup>4</sup> *Montpelier Land Records*, Book 152, pages 228-30.

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#### **Interviews:**

Laura Adams, who was born in the house at 126 State Street in 1912, and lived there until her parents sold the property in 1945. The interview began at the State House, where Laura serves as a guide during the summer months, and continued afterwards during a walking tour of the house across the street. It was Laura's first return visit to the house in 54 years.

Mary Leahy, conducted on August 18, 1999, at her childhood home on 136 State Street, Montpelier, Vermont.

## ***Index***

by James Tabbert

- 1 Baldwin Street, 3, 43, 44  
10 Baldwin Street, 49, 51  
109 State Street, ii, 4  
11 Baldwin Street, 52  
110 State Street, 7, 8, 10  
112 State Street, 8  
113 State Street, 5  
114 State Street, 8, 10  
118 State Street, 12, 13  
12 Baldwin Street, 17, 49, 53  
120 State Street, 14, 15, 39  
12-12½ Baldwin Street, 53, 55  
12-14 Baldwin Street, 53  
124 State Street, 53  
128 State Street, 21  
13 Baldwin Street, 54  
130 State Street, 20  
131 State Street, 28, 54  
139 State Street, 53  
14 Baldwin Street, 55  
14-16 Baldwin Street, 53  
143 State Street, 55  
3 Baldwin Street, 46  
5 Baldwin Street, 47  
6 Baldwin Street, 2, 48  
8 Baldwin Street, 49  
9 Baldwin Street, 50  
Adams, John Paige, 19  
Adams, Laura, 19  
Agency of Transportation, 55  
*Atlas of Washington County*, 1, 9, 16, 56  
Badord, Peter, 36, 37  
Bailey, Burton, 2, 48  
Bailey, Florence, 1  
Bailey, Isabel, 2, 48  
Bailey, Mrs. Lillias, 44  
Bailey, Theron O., 4  
Baldwin, Daniel, 7, 10, 41, 43, 45, 46  
Baldwin, Emily, 41  
Baldwin, Emily Wheelock, 43  
Baldwin, Maria, 41  
Barrett, James and Susan, 40  
Bascom, Frank, 20, 29  
Bascom, Mary, 20  
Bates, Irving, 5  
Bellamy, Chris, iv  
Bennett, Caroline, 50  
Berlin Granite Company, 1  
Best, Charles, 49, 53  
Best, Emma, 49, 53  
*Bibliography of Vermont, The*, 45  
Blanchard, Asa, 42  
Blanchard Real Estate Company, 42  
Blanchard Block, 4, 42  
Blanchard, George, 42  
Blanchard, Minnie, 42  
Boutwell, Levi, Colonel, 4  
Bowers, James A., 32

- Bresnahan, Ruth Gordon, 40  
Briggs, Anna, 54  
Briggs, George, 25,26,54  
Brigham, Anna, 17, 53  
Brigham, Elbert, 17, 53  
Brock, William W., 29  
Brooks & Deming, 51  
Brooks, John V., 49, 51  
Brooks, Nathaniel P., 49, 51  
Bugbee, Chester, 1  
Burley, Robert, 5  
Cadwell House, 4  
Capitol City Gas Company, 42  
Capitol Park, 9  
Capitol Savings Band Trust Co., 39  
Capron, Mary E., 20, 44  
Capron, Samuel, 20  
Celley, Don B., 1  
Celley, Jane E., 1  
Central Vermont Railroad, 43  
Chittenden Bank, 7  
Colby, Stoddard B., 12  
Colonial Revival style, 53  
Common, The, 9  
Communication and Information  
Technology, 51  
Conant, Bess, 51  
Conant, Harrison, 51  
Coolidge, Calvin, 5  
Corey, Alden, 53  
Corey, Alden and Ellen, 55  
Corey, Ellen, 53  
Cottrill, Mahlon, 4  
Cram & Ferguson, 26  
Cushman, Emily Gilman, 44  
Daley, John, 33  
D'Alfonso, Michel, 54  
D'Alfonso, Raymond, 54  
Dana, Eleanor, 29  
Davis, Colonel Jacob, 4, 9  
Davis, Anson, 29  
Davis, Deane C., 26, 31  
Day, Clarence, 2  
DeBoer, Joseph Arend, 22, 25  
Delanoy, Wanda Estee, 34  
Dept. of Tourism and Marketing, 48  
Dewey, Alice, 47  
Dewey, Charles, 47  
Dewey, Deinison and Amy, 36  
Dewey, Edward, 10, 14, 15, 21, 34  
Dewey, Fred, 34  
Dewey, George, 14  
Dewey, Helen, 34  
Dewey, Jane E., 1  
Dewey, John P., 1, 27  
Dewey, Julius Y., 10, 12, 14, 16, 31, 39,  
47  
Dewey, Margaret, 15, 34  
Dewey, Maurice, 47  
Dewey, William T., 47  
Dillingham, William P., Gov., 46  
Dobbs, John and Lillian, 33  
Drew, Leonard, 50  
Drew, Miriam, 50  
Durant, Lettie, 52  
Durant, Luther Leland, 52

