HISTORIC Hartford



Architectural History in Hartford

A Snapshot | 2018

Hartford Library. 1893

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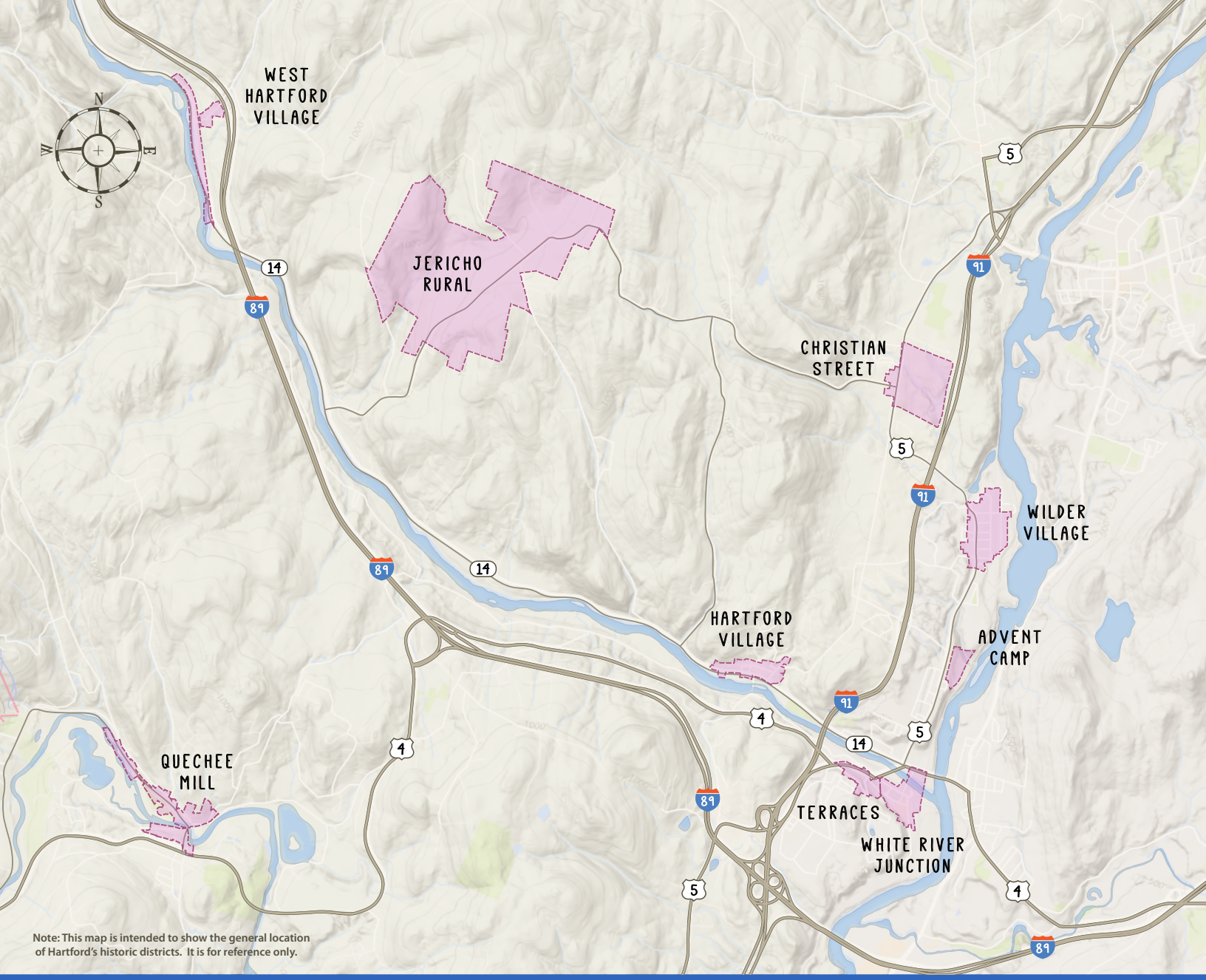
INTRODUCTION

Historic Preservation has never been more important to the villages, towns and cities of Vermont, New England, and indeed, the entire nation.

In the early 1990s the Secretary of the Vermont Agency of Natural resources convened a "Design Issues Study Committee" to look at scenic and historic landscapes in Vermont. The introduction to their report highlighted what history means to Vermonters:

> "Two hundred years of economic forces have helped shape the Vermont landscape. Until recent times, its pastoral character was punctuated by compact rural villages, mill towns and small cities. The picturesque result of those years of labor are a major reason why individuals and businesses want to stay here and tourists want to visit. Moreover, many aesthetic aspects of the environment have strong social overtones. Places that are aesthetically enriching naturally encourage a sense of well-being in the people who live and work in them. The smallest element in a designed environment - a park bench, for example - can promote or hinder social interaction, a sense of community and pride of place."

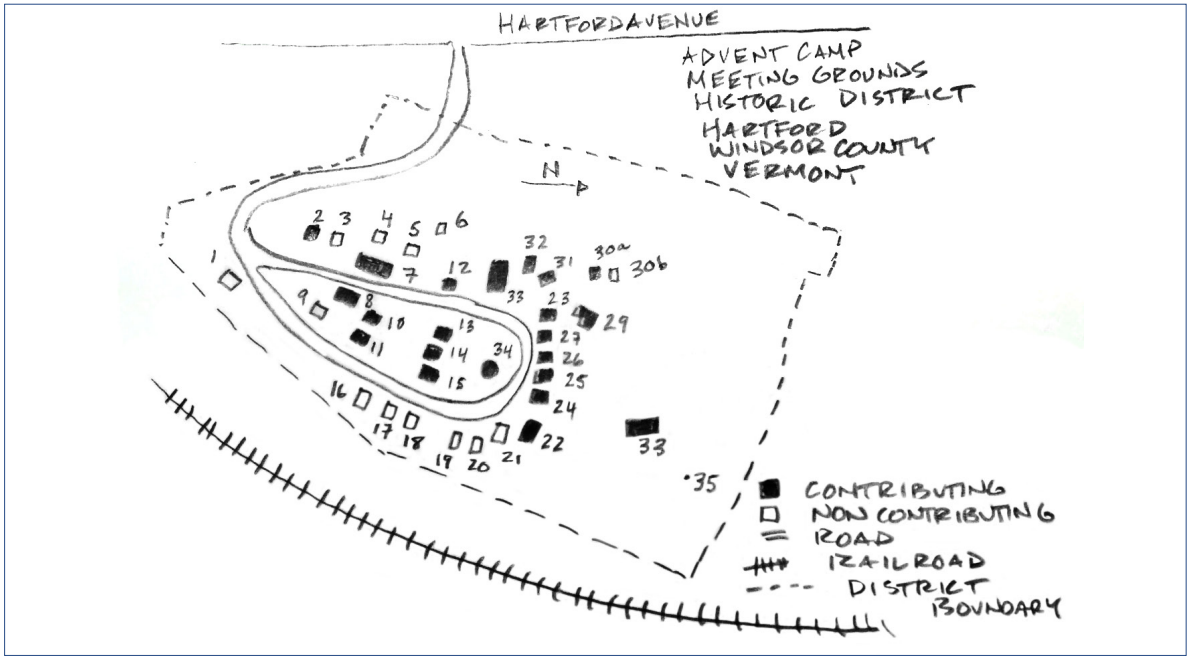
Over 25 years after this paragraph was penned, preserving our unique heritage remains as important and viable as ever. Numerous economic studies have clearly underlined the value that historic properties, intact villages and downtowns, and re-imagined uses for old buildings and sites bring to our communities. Efforts in restoration, renovation and redevelopment provide jobs, enhance property values, promote heritage tourism (and tourism is a leading economic driver in Vermont), provide opportunities for meaningful economic investments, have positive social impacts, and lead to a more sustainable future. Hartford has already experienced the positive benefits that preservation brings, but there is still much to be done, and the work must continue.



