

**10 MAIDEN LANE
ST. ALBANS, VERMONT
HISTORIC DOCUMENTATION**

I. INTRODUCTION

Location: The building to be removed is located at 10 Maiden Lane in downtown St. Albans, which is located in Franklin County, Vermont.

Date of Construction: The building was built in 1950.

Present Owner: The City of St. Albans

Present Use: Housing

Historic Use: The building has always contained apartment units.

Significance: The building at 10 Maiden Lane is a noncontributing building, #15, in the St. Albans Historic District which is listed on the National Register of Historic Places. The building was considered noncontributing because it “did not contribute to the historic character of the district”. The building does not relate to the historic district’s 19th and early 20th century Period of Significance and therefore remains a noncontributing building in the district. Research indicates it was likely constructed c. 1950 after the Jesse Welden Inn was destroyed by fire in 1948. The building appears to be a good example of International style apartment building construction associate with the demand for housing after World War Two. Because it is now more than 50 years old, it has the potential to be considered historic in its own right.

Location of Documentation Report: St. Albans Historical Society

Historian: Suzanne C. Jamele
August 2018

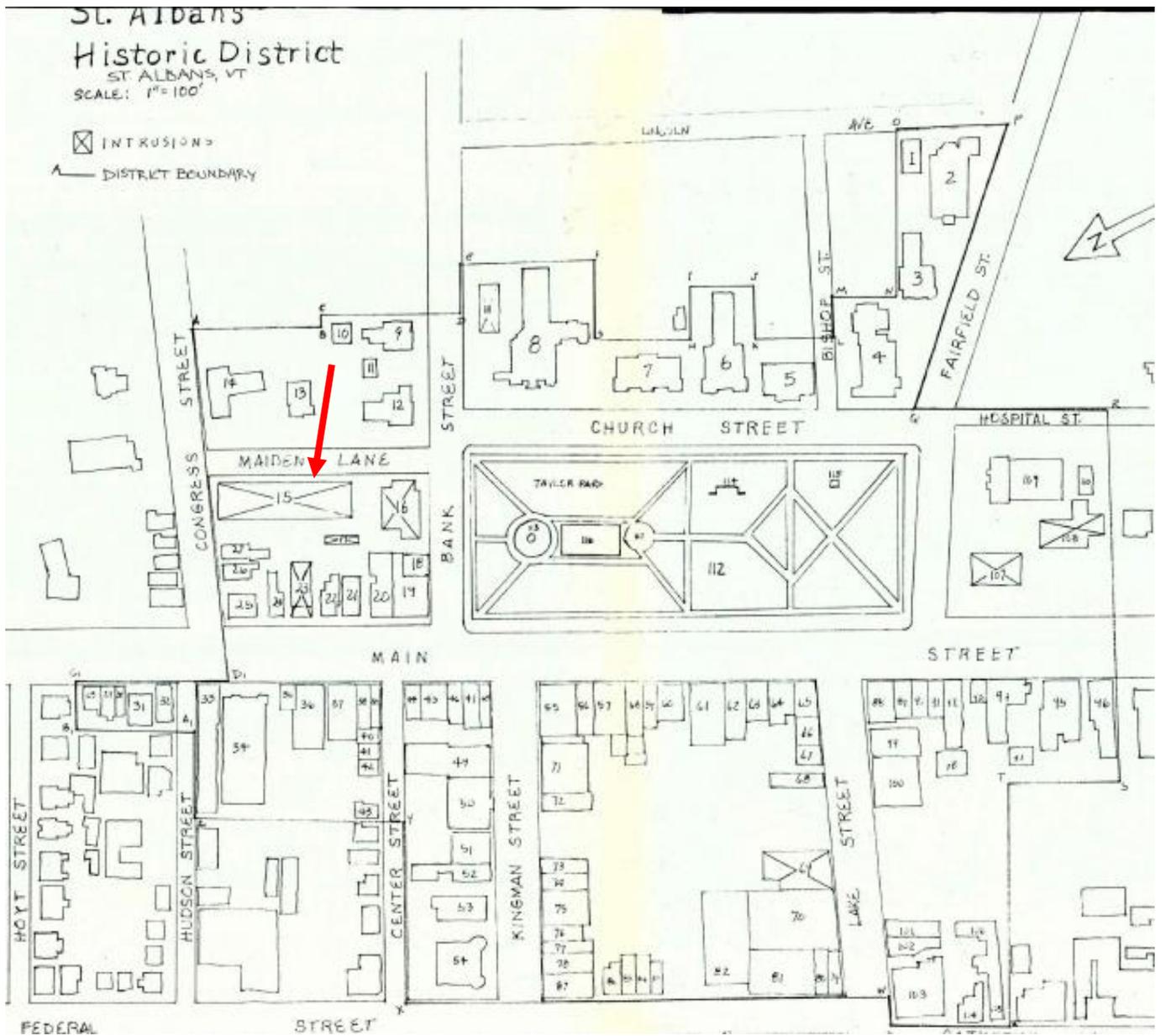
II. PROJECT SUMMARY

The City of St. Albans proposes to remove the vacant building at 10 Maiden Lane in St. Albans in order to construct a new multi-use building on several lots at the corner of North Main Street and Congress Street and on Maiden Lane. The building at 10 Maiden Lane is one of several buildings on the parcel that will be removed. The new building is expected to provide commercial and residential space that will stimulate the economy in the downtown historic district. Re-use of the existing buildings would not provide the necessary spaces to serve the program needs of the anticipated occupants of the new building; therefore, it was determined necessary to remove the existing buildings and build new.

