



Hartford Village Historic District

*Historic Tour No. 3
in the Town of
Hartford, Vermont*

The Town of Hartford was one of the first Vermont towns to be granted a town charter in 1761 after the French and Indian Wars. In 1797, Hartford's future in the 18th and 19th centuries was set in motion when a dam was built on the White River in what is now Hartford Village, but at the time (and until 1850) was referred to as White River Village.

The dam provided power for a sawmill and a gristmill and brought settlers to live and work in Hartford Village. Several other areas of town were settled in clusters as villages or rural hamlets. Eventually Hartford evolved into a five-village town that continues today. These villages are Quechee, White River Junction, Wilder, Hartford Village and West Hartford.

Industries continued to bring economic growth to Hartford Village in the late 18th century through the 19th century. By the 1850s, E.R. Lane's tannery and sawmill, and Sylvester Morris' mill to grind plaster for fertilizer were in operation. Morris added machinery to his business to produce chair stock. In the 1880s, he employed about 40 people, and more than 12,000 chairs were produced each year. Most of the chairs were shipped to South America, Australia or Africa.

By the 19th century, Hartford Village became the primary business and industrial center in the area, with most of the commercial property being developed by Elias Lyman. Mill owners constructed boarding houses and dwellings for their workers, and merchants and proprietors built their own homes on a grander scale. Gertrude Gillette subdivided land for housing in the early 1900s. Mill owner Ephraim Morris also gave back to the community, donating \$10,000 to build the Hartford Village Library in 1893 (#10).

By the 20th century, a plague of fires changed the Village, causing a number of industries to close. Jonathan Bugbee's carriage and blacksmith shop, and Zerah Clark's box shop were destroyed in 1886. Though both were rebuilt, fire again destroyed them in 1904. While some mill operations continued, the Village gradually became more of a residential community in the 20th century. By 1957, Hartford Woolen Mill closed and 500 people lost their jobs.

Most of the early buildings that continue to stand today function as multi-family rental properties. Single-family homes account for a third of the buildings. These are primarily 1 1/2-story and 2 1/2-story, gable-front structures. Commercial buildings can be seen clustered along Maple Street (#13, #15, #24). Other types of buildings are a village library (#10), church (#1), Grange (#25) and former school (#56).

The Hartford Village Historic District was listed on the National Register of Historic Places on September 3, 1998.

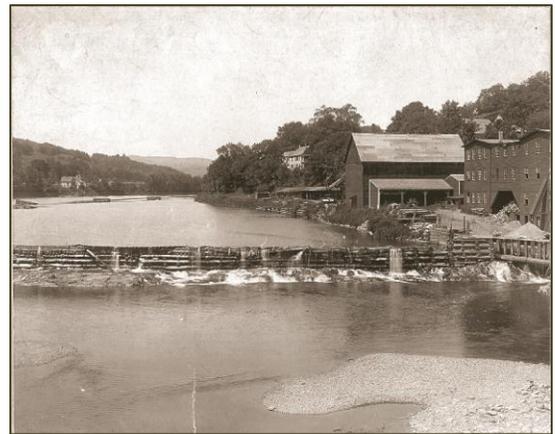
1. Second Congregational Church, 1721 Maple Street, 1828: An 1827 committee consisting of Zerah Brooks, David Trumbull, Jonathan Bugbee and John Strong, was established to build this church. They had to find the best site to build a meeting house within one mile of the schoolhouse, raise construction funds, and estimate construction costs. The committee presented a plan for a 50-foot by 70-foot meeting house with eighty pews. Jedediah Dana of New Hampshire was hired as the builder. This Federal style church has opal glass windows above each entrance. There is a square tower, bell chamber and a “Flying Breeches” weathervane. The church was remodeled in 1903 by local Hartford architect Louis Sheldon Newton.

2. House, 1733 Maple Street, c. 1800: The early history of this Cape Cod type house northwest of the Congregational Church is not known. It was occupied by the Hoit family in the early 19th century, and in the late 19th century owned by Charles M. Cone. The house is behind the church and shares a common driveway.

3. Dutton House, 1743 Maple Street, c. 1850: This house was owned by Benjamin and Celina Dutton who converted it into a two-family dwelling. The house is a Gothic-style cottage with a gable front. It is also located behind the church, sharing a driveway.

