

WILLIAM B. PINNEY  
DIRECTOR



STATE OF VERMONT  
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS  
HISTORIC SITES DIVISION  
MONTPELIER, VERMONT 05602  
(802) 828-3226

December 10, 1974

C. Walter Dewey, Chairman  
Board of Selectmen  
RFD  
Randolph, Vermont 05060

Dear Mr. Dewey:

We are pleased to inform you that the Randolph Center  
Historic District has been officially entered on the  
National Register of Historic Places.

If you desire further information, please do not  
hesitate to contact us.

Sincerely,

*William B. Pinney*  
William B. Pinney  
Director

State Historic Preservation Officer

WBP:md

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Vermont
COUNTY:	Orange
FOR NPS USE ONLY	
ENTRY DATE	

1. NAME

COMMON:  
Randolph Center Historic District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:  
For boundary description see Section 7

CITY OR TOWN: Randolph

STATE: Vermont

CONGRESSIONAL DISTRICT: Vt. District

COUNTY: Orange

CODE: 50

CODE: 017

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted * <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:  
Multiple Ownership

STREET AND NUMBER:

CITY OR TOWN:

STATE: Vermont

CODE:

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Town Clerk's Office

STREET AND NUMBER:  
Summer Street

CITY OR TOWN: Randolph

STATE: Vermont

CODE: 50

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:  
Historic American Buildings Survey

DATE OF SURVEY: 1941

DEPOSITORY FOR SURVEY RECORDS:  
Library of Congress

STREET AND NUMBER:

CITY OR TOWN: Washington

STATE: D.C.

CODE: 11

SEE INSTRUCTIONS

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\*(Continued on Continuation Sheet #1)

## 8. SIGNIFICANCE

## PERIOD (Check One or More as Appropriate)

- Pre-Columbian;       16th Century       18th Century       20th Century  
 15th Century       17th Century       19th Century

## SPECIFIC DATE(S) (If Applicable and Known)

## AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Aboriginal              | <input checked="" type="checkbox"/> Education | <input checked="" type="checkbox"/> Political | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering          | <input type="checkbox"/> Religion/Phi-        | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry             | losophy                                       | _____                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention            | <input type="checkbox"/> Science              | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture            | _____                                    |
| <input type="checkbox"/> Art                     | Architecture                                  | <input type="checkbox"/> Social/Human-        | _____                                    |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature           | itarian                                       | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military             | <input type="checkbox"/> Theater              | _____                                    |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music                | <input type="checkbox"/> Transportation       | _____                                    |

## STATEMENT OF SIGNIFICANCE

Significance

Randolph Center is a cohesive villagescape with a high concentration of buildings of (HABS) outstanding architectural value. These structures include the Chase, Egerton and Pember houses which exhibit excellent high style detailing and superb craftsmanship, the Congregational and Methodist Churches, and the village school. The district is infilled with a variety of other functional types of structures who's massing, scale and materials help to create a unified environment.

One outstanding feature of the village is the early 19th century landscape plan which called for broad rows of trees and well spaced, set back buildings fronted by broad lawns. This plan has been adhered to and greatly contributes to the quality of amenity of the village.

Randolph Center has historical associations relating to the location of a permanent Vermont state capitol. About 1800 Randolph Center was one of three communities considered by the Vermont Legislature for the seat of government. In an attempt to persuade the legislators to select Randolph Center, a prominent resident, Dudley Chase, built a dwelling which he offered to the state for a Governor's mansion. Although the town was eventually rejected as the capitol, the Chase House remains standing in Randolph Center.

Due in part to its location in the center of the state, Randolph Center has been significant as an educational center since 1804. The Randolph Academy, Orange County Grammar School, the Randolph Normal School, the Vermont School of Agriculture, and the Vermont Agricultural and Technical Institute all operated, at varying times, in the village. Randolph Center is now the home of the Vermont Technical College.