The building at 10 Maiden Lane was built in 1950. It is a noncontributing building, #15, in the St. Albans Historic District which is listed on the National Register of Historic Places. The building was considered noncontributing because it “did not contribute to the historic character of the district”. The building does not relate to the historic district’s 19th and early 20th century Period of Significance and therefore remains a noncontributing building in the district. Research indicates it was likely constructed c. 1950 after the Jesse Welden Inn was destroyed by fire in 1948. The building appears to be a good example of International style apartment building construction associate with the demand for housing after World War Two. Because it is now more than 50 years old, it has the potential to be considered historic in its own right.

This documentation package meets the intent of St. Albans’s zoning regulations, (e) i.1, related to the demolition of historic structures. The report meets accepted historic preservation documentation standards as established by the Vermont Division for Historic Preservation’s *Photographic Documentation Standards for Historic Buildings*. A copy of the report with printed photographs, and a CD containing the report and photographs saved as .jpg images, is on file at The St. Albans Historical Society.

Suzanne Jamele, historic preservation consultant, conducted a site visit of the project area on March 27, 2018. All photographs were taken at that time. Research for this documentation was conducted at the St. Albans Free Library, the Vermont Historical Society’s Leahy Library in Barre, the Vermont State Archives, the Vermont Division for Historic Preservation’s Online Resource Center, and on-line images of the Landscape Change Program of the University of Vermont.



Location Map

III. ARCHITECTURAL DESCRIPTION

The building at 10 Maiden Lane is located on a rectangular urban lot on the west side of Maiden Lane, at its intersection with Congress Street, and is within the core of the City's downtown. This portion of the city was developed in the early to mid-19th century and survived a devastating fire in 1895 that destroyed many of the downtown buildings. The building is situated one block to the north of Taylor Park, a large open space that is the focal point of the city's downtown. A narrow strip of grass surrounds the building on all sides. Paved walkways lead from the building's four entrances on both the front and back of the building. On the front they meet the city sidewalk that runs between the narrow front lawn and Maiden Lane. At the back they terminate at a long rectangular paved parking area. The parking area stands between 10 Maiden Lane and commercial buildings on North Main Street and Congress Street. To the south, the two-flat roofed building at 25 Bank Street has a paved rear drive that runs adjacent to a chain link fence that separates it from the narrow southern lawn of 10 Maiden Lane.