4. Gates House, 1691 Maple Street, c. 1867: This dwelling was owned by Isaac Gates, who operated a chair factory in the village. The original lot was enlarged when additional land was added on the west side after a dwelling known as Barrows House burned in 1926.

5. Newton House, 1683 Maple Street, c. 1859, c. 1900: The well-known Hartford architect Lewis Sheldon Newton added changes to this house after being purchased by Almira L. Newton, a family member. Its gable front Greek Revival style was updated with Colonial Revival features, a style Newton favored. The house has a large, off-center porch with a hip roof, supported by two Roman Doric columns. The earliest recorded owner is George Brockway in 1869.



Hartford Dam, chair factory and ice house.

6. Morris-Chadbourne House, 1673 Maple Street, c. 1890: Owned since 1988 by Twin Pines Housing Cooperative, this property was the first cooperative apartment house in Vermont. In the 19th century, Edward W. Morris was the owner and sold the property to Martha Chadbourne in 1906. The windows on the east side of this two-story building are outlined by a margin of colored glass, popular during the Queen Anne period.

7. Cone House, 1661 Maple Street c. 1810 or 1860: It is uncertain which generation of the Cone family built this house. Morris Cone, a tailor, lived there, as did George Cone, who was born and lived there all his life. George Cone was a shoemaker, and later had a store in the village where he sold sewing machines. In recent years, the building became a multi-family dwelling.

8. Former Congregational Church Parsonage, 1637 Maple Street, 1848: This building sits on land donated in 1843 to the Second Congregational Church for a parsonage. The Church sold the property in 1982.

9. Ephraim Morris House, 1627 Maple Street, 1894: This elaborate house was built for Ephraim Morris (1832-1901), a prominent local citizen. Costing \$25,000 when built in the late 19th century, the house combines elements of Queen Anne and Colonial Revival styles, and has a conical yellow brick tower in the southeast corner. The house was considered lavish for its time. Behind the building is a two-story carriage house. Morris had a house staff of two maids and a stableman to maintain the property. With his brother, Edward, they established a chair factory and woolen mill that became successful businesses in Hartford Village. Morris also built and endowed Hartford Library and funded construction of a Smith College dormitory. In 1958, Morris' house was sold to the Bible Baptist Church as a place of worship and a parsonage.

10. Hartford Library, 1587 Maple Street, 1893: This library is reportedly one of Vermont's earliest examples of a building dedicated as a permanent and free library. While a district historic site, it is also listed separately on the National Register of Historic Places. Built on land donated by Seraph and Horace C. Pease, Ephraim Morris donated \$10,000 for its construction. The



Hartford, looking towards White River Junction past the Wyllys Lyman House (#20).

two-story brick and wood-frame building has both Queen Anne and Colonial Revival styles.

11. Horace Pease House (“Sunnyacre”)/Elks Lodge, 14 Elk Street, 1884: This two-story Queen Anne-style wood-frame house replaced a c. 1801 house that was moved in 1884 to Summer Street so that a house could be built for Horace Pease. Pease, an affluent resident who owned the Pease Hotel, lumber and grist mills, and a farm tool business, paid Catherine McCracken \$2,800 in 1883 for the property. The house was reportedly built as a showplace for his bride, Seraph. The Peases named the property Sunnyacre and had a house christening

in 1884, attended by 150 people. Sunnyacre may have been one of New Hampshire architect Col. Ferdinand Davis' designs. Period detailing on the house has been obscured by aluminum siding.

12. Gere-Hamilton-Banagan Building, 1547 Maple Street, between c. 1815 & c. 1841: This building was built sometime between 1815 and 1841 when the land was sold by John Grout to Col. Nathan Gere. Gere purchased the property for a cabinet-making shop for George Gere. It has had several owners in the 19th and 20th centuries. Hugh Banagan of Quechee bought the building for \$2,000 in 1887, and Minnie Banagan lived in and operated a millinery store in the structure.

13. French Mercantile Block, 1539 Maple Street, 1804: Although this building was first owned by Asa Richardson, the property was in the French family for 80 years. Moses French bought the building in 1841; his son, Frederick, owned it next; and Frederick's brother, Alfred French, had a store in the building. Frederick's wife, Jennie, was the last family member to own the building, and she sold it to Joseph Coutermarsh in 1921. Building tenants over the years have been a drug store, cobbler's shop and barber shop, with a dwelling on the second floor. A c. 1930, three-car garage is behind the building.