(Continued on Continuation Sheet #5)

## 7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Boundary Description

The boundary of the Randolph Center Historic District begins at a point A at the intersection of the edge of the traveled highway of Main Street and the north boundary of the La Lumia Property (Pike House); thence proceeds westerly 330 feet along the north boundary of the La Lumia property to a point B; thence southerly along a line parallel to Main Street to a point C at the south edge of the traveled highway of State Route 66; thence continuing southerly along the west boundary of the Dupras and Herwig properties (Pember and Egerton Houses) to a point D at a stone wall on the Walling property (Chase House); thence westerly along the stone wall to a point E at the east boundary of the Vermont Technical College Farm; thence southerly along the east boundary of the Vermont Technical College Farm to a point F at the south edge of the traveled highway of West Street; thence continuing southerly 300 feet to a point G; thence easterly to point H at the west boundary of the former Methodist Church property; thence southerly to a point I at the southwest corner of the Dowd property; thence easterly to a point J at the intersection of the east edge of the traveled highway of Main Street and the south boundary of the Bradbury property; thence easterly along the south boundary of the Bradbury property a distance of 360 feet to a point K; thence northerly along a line parallel to Main Street to a point L at the north boundary line of the H. Wheatly property (Welch's Hotel); thence westerly along the north boundary of the H. Wheatly property to a point M at the west edge of the traveled highway of Main Street; thence southerly to A, the point of beginning.

Physical Description

The village is aligned north-south along Main Street, but a significant concentration of buildings occurs on a side street, West Street, and on the campus of Vermont Technical College. The village is situated on a ridge top separating the valleys of two branches of the White River. The hilltop location provides a broad panoramic view from the village and renders the villagescape visible from unusually great distances. Approaching from the north, contiguous settlement begins about 1/2 mile north of the historic district, but consists of new residences or older buildings with less architectural integrity.

Buildings in the district include residences, a grade school, Congregational meeting house, post office, and general store. Most buildings on Main Street are regularly spaced and set far back from the road with commodious yards. Houses on West Street

(Continued on Continuation Sheet #2)

SEE INSTRUCTIONS

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are closer spaced and have less yard and are closer to the street. There are numerous trees in the village, but not to the extent of secluding the individual buildings or obscuring the streetscape.

The residence on the northeast corner of Furnace and Main Streets (ca. 1840) is a two story, L-plan frame structure with a gable roof. A front porch and porte-cochere on the south elevation were added in 1903. This building was Welch's Hotel before 1900 and was a summer resort until about 1955. The building on the south opposite corner is a 1 1/2 story Cape Cod house which has been extensively altered. The Prescott House is an irregular plan two story frame dwelling. It assumed its present form about 1870 when another house was moved to the lot and appended to an extant structure. Floyd's General Store (ca. 1810), a 2 1/2 story rectangular plan frame building, was moved from across the road about 1880. The front porch dates from the 1890's and the commercial front was added when it became a store about 1900. The post office was built in 1970 to replace an earlier structure. The former William Nutting Jr. Organ Factory building (ca. 1810) is a 2 1/2 story rectangular plan frame structure. It was built as a dwelling, but in the 1840's was used as an organ factory before Nutting relocated. The building was later a general store and is presently being adapted for apartments. There is a commercial front and a full length portico supported by four timber columns on the first floor. A recessed open balcony appears in the half-story above the second floor. The Nutting House (1826) was built by William Nutting, the father of the organ builder. It is a 2 1/2 story brick "I"-house having a main elevation five bays wide. The cornice and fenestration treatment are Federal in character.

Vermont Technical College occupies the east side of Main Street from Depot Street to South Randolph Road. There are eight buildings on the campus, all of which are brick and date from the late 1960's. They are a cohesive architectural unit which form the backdrop to the village. Only one college building relates directly to the district. It is a frame dormitory (1918) fronting on Main Street. The structure is a two story, elongated, rectangular plan, frame building. South of the dormitory is a 1 1/2 story frame residence which was built as a meat market about 1840. It was converted to a residence in 1860. There was another building once located just south of aforementioned residence. The Congregational Church (1791) was extensively remodeled in 1838 providing a combined Greek Revival and Gothic appearance. It is a two story, rectangular plan, frame meeting house with a high pitch, temple style, gable roof and three-tier steeple. The cornice, pilasters, and entrance portal treatment are Greek Revival

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style, but the design of the windows in the steeple and in various elevations are Gothic. The steeple clock which was voted to be purchased in 1807, was finally installed in 1974.

The community school (1903) replaced a former schoolhouse. It is a two story, square plan, frame structure having a high truncated hip roof. A single story anteroom, containing main entrance, is appended to the center of the main entrance. A bell tower is centered at roof level above the anteroom, and is supported by four wood columns occupying the level of the second floor.\* The Bradbury House (ca. 1800), a 2 1/2 story frame "I"-house, has a main facade of five-bay width. The house is sided in clapboards, with wood shingles on the south elevation, and has a medium pitch gable roof. Fenestration is Federal style.\*(The bell tower, long in deteriorated condition, was restored in 1974.)