Exterior

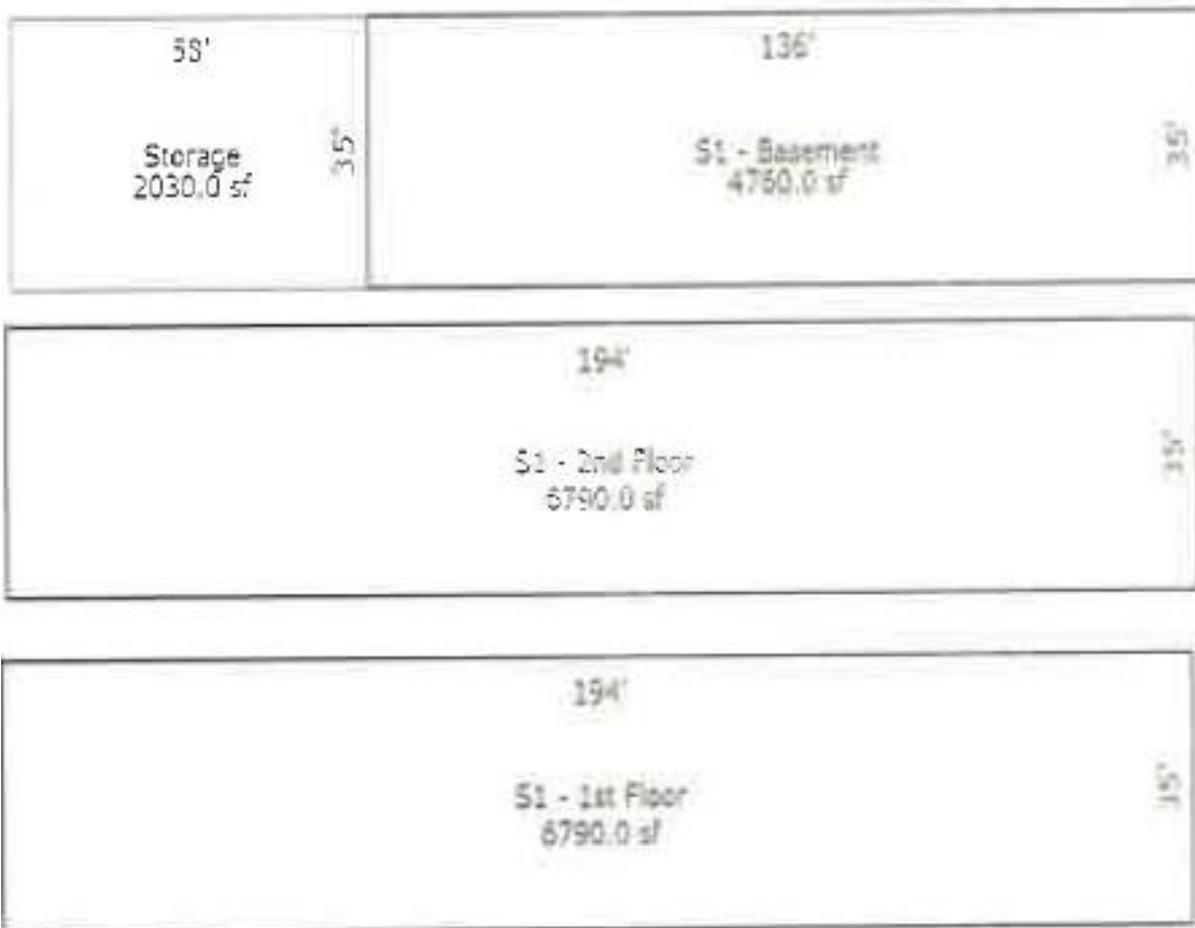
This long, rectangular, 2 story, gable roofed apartment building was built in 1950 in the International style and faces east on Maiden Lane. It has a concrete block foundation and an asphalt shingle roof with a brick chimney near the center of the building on the west slope near the ridge. The front and back sides of the building are similar but have slightly different treatments. The building has long ribbons of windows set flush with the exterior walls. Windows on each floor are separated by bands of siding. These bands along with the ribbons of windows emphasize the horizontality of the building and its long rectangular volume. Solid brick end walls serve as piers to support the roof. The four entryways on the east and west sides provide additional design elements; on the front they have a Colonial Revival design and on the back they are purely International style. The application of Colonial Revival style features (brick veneer at the first floor and basement) and pedimented entry trim) on this International style building may have been an attempt to make the modern infill apartment building compatible with the neighboring 19th century buildings.

The building's wall structure is concrete block and on the front elevation the exterior is covered with brick veneer laid in a stretcher bond on the basement and up to the window sill level of the first floor. Above that, and on all levels of the rear elevation, the building has vertical sheet siding. There is a two-part broad overhanging eave at the roof. It appears the gable roof, which has a vinyl soffit and trim, may have been installed over an earlier flat roof whose broad eave comprises the lower portion of the existing eave overhang. The architect's drawing of the building and the description of the building in the National Register nomination for the historic district prepared in 1980, both show the building with a flat roof. The north and south end walls are brick and extend beyond the east and west side walls, providing support for the original flat roof overhang. These brick walls do not have any windows and appear as piers when viewed from the east and west sides. The brick end walls have T1-11 siding in the gable peaks and a louvered rectangular vent which would have been added when the roofline was changed. The north end wall has a basement level gable roofed, single story, open entry porch with T1-11 siding in the gable and is supported by two turned columns that rest on a shallow concrete foundation that serves as an entry well for a door into the basement level whose residential units were added in the 1960s. The south end of the building has a similar entry into the basement except the wood posts supporting the gable roof are square.

On the east and west sides, metal windows in metal frames are placed in ribbons between each entry bay. The window ribbons are comprised of large fixed single pane picture windows and paired single pane casement windows. The windows have narrow wood trim including shallow window sills and a narrow drip edge, both of which run the full length of each ribbon of windows emphasizing the horizontal nature of the building. On the front elevation, there is a set of paired casements on the second floor above each first floor entry and the basement level has a mix of similar window types and placement. The basement level windows open into concrete wells topped with pipe rails. Windows on the first floor and basement have brick header sills that run the full length of each window ribbon. On the rear elevation, the window ribbons run in a similar layout between each entry bay on all three levels except that there are no windows above each entry door. At the basement level they rest just above grade with sills composed of brick header bands resting on a strip of exposed concrete block. The north and south brick end walls do not have windows.