14. Commercial Block, 1531 Maple Street, c. 1890: This commercial building has a false front. The property was sold by Horace Pease in 1900 to Robert Chadbourne, who operated a store in the

building. In 1907, the block contained a post office and general store and by 1917, a meat and grocery store.

15. Brooks Store-Pease Block, 1523 Maple Street, c. 1900: The Pease Block is a two-story, wood-frame building with a brick veneer. The first floor retains two storefronts. The storefront on the east has its original glass and panel door, glass bulkhead and transom.

15A. Storehouse, 1523 Maple Street, c. 1870: A commercial building was originally located on this site in 1815. The building replacing it is a two-story barn. Allen Pease operated a store and post office on the property after he bought the building in 1881. Other uses were for a Grange, a general store on the first floor and apartments above in 1906, and a post office and general store on the first floor and offices above in 1917.

19. Braley-Garipay House, 1461 Maple Street, 1915: William Braley built this house. Braley operated a post office and undertaking business in the village. He sold the house in 1924 to Helen Meech and Carrie Mould. Stanley Garipay bought the property in 1938. Garipay and his wife, Loretta, were physicians and saw patients in a doctor's office in the house as well as a downtown office. Loretta Garipay bequeathed the property to the Hartford Historical Society in 1995. A 1915 garage is located on the west side of the house.

20. Wyllys Lyman House, 1429 Maple Street, 1828: This Federal-style brick house was built as a wedding present by Elias Lyman for his son Wyllys Lyman when he married Sarah Marsh of Woodstock. Elias Lyman was one of Hartford's most successful 19th century businessmen. He is largely responsible for the town's early commercial development, including in 1804 the first bridge across the Connecticut River from Hartford to West Lebanon, New Hampshire.

20A. Lyman Law Office, 1443 Maple Street, 1828: Elias Lyman also had this brick building built for his son Wyllys. Wyllys Lyman was a lawyer, and was educated at Dartmouth College, Yale and Harvard Law Schools. In the early 20th century, well-known Hartford architect Louis Sheldon Newton occupied the building.

21. Kneeland-Cone House, 1407 Maple Street, 1804, 1890/1897: Built by Joseph Kneeland, the house's age is obscured by changes over the years. Kneeland sold the house to Justin Brooks in 1831 whose family owned it for 50 years. Charles Cone purchased the building in 1883 in anticipation of marrying Kate Morris, Ephraim Morris' daughter. East of the house is a c. 1935 two-car garage.

22. Morris Cone House, 1421 Maple Street, 1919: Morris Cone (1890-1949) was a well-known inhabitant of Hartford Village. He became president and general manager of Hartford Woolen Company in 1935. His house was originally built in 1895 as a storehouse, and was converted for his residence after he married in 1917. This Colonial Revival dwelling is located at the end of a long driveway behind the Charles Cone House (#21). Southwest of the house is a c. 1930 two-car clapboard garage.

24. Hartford Diner, 1472 Maple Street, c. 1940: Victor and Alice Martin built this single-story diner with a glass and panel door in 1937. As their business grew, the Martins bought land across the street and built a larger diner. After four years, they moved the larger diner back to the original site. In 2004, a fire destroyed the building.

25. Cascadnac Grange, 1498 Maple Street, c. 1870: Originally used as a grain store, this single story, wood-frame building's name is from the Abenaki Indian term for "white river." In 1936, Edwin J. Pease sold the former granary to the Grange, and it became their meeting place.

27. French House, 38 Park Street, c. 1850, moved to site in 1935: This Greek Revival cottage was built by J.W. French before he married Sarah Brooks in the mid-19th century. French was one of the owners of French, Watson & Co., a manufacturer of hay forks, garden rakes and other farming implements.

28. House, 19 Elk Street, c. 1906: Land for the house was sold in 1888 to Clara Freeman by Isaac Gates.

29. Ryder House, 31 Elk Street, c. 1865: This simple house was converted from a former blacksmith shop. In 1865, Luther Pease sold the house to Eliza Ryder for \$700. Ryder had the house's ell removed in 1888.



“Seven Gables” (#9).