The Town of Hartford has a total of 484 buildings that are included in the National Register of Historic Places. This includes nine historic districts:

- Advent Camp Meeting Grounds
- Christian Street Rural
- Hartford Village
- Jericho Rural
- Quechee Historic Mill
- Terraces (White River Junction)
- West Hartford Village
- White River Junction
- Wilder Village

Advent Camp Meeting Grounds Historic District







Listed: September 21, 2017

7.5 acres

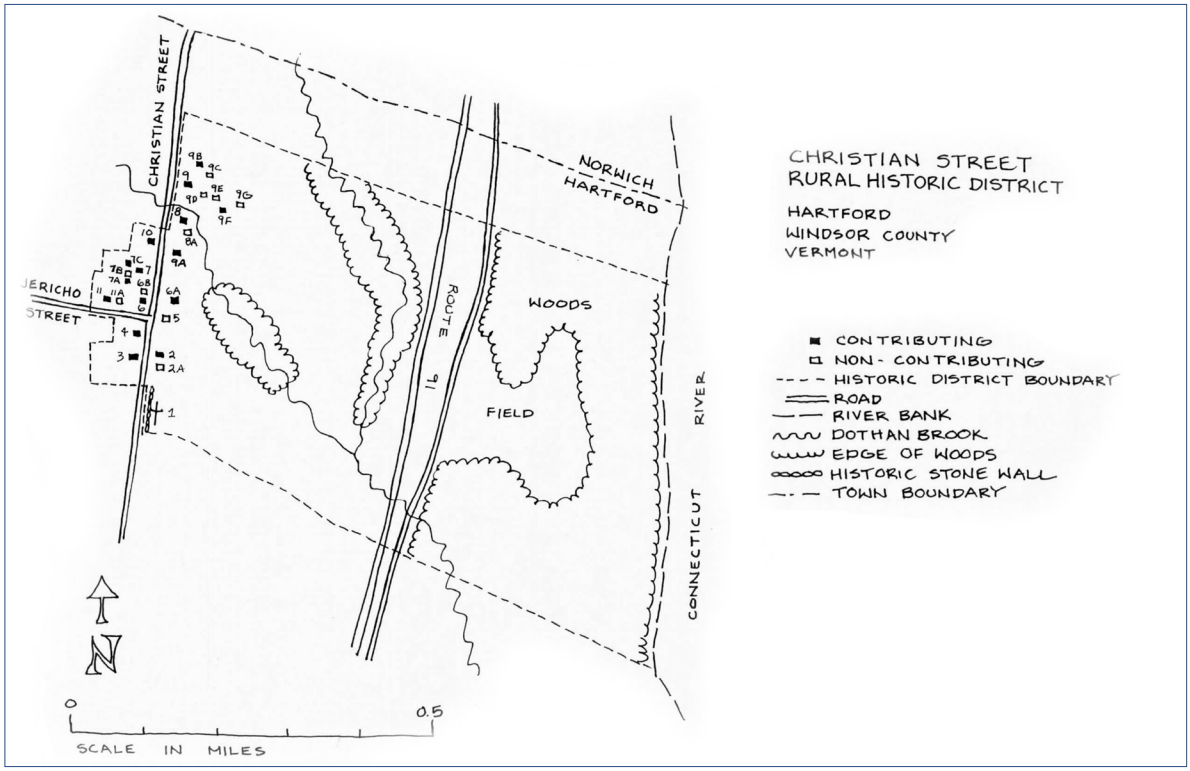
34 Buildings

1 Structure

1 Object

The Advent Camp Meeting Grounds Historic District is a religiously oriented summer community in White River Junction, a village in Hartford, Vermont. It is located on a terrace between the Connecticut River to the east and Hartford Avenue to the west. Camp meetings were religious gatherings in a natural setting, characterized by large audiences attending religious services with on-site camping and lodging for an extended period of time. Established in 1887, the Advent Camp remains in active use and still hosts religious gatherings and services each summer. The buildings that make up the camp are of simple design and construction, and reflect national architectural trends in late 19th/early 20th century camp meeting grounds. These buildings consist of small residential cottages and service buildings including classrooms, dormitories, dining hall, kitchen and tabernacle.

Christian Street Rural Historic District





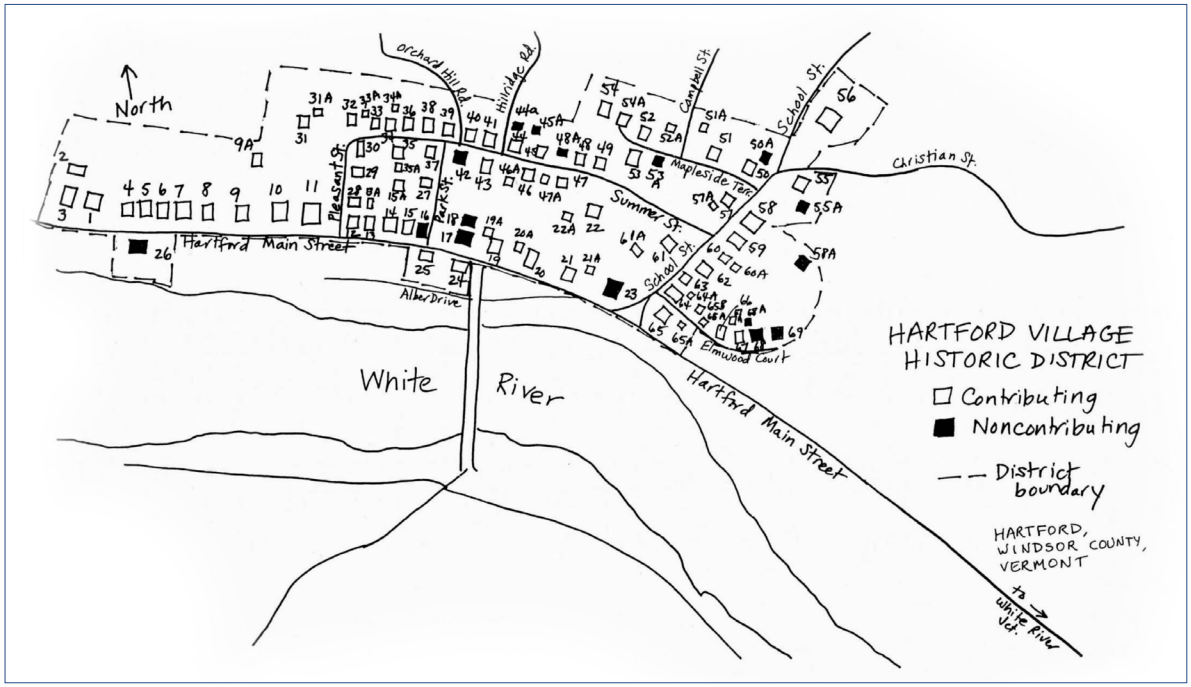
The Christian Street Rural Historic District is significant for its distinctive characteristics as a historic Vermont agricultural community and as one of the first settled hamlets in Hartford. It retains a cluster of intact farmhouses and outbuildings, a historic cemetery, and open agricultural land. The historic farmsteads depict the architecture and diverse agricultural activities of the typical, small-scale Vermont river valley farms that evolved from the late 18th century to the mid 20th century. The diverse collection of vernacular farmhouses, constructed from 1775 to 1916, reflect the 18th and 19th century development of an agricultural community throughout Vermont's agricultural periods of subsistence/diversified farming, agricultural processing, sheep breeding, orchard farming, and dairying.