The four front (east side) entries are accessed by three concrete steps and there are short brick piers with concrete caps applied to the first floor brick walls on either side of the steps. Each set of steps has a single wrought iron railing. The entries each have paired wood doors with a long single pane of glass. The slightly recessed doors have a wide, flat wood surround which is topped by a pediment composed of a molded cornice and wide entablature, all of which is supported by narrow vertical bands of wood at each end of the pediment. Centered above each door in the entablature is a molded panel and similar smaller panels rest in the entablature above each vertical board. Between the vertical end boards and the entry surround are vertical wood panels matching the siding on the building. These provide a reference to sidelights found on many 19th century historic doors. Centered in the pediment above each door are black metal electric lights designed to look like 19th century lanterns.

The four west side entries each contain a single wood half-glass and panel door. The doors have flat trim with a narrow drip edge. Each door is sheltered by a rectangular, wood panel frame that mirrors the end-wall form and projects from the west wall of the building resting on a concrete floor. Each entry frame has solid sidewalls and a cantilevered flat roof with a wide overhang. These entry areas have vertical siding on the exterior and interior of the sidewalls and on the wall of the building sheltered by the entry.



Interior

The building has two main floors and a finished basement. On each level the stairs from the exterior doors end at a landing and doors open into a unit on the north and south side of each landing. According to a newspaper article in the October 28, 1950 issue of the Burlington Free Press, the building originally had 30 apartments on the upper two floors. Additional units were added in the basement in the 1960s. The basement also contains mechanical and storage rooms. The east side entrances have stairs that access the basement as well as the first and second floors. The west side entrances do not access the basement units. Finishes in the building reflect the two eras of construction. On the upper two floors walls are plasterboard, ceilings are fiber cement tile, trim is flat stock, floors are hardwood or sheet vinyl, many doors are metal with vertical grooves to resemble wood paneling and brass knobs. There are also some replacement flush wood or paneled wood doors. In the basement trim is flatstock or clamshell, ceilings are acoustic tile on a metal grid, walls are sheetrock, floors are carpeted, tile or sheet vinyl, doors are paneled or flush wood or insulated modern four panel. There are a few remaining original wood doors with a single long vertical panel and brass knobs that open into spaces that are not living units.

IV. SIGNIFICANCE

This c. 1950 International style apartment building in a noncontributing building, #15, in the St. Albans Historic District. The building was considered noncontributing because it “did not contribute to the historic character of the district”. The building does not relate to the historic district’s 19th and early 20th century Period of Significance and therefore remains a noncontributing building in the district. Research indicates it was likely constructed c. 1950 after the Jesse Welden Inn, located at the corner of Maiden Lane and Bank Street, was destroyed by fire in 1948. This inn was the last of several inns that stood on the parcel. An adjacent multi-car garage that appears on the Sanborn Fire insurance maps of 1926 and 1946 stood in the general vicinity of the apartment building. It likely was associated with the inn and either burned at the same time or was removed after the inn burned. According to Dick Hungerford, his grandfather, Homer Hungerford, built the apartment building after the hotel fire. The basement units were added in the 1960s by Homer’s son, Tom.

The design of this building is similar to others that were built in Burlington and Montpelier at the same time. This building, originally known as The Franklin Apartments, as well as the Summit Street Apartments in Burlington and the Capital Apartments in Montpelier were all designed by the Burlington architecture firm, Whittier and Goodrich. Roland Whittier and Julian Goodrich formed their firm in 1947 and are well known for their Modernist designs. The two worked together for seven years before establishing their own respective firms in 1954. The Summit Street Apartments are considered representative of their work and a fine example of an International Style Apartment building. With the addition of a gable roof, the building at 10 Maiden Lane has lost some of its signature International style flat roof form, but other features such as the ribbons of metal windows set flush with the exterior wall, horizontal bands of siding, windowless brick end walls that project to support the former flat roof, and the projecting entries that shelter the west side doors all remain to tie the building to the post-War International style movement in Vermont. The building is a good local example of International

style apartment building construction associated with the demand for housing after World War Two and represents modern infill housing of the era in an established neighborhood.

An October 3, 1950 article in the Burlington Free Press notes that all three apartment buildings were designed by Whittier and Goodrich and had flat roofs and large continuous windows. The three buildings were under construction at the time of the article and it noted that The Franklin Apartments in St. Albans was due to be completed January 1, 1951. The building was to have 30 apartments- 12 two bedroom units, 4 one bedroom and 4 three bedroom. Each unit would have electric refrigerators, stoves and garbage disposals and there was to be a central laundry and drying room in the basement. The architects' rendering of each building was included with the article. The building is significant as part of a collection of the works of these two significant 20th century Burlington architects.