30. Fenno or Jeffrey House, 43 Elk Street, c. 1860:

Deed records show that the house known as Fenno or Jeffrey House gets part of its name from the Fenno family. Laura Fenno willed it to her son George N. Fenno in 1908.

31. Roberts House, 249 Summer Street, c. 1910: The Roberts House may have been built on the site of an earlier house destroyed by fire. George Riley sold the land to Edward and Ester Roberts in 1908 for \$900 and the house was built sometime between 1906 and 1917. The house remained in the Roberts family until 1963. East of the house is a c. 1910 barn.

32. Allard House, 227 Summer Street, c. 1915: This Bungalow-style house is wood-shingled and its porch has Roman Doric columns. The building was constructed after Martha Hutchins sold the land to Antoine Allard in 1914.

33. Pecor House, 215 Summer Street, c. 1906: The Pecor House was sold by Maude Pecor Robinson to Arthur and Dorothy King in 1937. This house has a c. 1940 single-car garage west of the house.

34. Trescott House, 207 Summer Street, c. 1870: The Greek Revival-style house is named after the Trescott family. Deeds show the property was transferred from Hanna Trescott to her daughter, Mary J. Trescott, in 1887. Northeast of the house is a c. 1910 small, free-standing barn.

35. Aiken-Richardson House, 200 Summer Street, c. 1870: This house is unusually situated, as its entrance is in one of two bays on the broad side. Allen Pease purchased the property in 1878, selling it to Captain Joseph Aiken for \$900. William Richardson bought the house in 1887 for \$1,837. A c. 1920 garage with concrete block walls is behind the house.

36. Peck-Barrows House, 193 Summer Street, c. 1881: The property for this Classic Cottage was purchased by Henry Peck from Allen Pease for \$1,000 in 1881. John and Maria Barrows bought the house for \$1,500 in 1887 from the Pecks. John Barrows worked as a stone mason and a jobber.

37. French-Tye House, 48 Park Street, c. 1890: The earliest known deed shows the land for this house was sold by Allen Pease in 1882 to Harriet Pease for \$600. John French purchased the land and premises from Pease in 1892, and Joseph Tye bought the wood-frame house in 1896.

38. Ray-Chadbourne House, 181 Summer Street, c. 1890: Anthony Ray, a carpenter, owned the house lot by 1892. A 1927 deed refers to the same property as the Parker or Chadbourne house. Nellie Chadbourne sold this Classic Cottage to the Crowell family in 1930.

39. Waterman-Champion House, 171 Summer Street, c. 1890: Allen Pease sold this house with a single-story ell to Charles H. Waterman in 1892. It was later sold to Mary Champion in 1917. A 1936 deed notes the property was “long occupied by William Champion as a homestead”.

40. Davis-Chadbourne House, 157 Summer Street, c. 1890: This house with an ell mirrors its neighbor at 171 Summer Street. It was sold in 1904 by Horace Pease to Sybil Chadbourne. A deed at that time describes the property as, “same premises hereto occupied by the Davis family”.

41. Pease & Fuller Tenement House, 22 Hillridge Road, c. 1892: This is a four-tenement house. Behind the western portion is a single-story addition. The land was sold in 1892 by William Chandler to George Pease and George Fuller for \$600. The house was sold in 1898 by the C.W. Pease Estate to George Fuller.

43. Day-Dudley House, 138 Summer Street, c. 1850, moved to present site in 1895: This Greek Revival style was built elsewhere, but records show the house was moved onto the land, “The Day House recently placed thereon”. Allen Pease sold the property to Julia Dudley in 1895.

44. Smith House, 127 Summer Street, c. 1890: Located on the northeast corner of Summer Street and Hillridge Road, this 19th century house has a 1 1/2-story gable front, an ell and two modern chimneys. The property was part of house lots laid out by C.W. Pease in 1889, and was sold by Mary Pease to Carrie Smith in 1908 for \$1,850.



Old Hartford Academy and the site of grammar school (#56).

45. LaPoint House, 113 Summer Street, c. 1948: Land for this house was also part of a subdivision by C.W. Pease in 1889, and remained vacant until the 20th century. It was sold by Laura Aher, who owned property to the west, to Louis LaPoint in 1948. It was built as a gable-front house.

46. Pease House, 116 Summer Street, c. 1890: This is another house lot that was part of a subdivision laid out by C.W. Pease, and was owned by Orren Pease. In 1909, Orren Pease sold the property to Horace Pease. A c. 1920 garage has two sets of double doors.