Listed: December 5, 2003

25 Buildings

1 Site

Hartford Village District







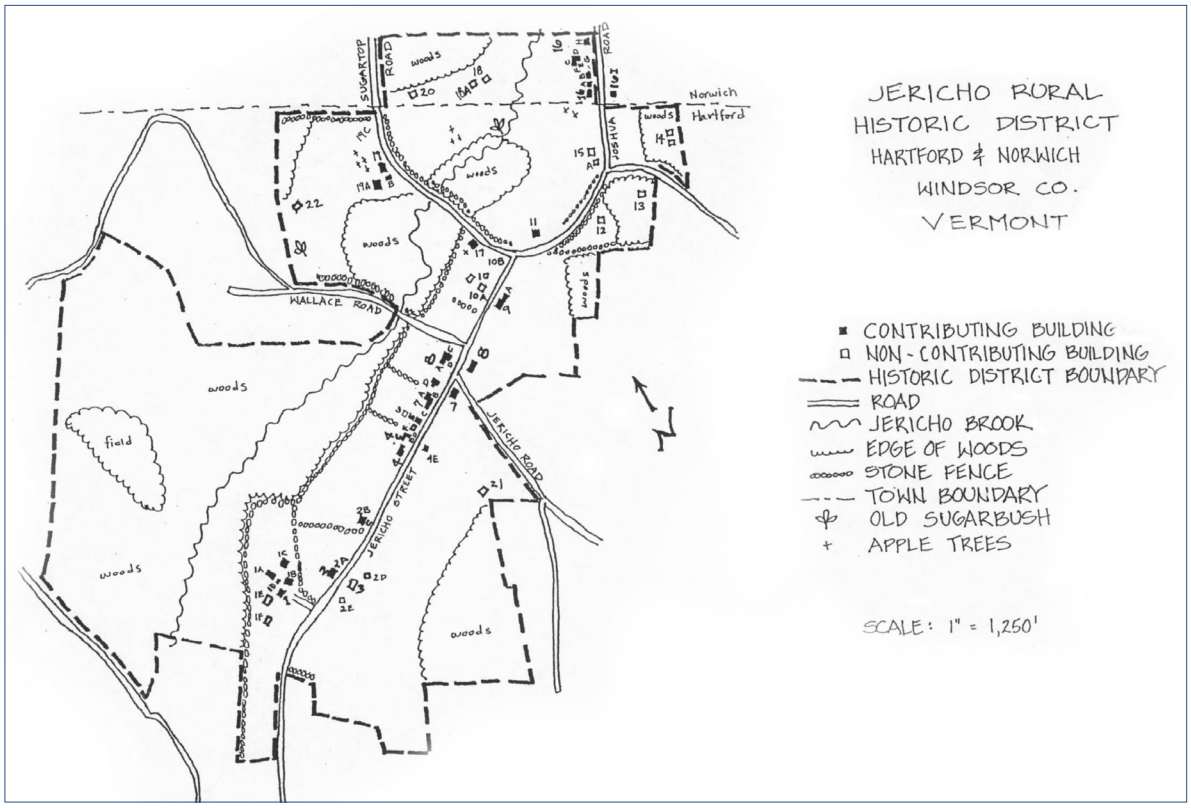
Listed: September 3, 1998

100 Buildings

Located on the banks of the White River, Hartford Village forms a compact center concentrated along Maple Street with additional structures clustered on the hill to the north of the village. In the late 18th century, the village, then known as White River Village, was the town's first community center and throughout the 19th century it continued to thrive, due to the presence of a variety of industries. It is located one mile west of White River Junction, which emerged in the 20th century as the dominant village center in the town. The resources in Hartford Village, constructed between 1800 and the present day, include the homes of wealthy mill owners and merchants, the more modest dwellings of those who worked in the mills and village businesses, commercial buildings and institutional buildings such as a church and a school.

Note: Hartford Main Street was changed to Maple Street after nomination.