V. REFERENCES

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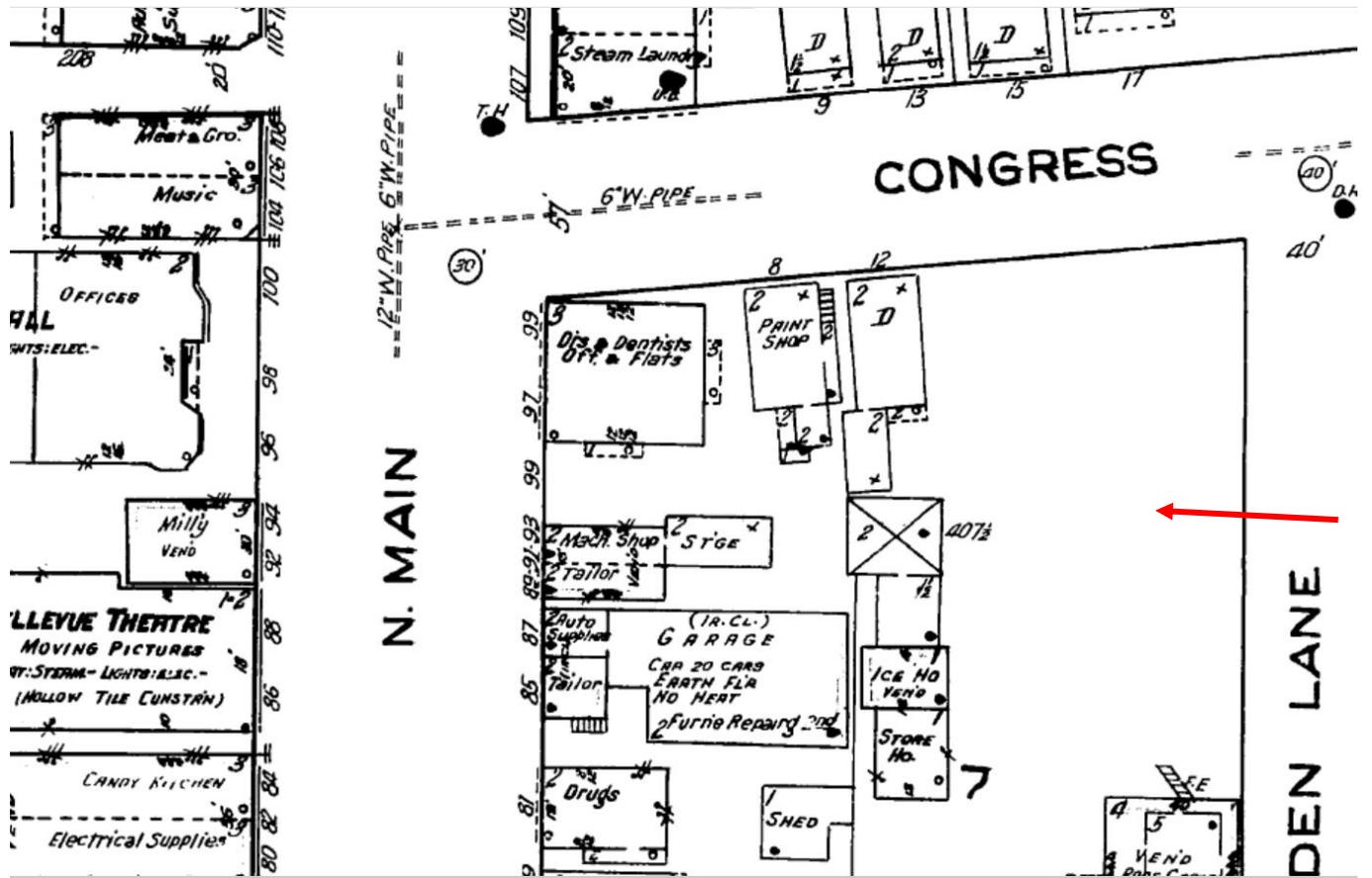
St. Albans City Assessor's Records.

VI. INDEX TO PHOTOGRAPHS ON CD

10 Maiden Lane
St. Albans, Franklin County, Vermont

Photographs were taken by Suzanne Jamele, March 27, 2018 except for photographs #2,3 and 13 taken August 12, 2018..

1. View east across North Main Street with 10 Maiden Lane at center in distance.
2. View north on Maiden Lane with #10 on the left.
3. View northwest at front (east) side of building.
4. View west at one of four Colonial Revival style entries on the front elevation.
5. View west at typical windows on the front side of the building.
6. View southeast at north (brick) and west sides.
7. View east at north side.
8. View southeast at west side.
9. View southeast at typical west side International style entry.
10. View east at typical west side International style entry and half-glass and panel door.
11. View southeast at typical west side windows.
12. Southwest corner of building showing original flat roof with gable roof eave above it.
13. View east at south end.
14. West side basement level unit facing north.
15. West side basement level typical finishes.
16. West side basement unit, typical casement window found throughout building.
17. Original wood door on basement level.
18. Typical west side entry stairs.
19. Typical stairs to upper floors.
20. Typical second floor finishes facing east.
21. Typical second floor finishes facing west.
22. Detail of typical metal interior door with grooves to look like wood and brass knobs.