Two new frame dwellings are situated opposite the Bradbury House. The Methodist Church (1881) has recently been converted to a residence. It is a 1 1/2 story, Gothic style, rectangular plan, frame structure. The steeple tower is projected forward from the main facade and is topped by a high spire. There are several dwellings on West Street all of which date from the early or mid-19th century. All of these houses are smaller than dwellings on Main Street and occupy smaller lots. They are mostly 1 1/2 story rectangular plan houses of brick or frame construction. The college operates a dairy farm at the end of West Street.

There are six dwellings on the west side of Main Street between West and Depot Streets. The house on the northwest corner is a two story frame having a high pitch gable roof and appended barn. The Conant House (ca. 1830) is a two story frame, five bay, "I"-house. The next house to the north is a 1 1/2 story Cape Cod set at right angles to the road and farther back than adjacent houses. It was built before 1800 and served as the newspaper and printing office between 1801 and 1809. The Chase House (HABS; 1804) was built as a potential governor's mansion. It is a two story, clapboard sided frame house having a low pitch hip roof and denticulated cornice. The five bay main elevation is framed by pilasters topped by carved wood corinthian capitals to simulate the appearance of columns. Similar pilasters frame the central bay which contains the entrance portal. The entranceway is surmounted by a decorative pediment and a larger pediment is placed at the roofline over the central bay. A palladian window occupies the second story of the central bay.

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The Egerton House (HABS; 1826) is a 2 1/2 story brick rectangular plan having a medium pitch, temple style, gable roof with bracketed cornice and partial cornice return. The main three bay facade is framed by tapered pilasters with carved wood ionic capitals. Main access, in the south bay, is flanked by sidelights and surmounted by a fanlight. A palladian window appears in the attic half-story. The frame rear wing is the original portion of the house, constructed in 1801. The Pember House is a 2 1/2 story frame, rectangular plan, "L"-house, having similar pilasters and capitals to the Egerton House.

There are four principal buildings in the district on the west side of Main Street above Depot Street. The Congregational Parsonage (1914) is a two story frame building. The Partridge House (1828) is a 2 1/2 story, five bay, brick, Greek Revivalized "I"-house. The Bolin House (ca. 1830) is a 1 1/2 story Cape Cod house. The main entrance is contained in an end gable facing the street. The Pike House (1816) is a two story, five bay, frame dwelling with an appended rear wing (1806)!

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The Randolph Center community has, over the past few years, demonstrated an exceptional interest and awareness in the conservation of the village's character. Buildings are generally excellently maintained and lawns, trees and other amenities are well cared for. In 1974 a steeple clock, first contemplated in 1807, was finally installed in the Congregational Church. This same year the bell tower of the Community School was restored. The village is contemplating the enactment of a Design Control District, under Vermont state law, to correspond to the National Register District outlined in this nomination form.

History

Randolph Center was settled in 1783 as the primary village in the Town of Randolph. Situated on a ridge crest, the site was well-drained and conducive to settlement. The town was populated primarily by emigrants from Connecticut and Massachusetts, which accounts for the occurrence in the community of Greek Revival and Cape Cod domestic architectural styles. By 1800, Randolph Center had become a major stop on the Boston-to-Montreal Turnpike, and was a major provisioning point for travelers and residents alike. Randolph Center was the economic focus of the Town of Randolph prior to the construction of the Central Vermont Railroad in an adjacent valley. A weekly newspaper was being published by 1801. By 1842, Randolph Center contained such diversified industries as an iron foundry, pump factory, and an "essence factory" as well as the usual sawmills, grist mills, and smithys. An organ factory operated until the 1860's. However, from 1850 to 1870, commerce and industry gradually moved to the railhead at Randolph Village. Eventually the town offices were also transferred to Randolph Village and the Randolph Center began to evolve to its present residential character.



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Public spaces are unrestricted.

Public and commercial buildings are open to the public during specified hours.

Private residences are not open to the public.