Jericho Rural Historic District







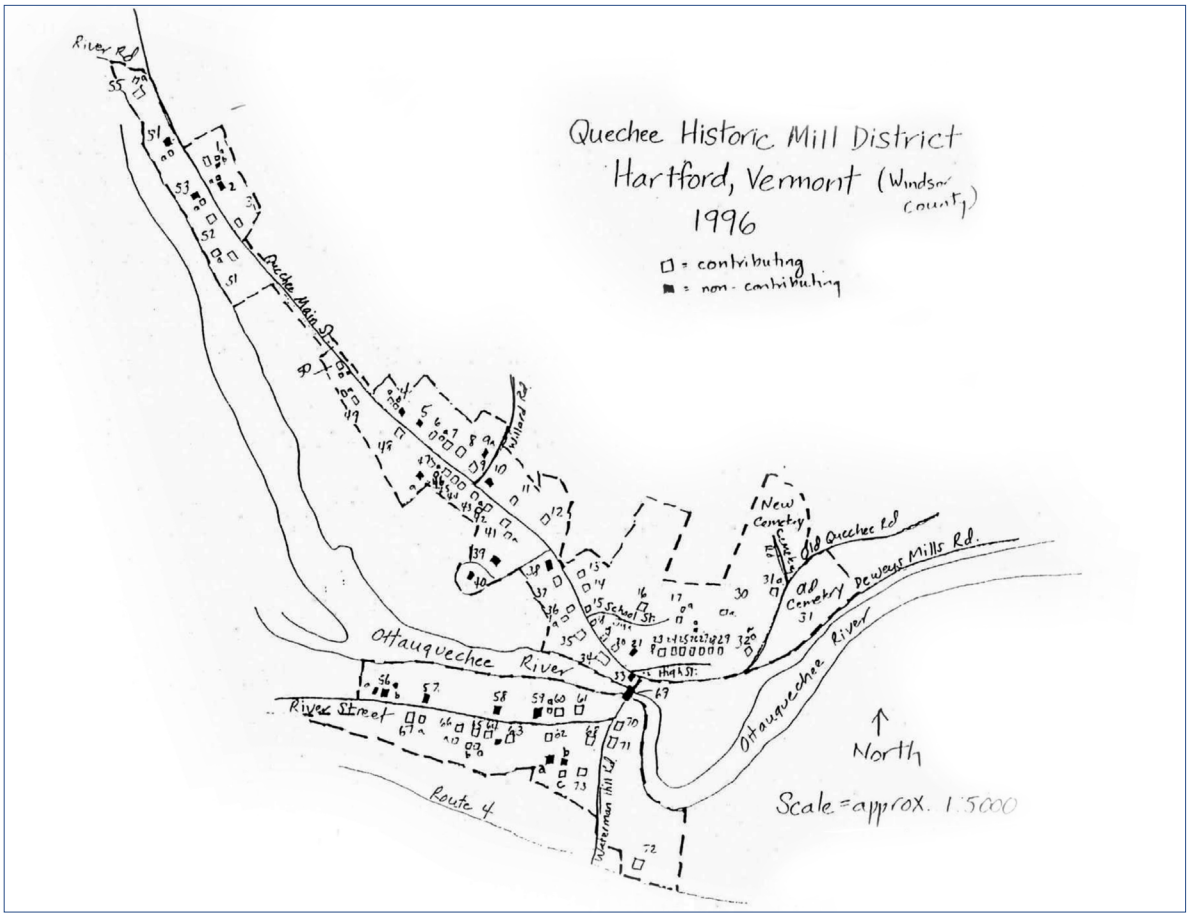


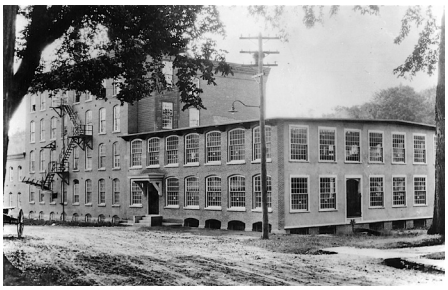
Listed: November 8, 2001

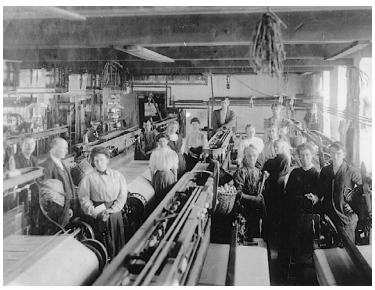
9 Farmsteads

The Jericho Rural Historic District is significant for its distinctive characteristics as a historic Vermont farming community. This historic district is the most intact historic agricultural area in Hartford and surrounding towns. It is unique for its string of contiguous historic farmsteads with intact historic farmhouses, agricultural buildings, pasturelands, cow paths and stone fences; and for its distinctive topography. The historic farmsteads in the district depict the architecture and diverse agricultural activities of typical, small-scale Vermont hill farms that evolved from the late 18th to the mid 20th century. The Jericho Rural Historic District retains features such as cleared land, historic agricultural buildings and a one-room schoolhouse, which in many areas of Vermont have been lost due to the encroaching forest and disuse.

Quechee Historic Mill District









Listed: July 3, 1997

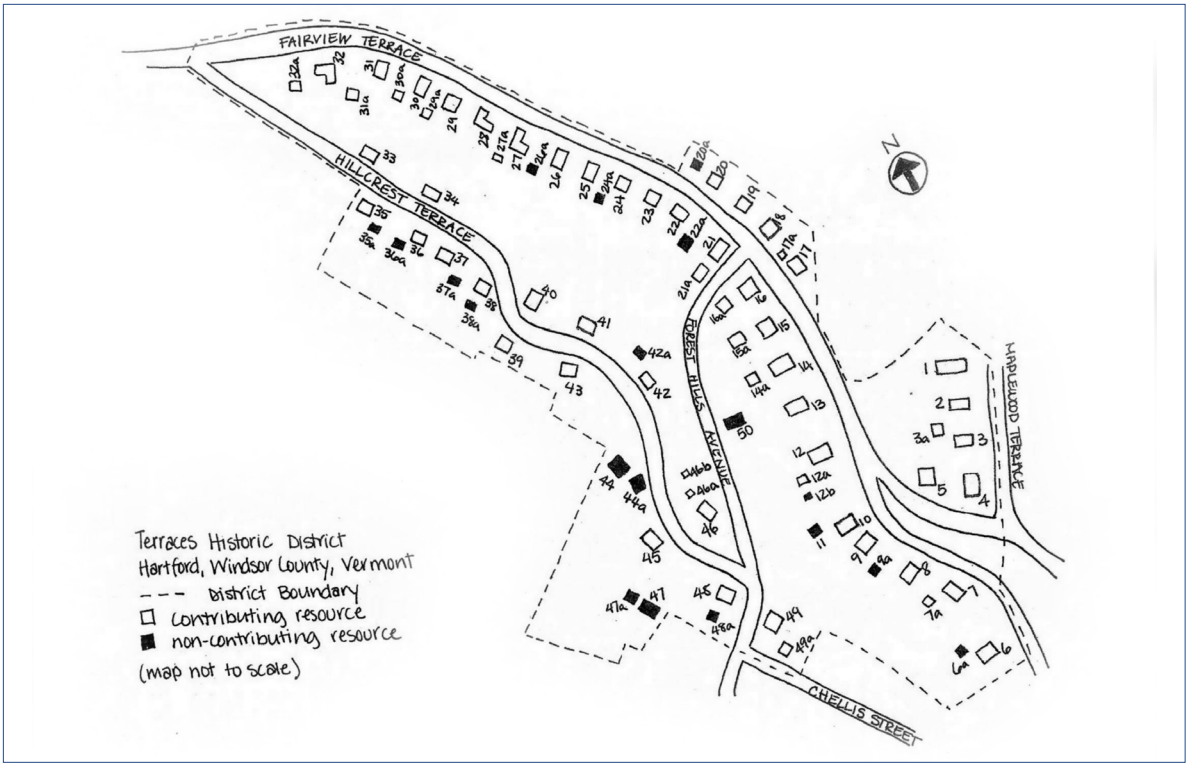
103 Buildings

4 Structures

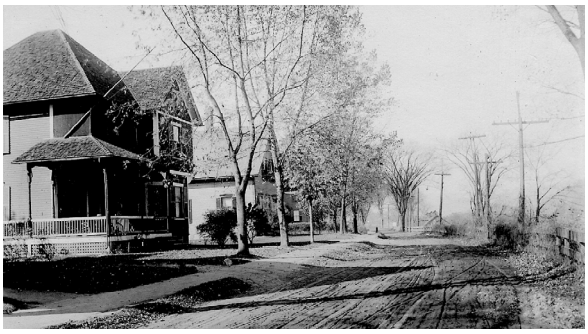
2 Sites

The Quechee Historic Mill District's identity and history is tied to the Ottauquechee River that runs adjacent to Quechee Main and River Streets. It is significant as a largely intact and unified Vermont mill village. Mills built by the river brought jobs, housing and commercial buildings, creating a prosperous village in the late 18th century. The District is significant, for its associations with the development of the village center which grew in proximity to the woolen mill with buildings representing a cross section of architectural styles from the early 19th to the early 20th century.