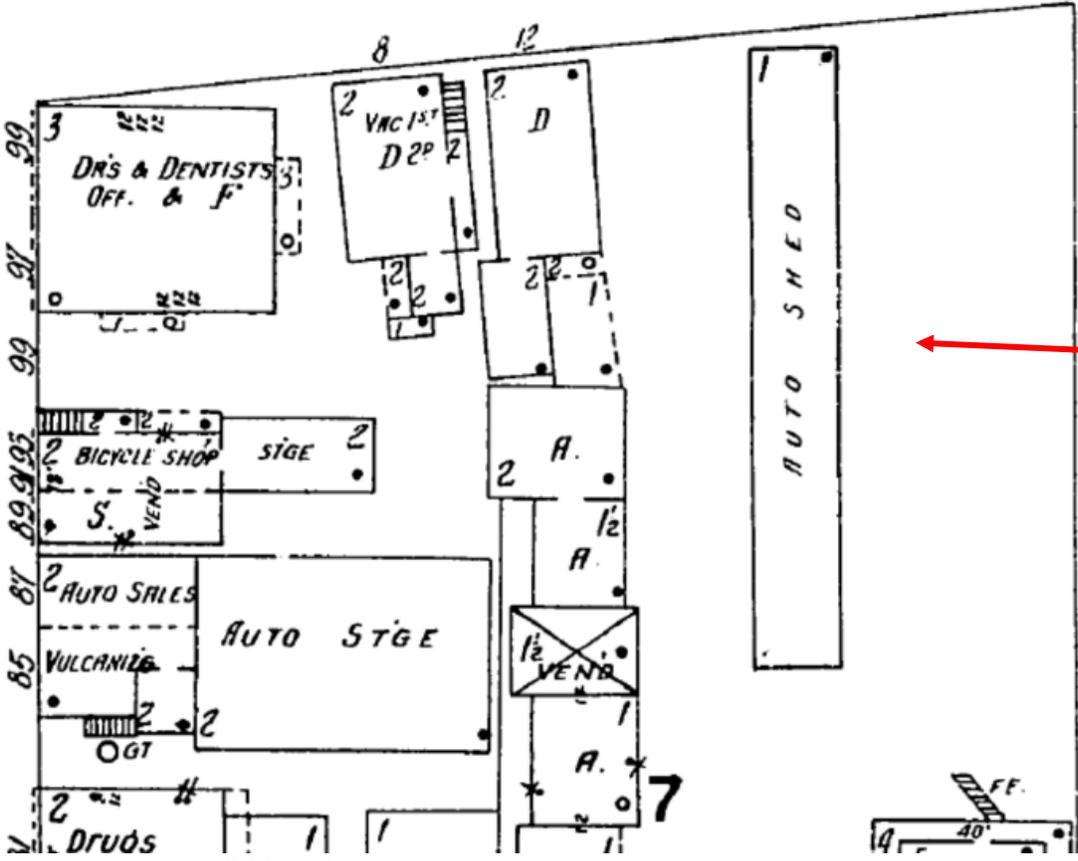


1920 Sanborn Fire Insurance Map

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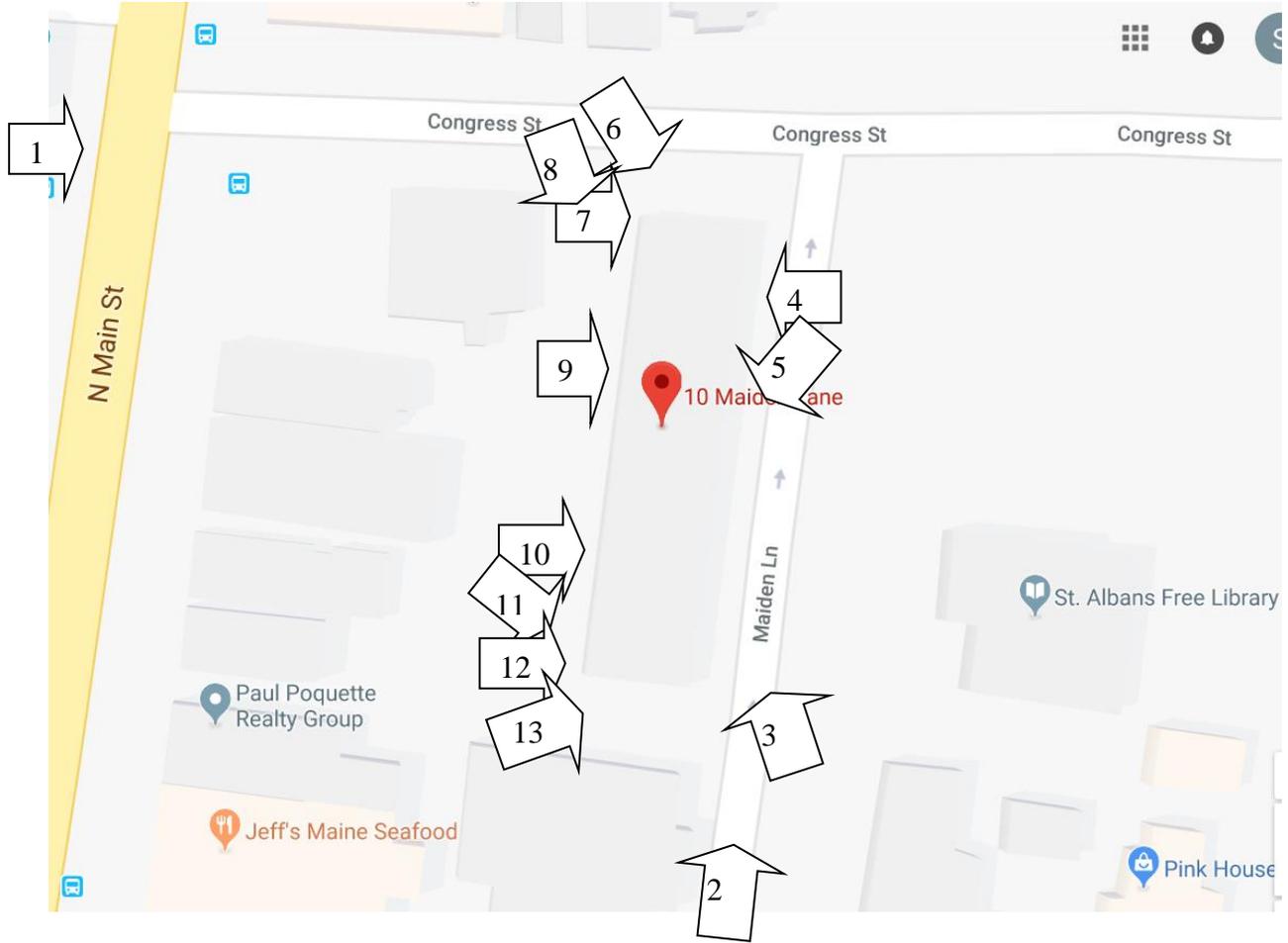
30'