48. Watson House, 83 Summer Street, c. 1909: Pease’s subdivision included a house lot where this house with a porch and an ell was built. Horace Pease bought the property in 1909 from Mary C. Pease and sold it that same year to Alfred E. and Mary Maud Watson. The Watsons probably built the present house.

49. Cone Servants’ House, 73 Summer Street, c. 1928: According to local residents, this building housed Cone family’s servants. The land was sold by Richard and Mary Cody to Morris Cone and Stephen Perry in 1928 and they owned it until 1945.

50. Davis-Kimball Cottage, 9 Harry Gibbs Street, c. 1910: Built sometime between 1908 and 1917, the property was acquired by Fred L. Davis in 1917. He sold it to Edward and Susie Kimball

in 1918. The house is a wood-shingled bungalow with exposed rafters on its broad facade and front shed dormer.

51. French House, 31 Harry Gibbs Street, c. 1905: This Foursquare house with a porch and single-story addition sits on a hilltop overlooking Hartford Village. The French family acquired the land in 1904, dating the house's construction sometime between 1904 and 1911. John H. French built the house.

52. House, 69 Harry Gibbs Street, c. 1900: The house is a small tenement building located north of the White House (#53). White subdivided the land so it could be sold to Georgianna Sanborn. Located northeast of the house is a small, c. 1910 garage.

53. White-Lyman House, 78 Harry Gibbs Street, 1888: This house stands on the site of the former Moore house, sold by Marcella Moore to Nelson W. White in 1870 for \$2,000. The present house was built in 1888. It has a porch wrapping around the east and north sides, supported by turned posts. An early deed shows the property included a barn and tenement in 1906.

54. Stowe House, 77 Harry Gibbs Road, 1930: The property was sold in 1930 by Arthur Lyman to Guy and Ernestine Stowe. An early 20th century deed describes the transaction as including, "The new house situated on the lot on a slight rise north of our home premises on the terrace, and being a tract of land set apart from our home premises for the purpose of erecting thereon said new dwelling house and garage and establishing a lot around the same." Southeast of the main house is a c. 1930 single-story garage.

55. House, 153 Christian Street, c. 1860: In 1869, the house was owned by J. Huntoon. In the late 19th century, it was owned and occupied by Katherine Hazen.



Main Street looking west past #20.

56. Hartford Village Grammar School, 49

School Street, 1906: Situated on a hill

overlooking the village, this former school is a two-story brick building. Flanking the entrance are pilasters with stone caps and bases. A single window is on each side of the entrance vestibule. This is not the first school building at this location. The first being the Hartford Academy incorporated in 1839, which quickly closed due to lack of students. In 1848, the town purchased the building for a school. In 1906, town meeting approved \$10,000 to build a new school and the old school was auctioned off for \$135. An addition in 1952 increased the building's four rooms by two, and added a kitchen and multi-purpose room. The school closed in 1993 when the new Dothan Brook School opened in Wilder.

57. Pingree House, 98 Christian Street, c. 1896: In 1896, George Huntoon sold the property to Lydia Pingree, wife of Samuel Pingree. The house's style reflects the Queen Anne and Colonial Revival styles. It has a single-story porch on the south side, and a Palladian window centered on the second floor. Southwest of the house is a c. 1910 outbuilding.

58. Clarke House, 87 Christian Street, 1828: Erastus Clarke, a carpenter, built this building. Since first constructed, it has changed over the years, gaining a 19th century single-story porch and a c. 1884 piazza. Extending beyond the house is a two-story wing, and an additional 20th century wing. Clarke sold the property to Henry Tarbell in 1842.

59. Gov. Samuel E. Pingree House 77 Christian Street, c. 1867: Samuel Pingree (1832-1922), a Dartmouth College graduate in 1857, practiced law in Hartford in 1860 and served in the Civil War. He continued his law practice after the war, and served as Hartford town clerk for 50 years, starting in 1859. He was elected lieutenant governor in 1882. Pingree was the governor of Vermont from



The Second Congregational Church (#1).

1884-86. He bought land for this house in 1867 from George P. Bugbee, and built a Colonial Revival house. An addition, in the rear of the house, was added in 1888. The property was owned by Lydia and William S. Pingree in 1922, and remained in the Pingree family until 1966.