Terraces Historic District





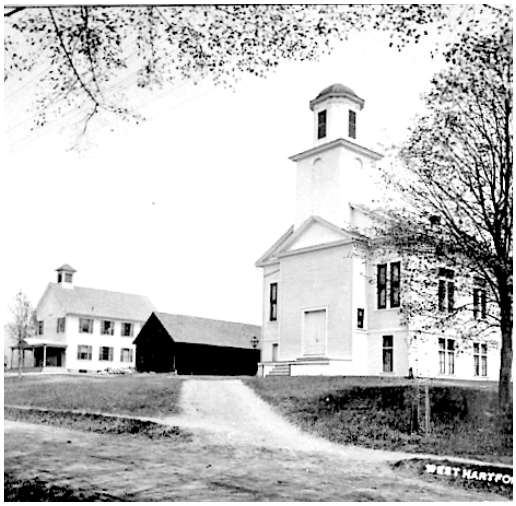


Listed: July 6, 2012

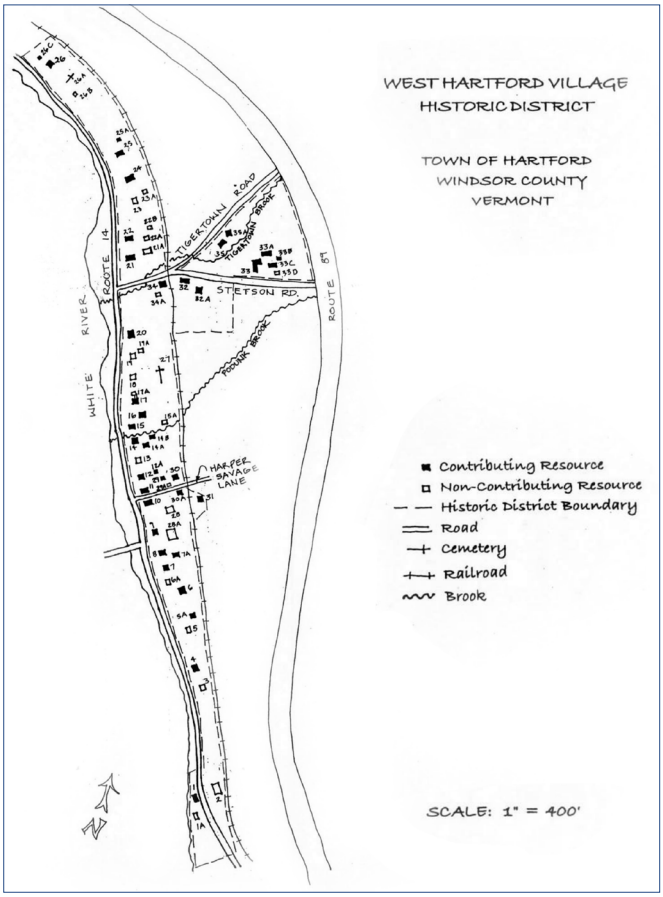
81 Buildings

Situated on steeply sloping ground slightly west of White River Junction, the Terraces Historic District is residential in nature and reflects the development of this area during the early 20th century, when increased railroad and industrial activity prompted the community's merchant class to relocate their homes beyond reach of the smog and soot prevalent along the railroad tracks. The Terraces Historic District is significant as a cohesive and largely intact residential neighborhood representing a unified collection of buildings, ranging from large Victorian homes to smaller Craftsman-style homes. The houses were designed primarily as single-family homes, but were largely converted to multi-unit dwellings, reflecting the economic changes that accompanied the demise of the railroad era.

West Hartford Village Historic District







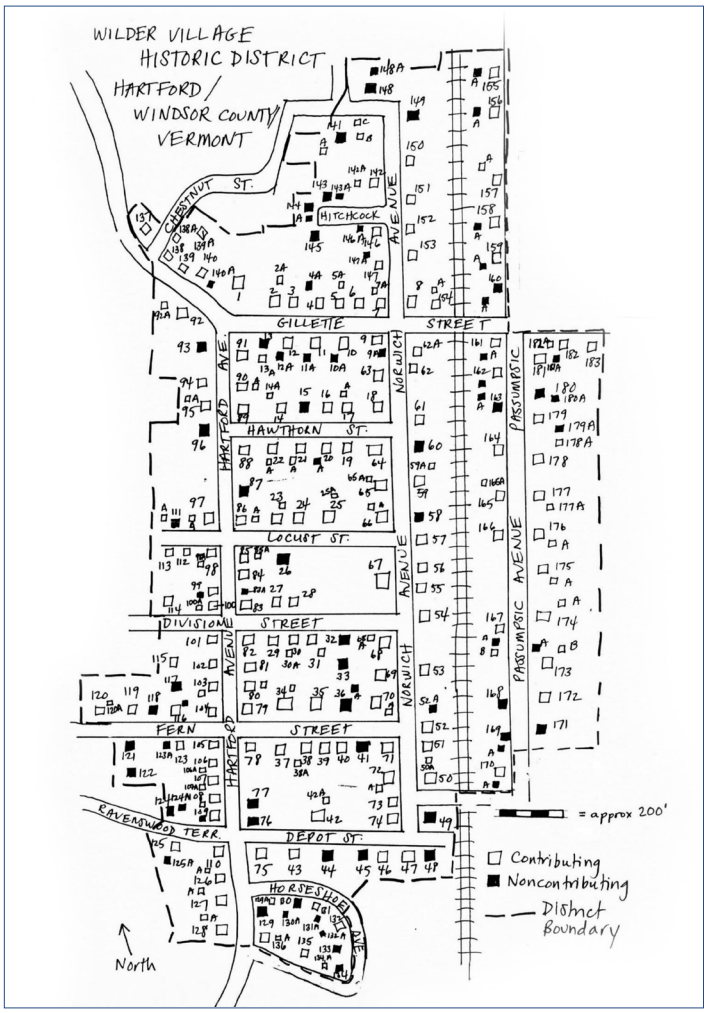
Listed: December 15, 2004

50 Buildings

2 Sites

The West Hartford Village Historic District is located on the east side of Route 14, once known as Main Street, along the White River. The district is an excellent example of a New England community that shares its two hundred years of diverse village history through architecture, early farms, and former railroad related buildings. It possesses distinctive characteristics as a historic Vermont agricultural and commercial community located on the important transportation networks of the Central Vermont Railroad and the White River Road. The district retains numerous 19th century homes and outbuildings, two stores, a library, a church, a schoolhouse, and two cemeteries.

Wilder Village Historic District









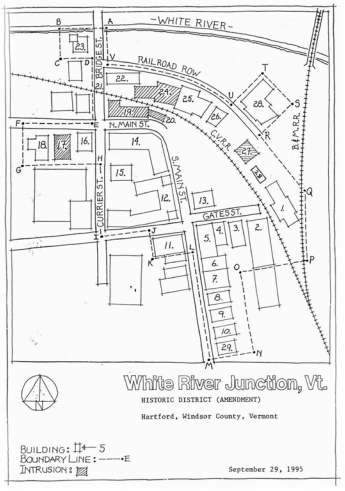
Wilder is located on the banks of the Connecticut River in the northeast part of town. It is named for mill owner Charles Wilder who, along with his brother Herbert, owned Olcott Falls Company, a paper mill in the 1880s. The district is significant as a largely intact and unified late 19th and early 20th century Vermont mill village. The district is significant for being a planned village developed by and for the local pulp and paper mill. It is one of only a few planned worker villages in Vermont. The district is a cohesive collection of vernacular architectural expressions from the 19th to the early 20th century. Given the relatively compact area and range of building dates and the limited stylistic variations represented, the structures of Wilder village form a defined, dense, and cohesive district, united by their history and the grid plan laid out in the late 19th century.