1926 Sanborn Fire Insurance Map

Photograph Location Map

Exterior





1. View east across North Main Street with 10 Maiden Lane at center in distance.



2. View north on Maiden Lane with #10 on the left.



3. View northwest at front (east) side of building.



4. View west at one of four Colonial Revival style entries on the front elevation.



5. View west at typical windows on the front side of the building.



6. View southeast at north (brick) and west sides.



7. View east at north side.



8. View southeast at west side.



9. View southeast at typical west side International style entry.



10. View east at typical wet side International style entry and half-glass and panel door.



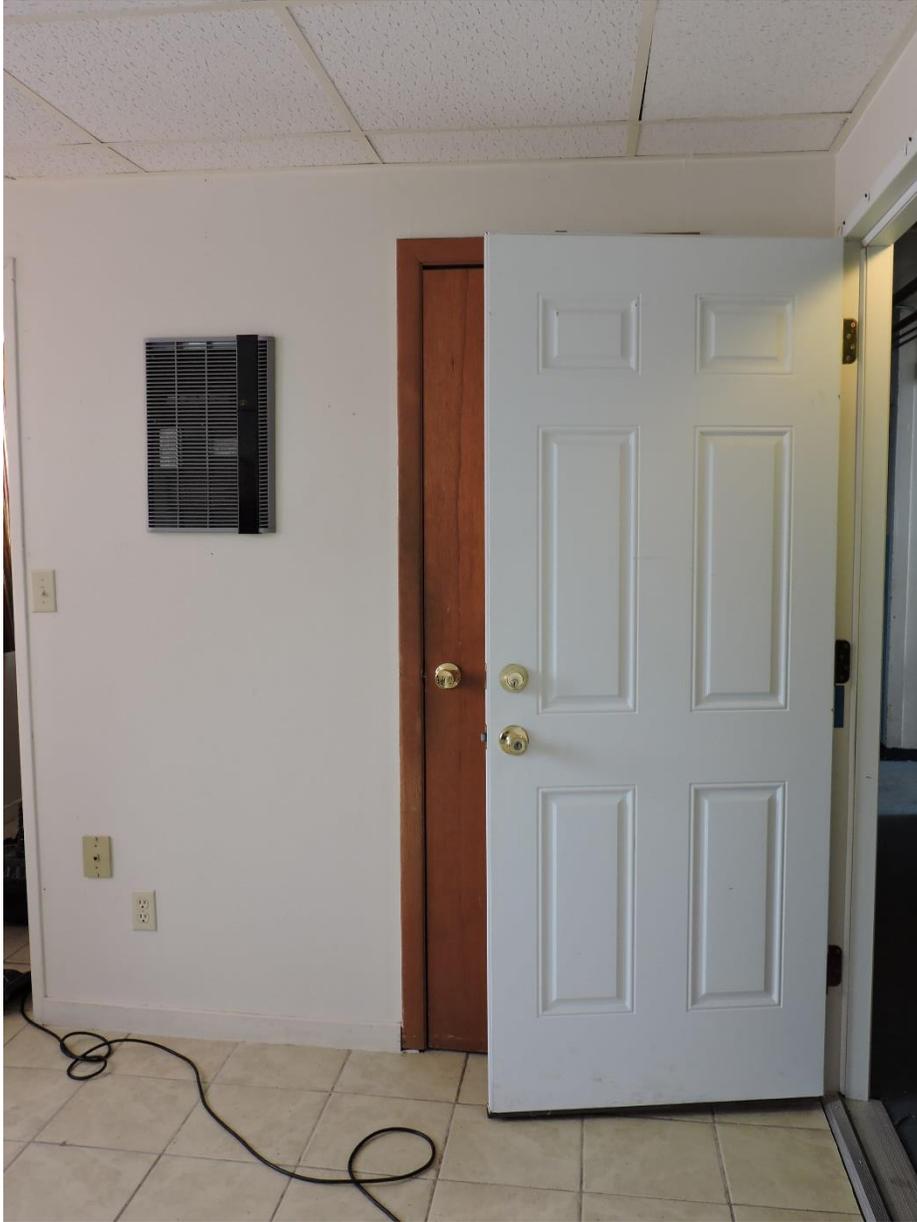
11. View southeast at typical west side windows.