60. Pingree Cottage Tenement House, 63 Christian Street, c. 1869: This house, southeast of the house at 77 Christian Street, has a single-story porch. The building is mentioned in the deed for #59. Behind the house is a c. 1910 garage.

61. Pease House, 52 Christian Street, 1886: Elk once lived in the back yard of this large house. C.W. Pease moved into the house in 1886, and in 1888

fenced off his back yard to raise elk. In 1889, fire destroyed Pease's Hotel and he used this home as a hotel until a new one was built.

62. House, 51 Christian Street, c. 1840: This house may be the birthplace of Dr. Horace Wells (1815-1848), the discoverer of anesthesia. The house's Greek Revival style suggests it post dates Wells' birth, at least the main part of the house. William Arnold owned the house lot in 1805, and subsequent owners were Ziba Hall and Horace Wells. At one time, the property included a tannery built on the brook.

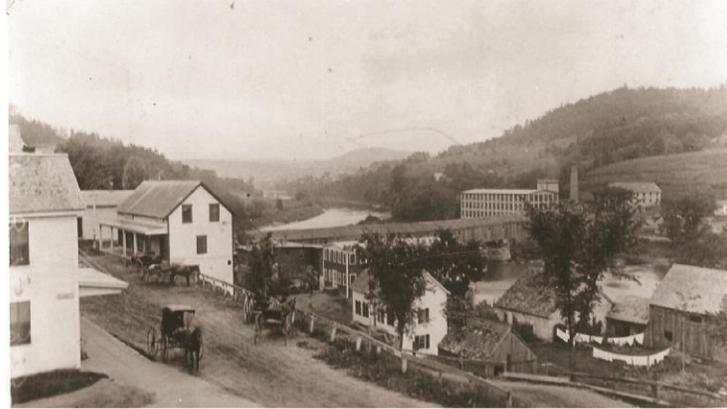
63. Bugbee House, 39 Christian Street, c. 1850: The Bugbee House was built by Jonathan Bugbee for his son Jonathan Bugbee, II. Bugbee, a blacksmith and carriage maker, sold the property in 1873 to Zerah Clark. Clark operated a lumber factory in the village that made chair stock, and fork and hoe handles.

64. Stevens Tenement House, 31 Christian Street, 1923: Known as a "two-tenement house" for the number of apartments, this building was built by Roland Stevens. He was a local attorney married to Annie Morris, the youngest daughter of mill owner Ephraim Morris. Stevens purchased the land in 1922 from Gertrude M. Gillette, and he built the house shortly thereafter. East of the tenement is a c. 1925 gable-front garage.

65. Gillette House, 7 Christian Street, c. 1909: Gertrude Gillette bought the property in 1909 from Ellen and Jonathan Bugbee. She sold it 30 years later to Margaret Chittenden. The house has a three-sided bay window and a front porch supported by Roman Doric columns. East of the main house is a c. 1920 small garage.

66. House, 70 Elmwood Court, c. 1917: Gertrude Gillette invested in real estate in this area, and apparently laid out the Elmwood Court subdivision. She purchased the house lots in 1909 and in 1916. Three Elmwood Court houses are built using the same plan. The house at 70 Elmwood Court is a gable-front structure with an enclosed porch. West of the house is a garage, constructed between 1917 and 1925.

67. Welch House, 82 Elmwood Court, c. 1917: Gertrude Gillette bought this property as an investment, subdividing the land into four lots. It was initially known as Bugbee or Gillette Terrace. Located at 82 Elmwood Court is a gable-front house on a brick foundation that has the same plan as neighboring Gillette houses.