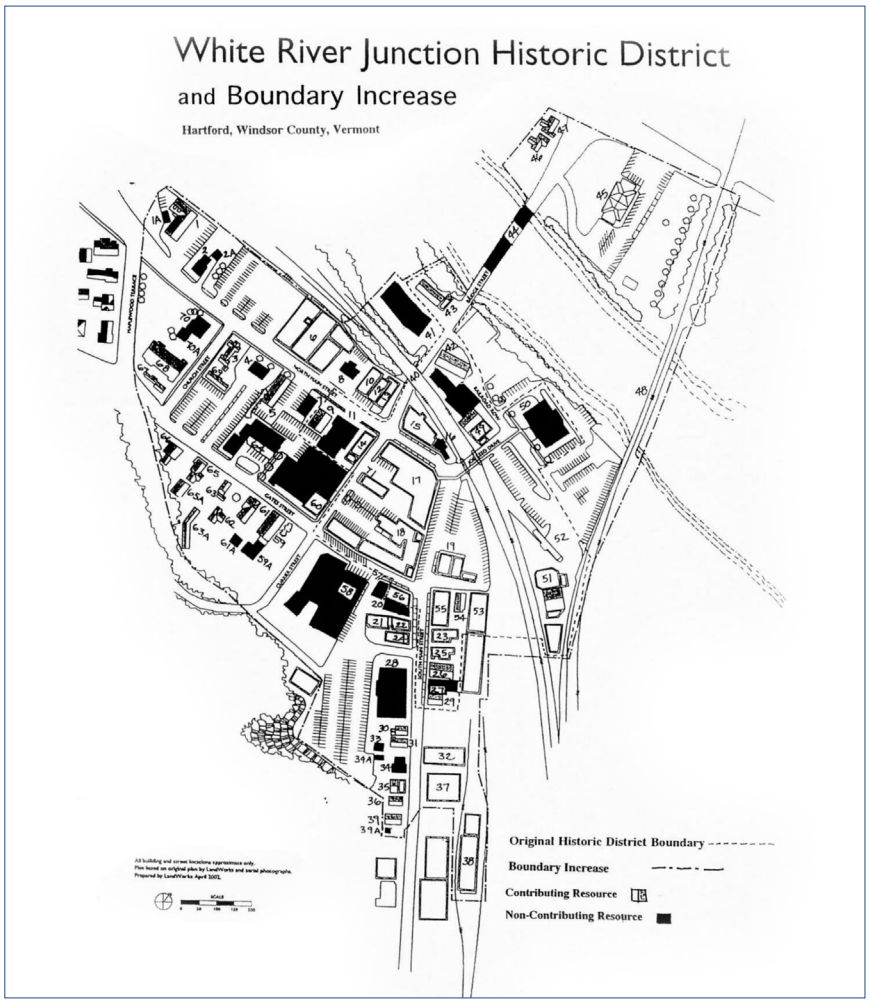
Listed: November 22, 1999

281 Buildings

1 Object

White River Junction Historic District





Listed: August 22, 1980

Boundary Increase: 2002

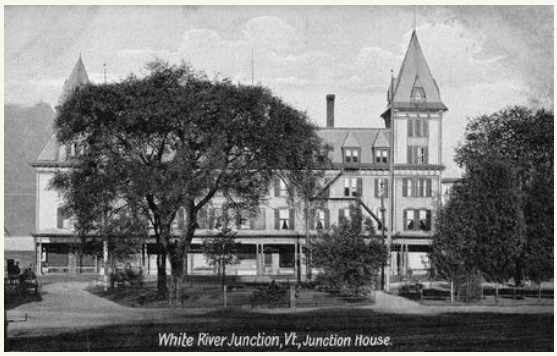
Update: 2018

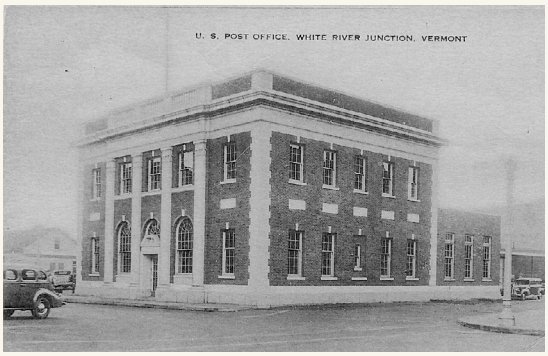
94 Buildings

5 Structures

Originally listed on the National Register of Historic Places in 1974, the district covered the heart of the downtown commercial district and included twenty-nine contributing resources dating back to the mid-nineteenth century. In 2002, the district was expanded to include adjacent residential, educational, transportation, and industrial resources. Presently, there are 53 contributing resources. According to the historic district nomination, "the White River Junction Historic District is significant for its distinctive characteristics as a well-preserved late 19th century urban village." Its significance is based primarily on it location at the junction of several early railroads and at the confluence of the Connecticut and White Rivers. From 1848 to the 1960s, White River Junction was the most important railroad town in Vermont.

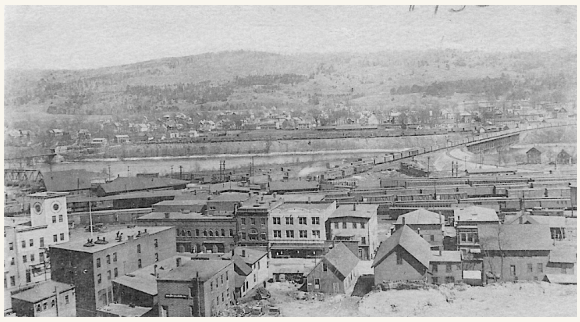
White River Junction Historic District

















CASE STUDIES

in the Positive Economic Impact of Historic Preservation in Hartford

> "In recent years, responsibility for local preservation and historical activities has been shared by a variety of individuals and groups, as well as local and state officials...State, federal and local funds have been instrumental in recent years in making preservation a reality in Hartford."
>
> *(From the 2014 Town of Hartford Master Plan)*

The following are a few case studies showing the positive economic impact historic renovation, restoration, rehabilitation, and adaptive reuse have had on some of Hartford's historic structures. The rehabilitation and adaptive use of various local historic structures has been critical to the visibility and acceptance of preservation concerns.