- Durant, Mrs. L. L. (Julia), 52  
Eastern Avenue, 9  
Estee, James B., 34  
Federal style, 10, 12  
Fifield, B.F., 1, 12, 13, 15, 20, 26, 28  
Fifield, Henry E., 28  
First Church of Christ, Scientist, 41  
Fisher, A.B., 4  
Flanagan, John E. and Martha Badord, 37  
Flanagan, Martha Badord, 36  
Flanders, James, 33  
Fletcher, Allen M., Gov., 17  
Follett, Ruth C., 51  
Forbush, Rena, 15  
Foti, Judge Joseph, 36, 37  
Freeman, French, Freeman, 15  
French Second Empire style, 8, 20, 22  
Gibson, Ernest W., III, 52  
Gilman, John Baldwin, 44  
Gilman, Marcus, 41, 43  
Gilman, Maria, 43  
Gleason, Carlisle, 20  
Gleason, William P., 49, 53  
Gordon, Truman Robert and Hattie, 39  
Gothic Revival style, 14, 39  
Governor Davis Avenue, 5  
Grant, President Ulysses, 12  
Greek Revival style, 1, 7, 20, 38  
Green Mount Cemetery, 41, 44, 47  
Greene, Esther, 53  
Greene, Lester H. and Nell, 29  
Greene, Lynn, 53  
Guernsey, George H., 14  
Hanson, Lester, 49  
Hanson, Suzanne, 49  
Harriman, Frederick, Dr., 29  
Heaphy, Thomas, 2, 4, 9  
Heaphy, William, 2  
Heaton & Thomas, 55  
Heaton Hospital, 38, 55  
Heaton, Charles H., 38  
Heaton, Clifton M., 55  
Heaton, Homer W., 38, 41, 55  
Heaton, Miriam, 55  
Hemenway, Abby Maria, 8, 44  
High Street, 43  
*History of the Town of Montpelier*, v, 9, 57  
Hoover, Herbert, 5  
Hopkins, Hermon Danforth, Col., 47  
Hopkins, Hermon Deming, 47  
Howland, Frederick, 15, 34  
Hubbard Park, 3, 12  
Hubbard, Erastus, 12  
Hubbard, Lucy, 12  
Humphrey, Betsey, 12  
Humphrey, Levi, 12  
Huse, Hiram A., 38, 41, 45, 46, 56, 57  
Huse, Olivia Woodbury, 46  
Imperial '400' National, Inc., 36  
Italianate, 45  
Jewett, Elisha P., Col., 10, 12  
Joint Fiscal Committee, 45  
Kellogg-Hubbard Library, v, 12, 34, 44  
Kent, Fred, and Karen, 49