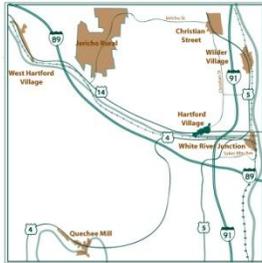
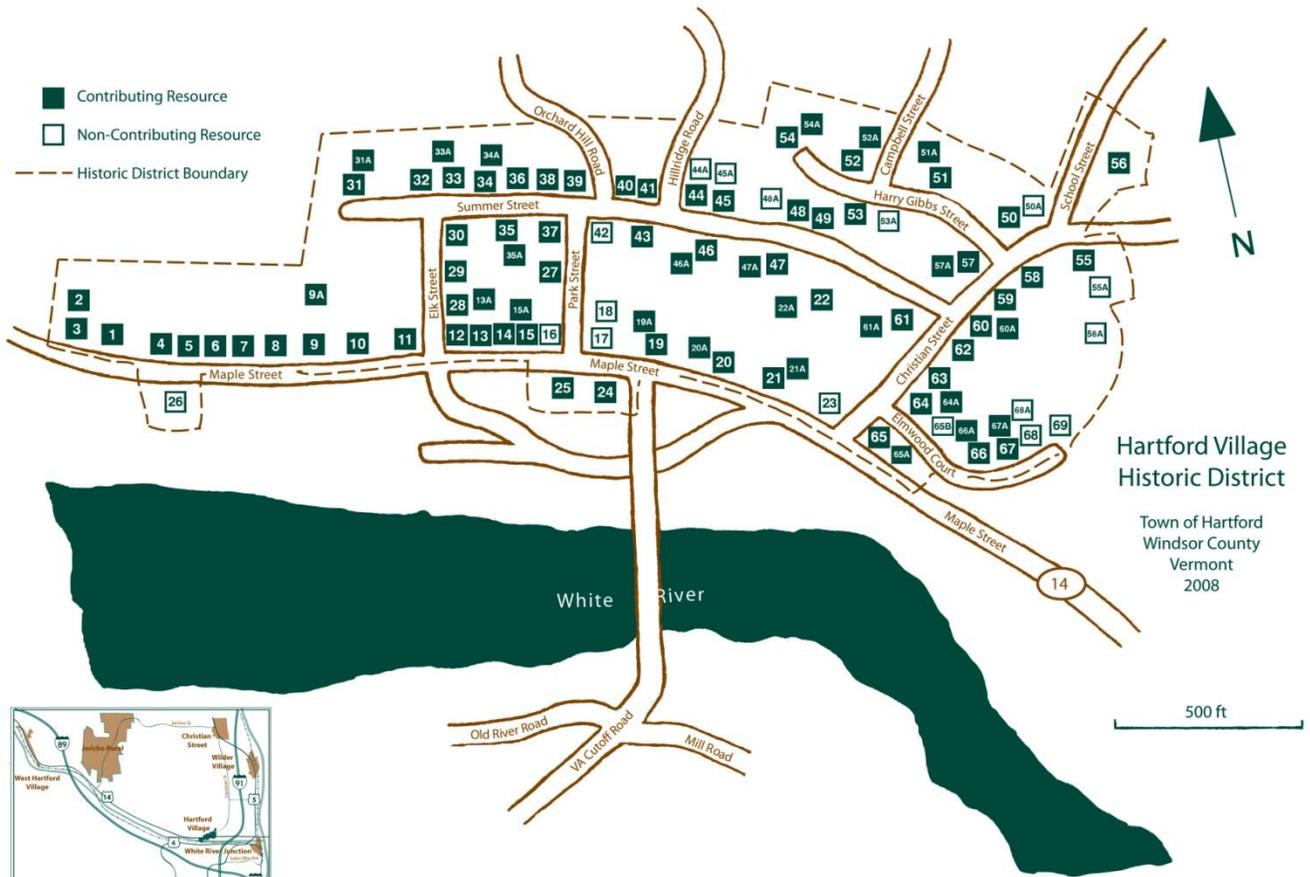
View of the Hartford Mill and covered bridge from the hotel.

This web site recreates a brochure prepared with local funds from the Town of Hartford and a matching grant from the Vermont Division for Historic Preservation through the U.S. Department of the Interior under provisions of the National Historic Preservation Act of 1966.

Hartford is one of thirteen Certified Local Governments in Vermont and therefore is eligible for these grant funds through the Hartford Historic Preservation Commission.

For more information, contact the Hartford Department of Planning and Development Services, 171 Bridge St., White River Junction, VT 05001 or (802) 295-3075.

All photos courtesy of Hartford Historical Society.



Historic Note
 The Hartford Woolen Mill employed 115 residents between 1887-1957. Built on the site of the former chair factory, it reused the bricks and the canal. The only remaining structure from the complex is the old warehouse, now housing artists' studios. On February 6, 1976, the old mill went up in an inferno seen many miles around.

Only contributing properties are included in the text