Mixed Use Building, 8,200 sq.ft., in White River Junction

- Constructed in 1880
- Useful Life of the Building: 138 years
- 2018 Appraisal: $339,500
- 2016 Appraisal: 207,000
- 1991 Sale Price: $70,000
- Value Increase since last sale: 385%
- Replacement Cost: $544,881

Office Building, 7,800 sq.ft., in White River Junction

- Constructed in 1934
- Useful Life of the Building: 84 years
- 2018 | $795,200
- 2016 | $782,400
- 2011 Sale Price| $500,000
- Value Increase since last sale: 59%,
- Replacement Cost: $1,032,574

Child Care Facility, 4,200 sq.ft., in Wilder

- Constructed in 1887
- Useful life of the building: 131 years
- 2018 | $429,300
- 2002 Sale Price | $352,000
- Value Increase since last sale: 21%
- Replacement Cost: $603,679

CASE STUDIES

Commercial Building, 14,350 sq.ft., in Hartford

Constructed in 1884
Useful life of the Building: 134 years
2018 | $573,300
2016 | $612,200
2014 Sale Price | $500,000
1981 Sale Price | $70,000
Value increase since last sale: 22%
Replacement Cost: $2,134,157

Commercial Building, 18,000 sq.ft., in White River Junction

Constructed in 1950
Useful life of the Building: 68 years
2018 | 1,912,700
2016 | 1,105,600
2014 | 679,000
2008 Sale Price | $625,000
Value increase since last sale: 206%
Replacement Cost: $1,872,374

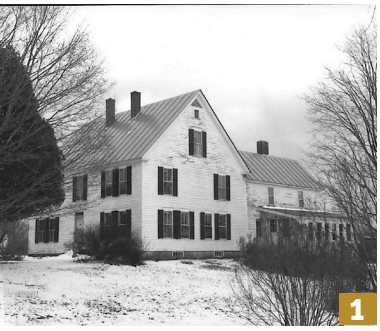
Mixed Use Building with Offices and Retail Space, 45,000 sq.ft., in White River Junction

Constructed in 1880
Useful life of the Building: 138 years
2018 | 1,660,400
2016 | 1,536,300
2000 Sale Price | $280,000
1986 Sale Price | $125,000
Value increase since last sale: 493%
Replacement Cost: $2,134,157

ARCHITECTURAL STYLES

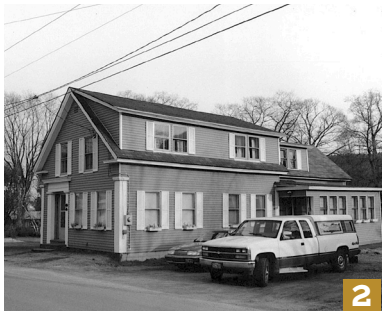


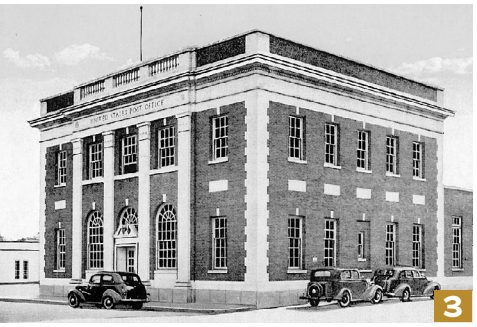


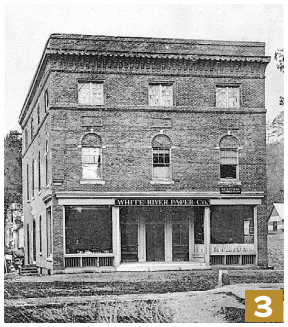












1. Federal

The Federal style was popular in Vermont from the late 18th century until the 1830s. The style is characterized by its two-story, symmetrically ordered eaves-front façade and delicate Classical detail. Federal style houses range from very ornamental to very plain and practical. A number of details are commonly found on houses of this style, although not all houses exhibit every characteristic.

2. Greek Revival

The Greek Revival style gained popularity around the 1830s or 1840s in Vermont and remained popular through the 1860s. The Greek Revival style is characterized by its ordered Classical features, many of which are more exuberant than the Federal style. A number of details are commonly found on houses of this style, although not all houses exhibit every characteristic.

3. Neo Classical

Neoclassical Revival became a dominant style for domestic buildings nationwide between 1900-1940s. It was directly inspired by the Beaux-Arts style and the Columbian Exposition (Chicago World's Fair, 1893). The style tends to include the features of classical symmetry, full-height porch with columns and temple front, and various classical ornament such as dentil cornices. Basically, this is the revival of the Greek Revival style that dominated the first half of the 19th century. Because the style was more scaled down and flexible than its grander cousin, the Beaux-Arts,

Descriptions of Architectural Styles are sourced from the UVM Landscape Change Program: www.uvm.edu.landscape unless otherwise noted.

Neoclassical spread prolifically throughout the U.S. and became popular for a wide range of everyday buildings. Everything from townhouses, suburban homes, county courthouses, main street commercial buildings, and bank branches readily employed variations of the style.

Source: https://architecturestyles.org/neoclassical/





4. Classic Cottage

The Classic Cottage was a popular mid-19th century (1840s-1860s) New England style that can be described as an evolution of the traditional Cape Cod. The Classic Cottage employs the 1 1/2 story, eaves-front Cape Cod form with the Greek Revival details popular in the mid-19th century. Houses can be a full cape (having a centrally located entrance flanked by two windows on each side), a 3/4 cape (having a slightly off-center entrance with one window on one side and two windows on the other side), or a 1/2 cape (a side entrance with two windows on one side). Greek Revival details may include corner pilasters (flat columns along the corner edge), a wide cornice band (the band beneath the eaves of the roof), flat pilasters and entablature surrounding the door (flat columns that flank the door and the wide molding above the door), and sidelights (the narrow windows flanking the door).

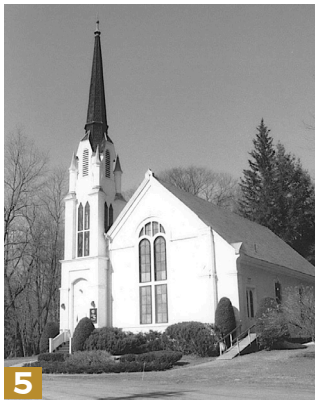






5. Gothic Revival

This Romantic style derived from medieval European church architecture was popular in Vermont from the 1850s to the 1870s. The two most notable defining features of residential Gothic Revival structures are the decorative vergeboards, or bargeboards, in the gable peaks (the gingerbread woodwork) and the pointed arch windows or doors. Although the building plan can vary greatly, Gothic Revivals usually feature at

























least one prominent steeply pitched gable and often feature a cross-gable plan. High-style Gothic Revivals generally have a more irregular plan, featuring a number of prominent gables.

6. Italianate

This elaborate Victorian era style gained popularity in Vermont in the 1860s and 1870s. Although the distinctive cupola often characterizes the Italianate style, many structures do not have cupolas. However, many other Italianate details are easily identifiable and can be found on both high and low-style structures. The Italianate style derive its design from the elaborate villas of the Italian Renaissance.

7. French Second Empire

The French Second Empire style was popular in Vermont during the 1870s and 1880s and was modeled after popular French architectural trends of the 19th century. This Victorian era style closely resembles the Italianate style with one additional character defining feature: the mansard roof. A mansard roof has a flat top and encompasses the upper story of the building. Windows are set directly into the steeply sloping, or often flared, sides of the roof. A Second Empire structure always has a mansard roof, making it easily distinguishable from the Italianate style.