- Kew, Orville N. and Helen, 28  
Kowalkowski, Ronald and Martha, 32  
Lafayette, Marquis de, 4  
Langdon, George, 34  
Langdon, James R., 46  
Langdon, Mrs. George, 34  
Leahy Press, 32  
Leahy, Alba, 32  
Leahy, Howard, 32  
Leahy, Mary, 32  
Leahy, Patrick, 32  
Ledden, Marie and Wilbert, 17, 18  
Lord, Bessie, 46  
Lord, Harriet Adams, 46  
Lord, Nathan, Rev., 46  
Lord, William H., Rev., 2, 5, 26, 29, 34, 43, 46, 55, 56  
Lord, William Adams, 46  
Mather & Temple, 44  
Mather Terrace, 44  
Mather, Charles D., 44  
Merrill, Minnie, 24  
Montpelier Bank and Trust Company, 38, 55  
Montpelier Country Club, 3  
Montpelier Gas Light Company, 43  
Montpelier Health Center, 40  
Montpelier Motel Co., 31  
Montpelier Woman's Club, 40  
More, Charles and Mary, 34  
Morrill, Justin, S., 13  
Morse, Frederick, 17  
Moss, Samuel and Edith, 19, 20, 24  
Murphy, Anna L., 13  
National Life Home Office, 7, 10  
National Life Insurance Company, v, 2, 7, 8, 10, 13, 14, 17, 22, 24, 25, 31, 34, 38, 42, 47, 48, 49, 53, 54, 57  
National Spring Clip Co., 42  
New England Telephone Co., 40  
O'Meara, Catherine, 50  
O'Meara, Kenneth, 50  
Ormsbee, E.J., Gov., 26  
Overseas Veterans, Inc., 38  
Owen, Ira, 43  
Parmenter, Calvin and Alpa, 20, 24  
Pavilion, 2, 4, 5, 9  
Pavilion Hotel, 2  
Pavilion Office Building, 5  
Peake, Doris, 54  
Peake, Howard, 54  
Peck and Colby, 12, 39  
Peck, Lucius, 12  
Perrin, Zechariah, 14  
Pierce, Fred and Beatrice, 33  
Pink Lady, The, 44  
Pizzagalli Construction Company, 5  
Porter, Charles W., 1  
Proctor, Mortimer R., Gov, 18  
Queen Anne style, 1, 14, 19, 27, 51  
Randall & Durant, 52  
Redfield, Timothy, 20, 24  
Reed, Charles, 38, 41  
Reed, George Washington, 25, 41  
Reed, Hezekiah H., 39  
Reed, Joseph, 16, 41

- Reed, Nancy, 54  
Reed, Thomas Jr., 54  
Reproco, Inc., 36, 37  
Richardson, Alice, 54  
Richardson, Henry Hobson, 1  
Richardsonian Romanesque style, 10  
Riverside Annex, 20, 22, 23, 24  
Riverside Inn, 44  
Rogers, Edward, 54  
Rogers, Ruth, 54  
Roosevelt, Theodore, 5  
Russell, Merrill, 52  
Ropes, Arthur, 19  
Ropes, George, 4  
*Sanborn Insurance Map*, 9, 20, 36, 37, 51  
Sheppard, Alanson, 50  
Sheppard, Julia, 50  
Shingle-style, 55  
Shütz, David, iv  
Smilie, Melville and Ellen, 16  
Smith, E.C., 13  
Snow, Mary, 54  
Snow, Robert, 54  
State Library, v, 9, 15, 41, 46  
State Street, v, 1, 3, 5, 7, 8, 9, 10, 11, 14, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 53, 57  
Steamboat gothic style, 4  
Stone, Alma, 53  
Stone, Mason S., 53  
Sumner, Sarah, 34  
Supreme Court, 9, 15, 20, 39  
Supreme Court Annex, 9  
Sweeney, Edward, 54  
Sweeney, Emma, 54  
Taft, William Howard, 5  
Taplin, Edward, 33  
Taplin, George E., 27, 33, 39  
Taplin, John Jr., 17  
Taplin, Horatio Nelson, 17, 39  
Taylor Street, 5  
Telecommunications, 51  
Thompson, Daniel Pierce, 9  
Thurston, James T., 28  
Thurston, John B., 28  
Tobey, S. Edwin., 10  
Trow, Preston, 54  
Tuttle, John L., 50  
Union Mutual Fire Insurance Co., 34, 38  
University of Vermont, 13, 14, 25  
Vail, Iran, 49  
Vermont and Canada Railroad, 12  
Vermont Arts Council, 32  
Vermont Bank, 39  
Vermont Bar Association, 13  
Vermont Central Railroad, 7, 10, 12, 32  
Vermont Central Railway, 10, 12, 32  
Vermont Department of Agriculture, 11  
Vermont Education Association, 47  
Vermont Film Commission, 51  
Vermont Green-Up Office, 45  
*Vermont Historical Gazetteer*, v, 41, 44, 56  
Vermont Historical Society, 41, 44  
*Vermont Life Magazine*, 48

Vermont Mutual Fire Insurance  
Company, 47

Vermont Mutual Life Insurance  
Company, 7, 16, 17, 38, 43

Vermont Reform School, 41

Vermont Transit Company, 7

Veterans of Foreign Wars, 38

Victorian architecture, 44

Viles Power Plant, 2

Viles, Jesse Sumner, 2, 3, 5

Viles, Katherine Bailey, 2

Western Avenue, 1, 3, 22, 26, 48

Whelan, Robert, 27, 54

Willard, Charles Wesley, 39

Wing, George, 41

Winooski Turnpike, 43

Wood Art Gallery, 8

Woodbury, Melzar, 46

YMCA, 8