12. Southwest corner of building showing original flat roof with gable roof eave above it.



13. View east at south end.



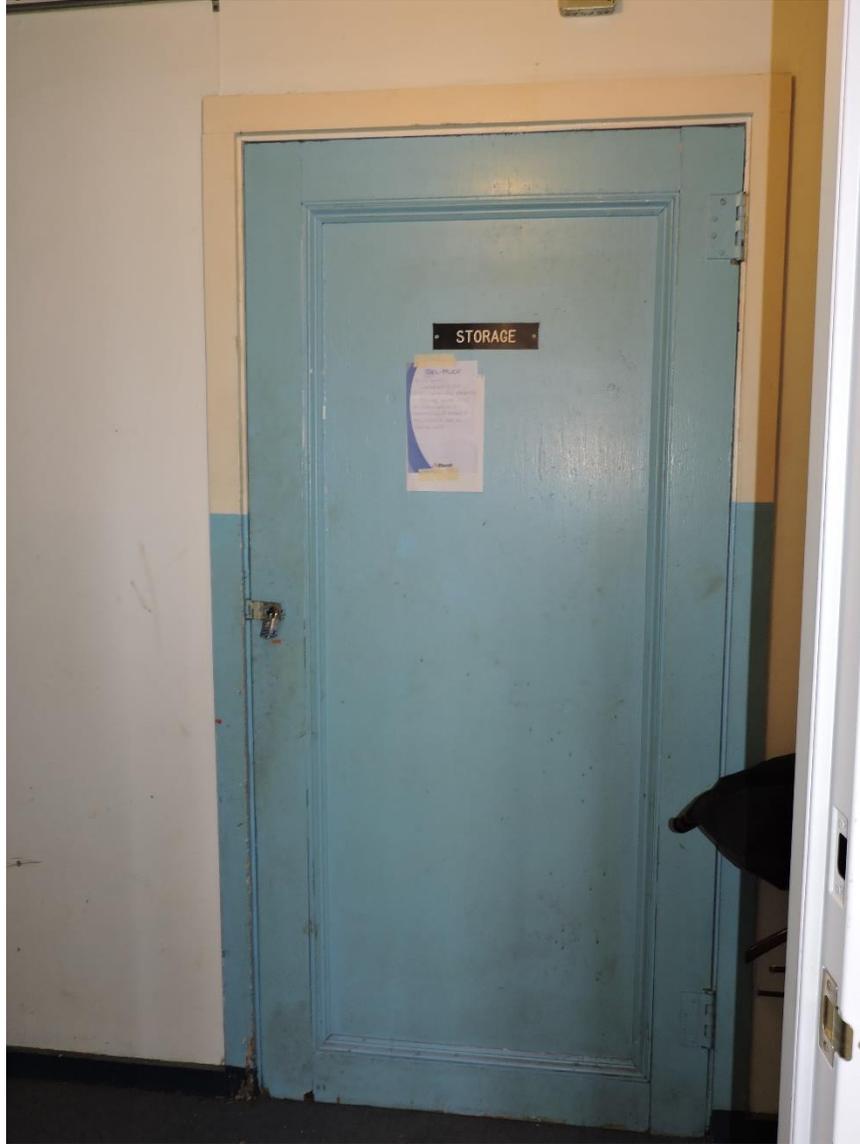
14. West side basement level unit facing north.



15. West side basement level typical finishes.



16. West side basement unit, typical casement window found throughout building.



17. Original wood door on basement level.



18. Typical west side entry stairs.



19. Typical stairs to upper floors.



20. Typical second floor finishes facing east.



21. Typical second floor finishes facing west.



22. Detail of typical metal interior door with grooves to look like wood and brass knobs.