8. Queen Anne

The most exuberant of the Victorian era styles, the Queen Anne was popular during the 1880s and 1890s in Vermont. The rambling houses typically boasted wrapping porches with decorative turned (sculpted on a lathe) porch posts, prominent towers, detailed woodwork (also called stickwork), patterned shingles, bay and stained glass windows, and an

irregular, asymmetrical form. However, many low-style vernacular houses were constructed during this time, which usually feature only one or two simplified Queen Anne details. These low-style houses are also commonly called Folk Victorians.

9. Shingle

Popular in the 1880s and 1890s, the Shingle style is seen predominantly on large, rambling structures, often with the towers and porches of the Queen Anne style. The use of wood shingles to cover the exterior of the structure is indeed a defining feature of the style. However, not all houses with shingles are Shingle style. Additionally, houses in this style have an irregular plan, large, gable roofs that encompass the upper story and broad wall planes. An arched porch may be recessed into an upper story, a tower may be present, and a heavy stone veneer with a round arch entrance may be incorporated into the first story.

10. High Victorian Gothic

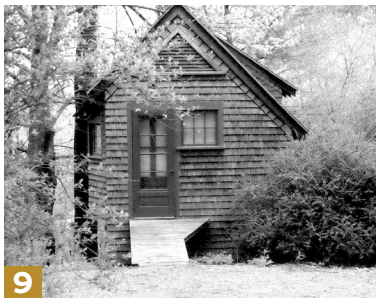
By the end of the 19th century, around the 1890s, Gothic architecture again reared its head. The High Victorian Gothic era is characterized by its large, monumental architecture, quite suitable for mansions and castles. The style was also appropriate for grand collegiate architecture, like Williams Hall on the University of Vermont campus. Steeply pitched gables, finials, small turrets, tall arched or pointed windows, and gargoyles all adorn the expansive façade.

11. Colonial Revival

Around 1900, there was a backlash against the exuberant styles of the late 19th century Victorian era. Architects began reviving the traditions of Colonial architecture. A number of Colonial Revival subtypes evolved over the first fifty years of the 20th century,



































ranging from elegant high-style mansions to simple, modest mail order housing. Many of these houses closely followed the designs of their early American predecessors, while others loosely applied Colonial details in a modern, 20th century fashion.

12. American Four Square

American Foursquare, or "Prairie Box" are simplified Prairie houses (though occasionally with elaborate facades and porches), named "Foursquare" due to their characteristic boxy shape and four rooms per floor. They are typically two-and-a-half stories with a large, central dormer. They often include a full-width front porch and four-room over four-room floor plan. Many foursquare homes include various craftsman features including heavy piers and square columns, 4-over-1 or equivalent craftsman windows, wooden shinges, and exposed rafter tails.

Source: https://architecturestyles.org/prairie/

13. Craftsman Bungalow

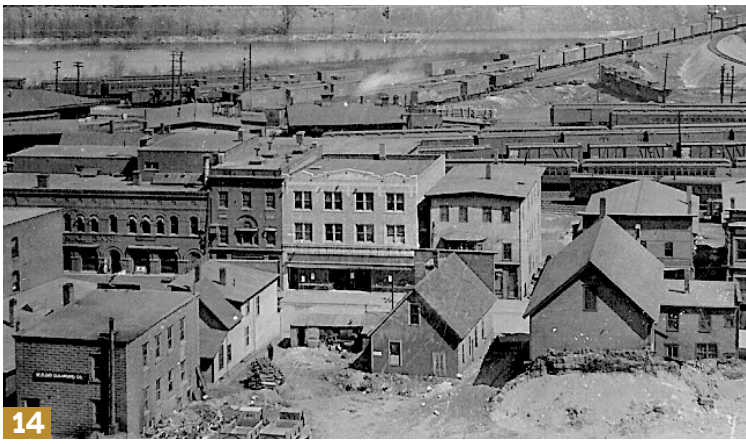
Derived from the early 20th century Arts and Crafts movement, which celebrated the joinery of wood construction with exposed beams and rafters, the Craftsman Bungalow was an exceptionally popular style in America from the early 1900s until the 1940s. Bungalows were constructed on a large scale during the 1920s and 1930s in large urban areas and were popularized in mail order catalogs. Bungalows are characterized by their squat 1 1/2 story massing; large, overhanging, eaves-front roof with dormer; and recessed front porch. In true Craftsman style, exposed rafter tails protrude from beneath the eaves.

14. Art Deco

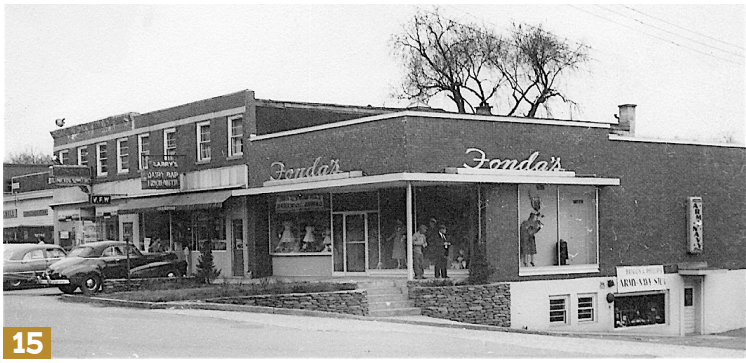
Although not widespread in Vermont, the Art Deco style was a popular for monumental buildings and skyscrapers during the 1920s and 1930s. Notice the flat, modernized details on the building below (not in Vermont), particularly the relief designs.

15. Modern/International

By the 1950s, many of the traditional buildings motifs were discarded in favor of a more functional modern style. Although a lot of residential construction at this time still clung to historic themes, most public buildings were erected in the simple, utilitarian flat-roofed boxes of glass, steel, and reinforced concrete.


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RESOURCES FOR HISTORIC PRESERVATION

The Town of Hartford, the Hartford Historic Preservation Commission, and many partnering organizations and individuals continue to do the work of surveying, identifying and supporting historic preservation in the community. The importance of these resources cannot be understated.

These historic structures and properties have provided housing for many generations of Hartford's citizens and many have served as gathering places for the community. Some are icons and are as much a part of the town's identity and legacy as the family names of those who built it, and those who, to this day, continue to call Hartford and its villages home.

Serving the rich historic legacy of our communities means caring for these historic places. In today's world, preservation, rehabilitation, and even normal maintenance of a historic property can appear to be a daunting task for a property owner. Economic considerations must be weighed against the availability of quality materials and labor and, sometimes, doubt about the best approach. The following resources can help property owners looking to restore, renovate or maintain their historic structures. Doing so will yield value to not only the individual but the community as a whole.

Hartford Department of Planning and Development Services & Historic Preservation Commission. 171 Bridge Street, White River Junction, VT 05001. 802-295-3075. www.hartford-vt.org

Hartford Historical Society. P.O. Box 547, Hartford, VT 05047. 802-296-3132. http://www.hartfordhistory.org

Vermont Division for Historic Preservation. National Life Building, Drawer 20, Montpelier, VT 05620-0501. 802-828-3226. http://accd.vermont.gov/historic-preservation

Preservation Trust of Vermont. 104 Church Street, Burlington, VT 05401. 802-658-6647. http://ptvermont.org

US Department of the Interior, National Park Service. P.O. Box 37127, Washington, DC 20013-7127. https://www.nps.gov

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