MS 720.973

H629a

## Historic American Buildings Survey

## Additions for Vermont

## Orange County

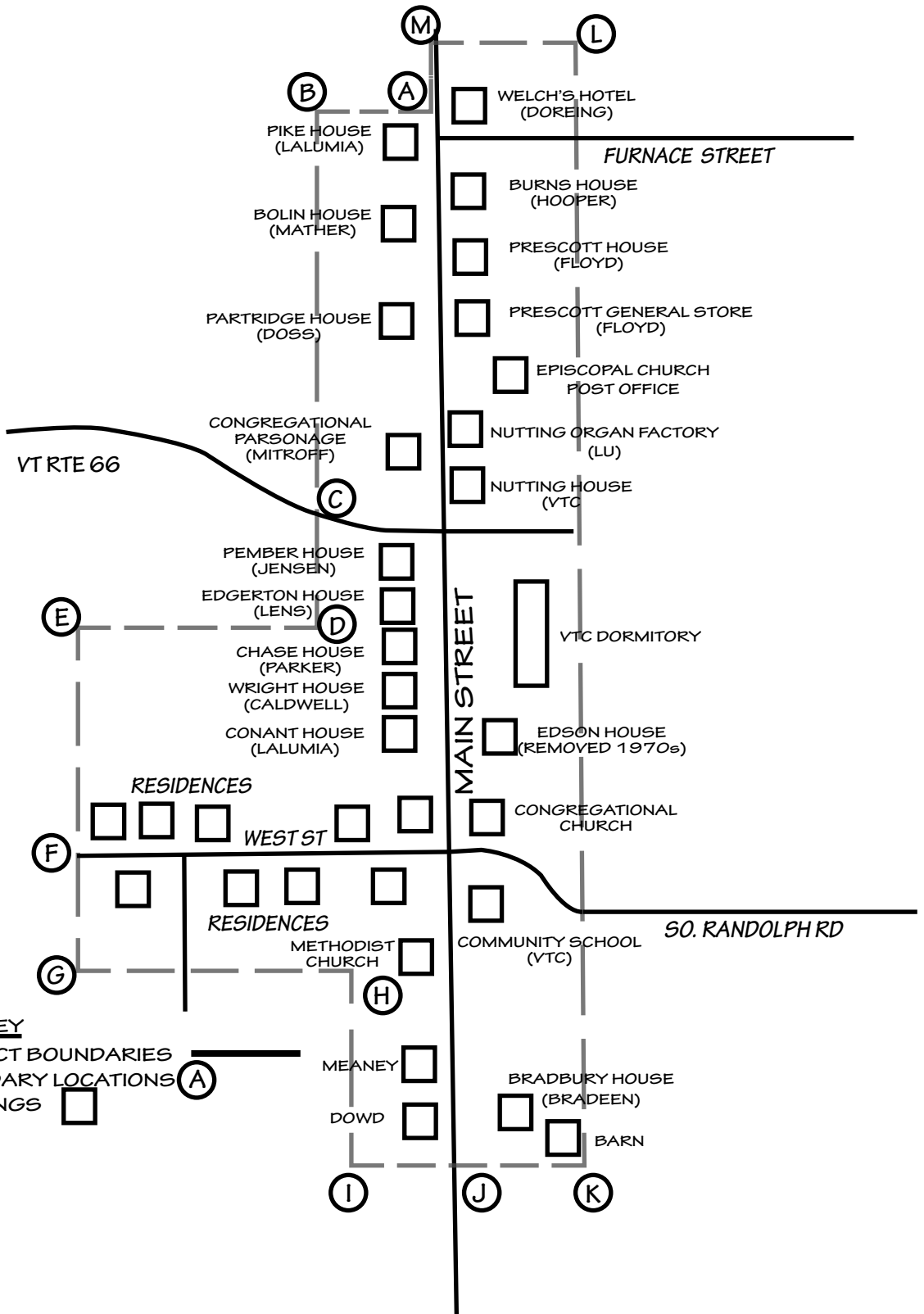
Description	Photos	h	data
Leibeus Edgerton house, Randolph Center	9		
Chase-Medfield house	9	h	
Chase-Medfield barn	1	h	2
Meeting house, Strafford	7	h	h
Sen. Justin Smith Morrill house, Strafford	h	h	h
Latham house, near North Thetford	5	h	h

## Windham County

David Pulsifer Inn, Rockingham	7		3
Elias Olcott house, near Rockingham	2		3

## Windsor County

Dr. Alfred Paige house, Bethel	0		h
Salmon Dutton house, Cavendish	10 sheets		
Congregational Church, Chester	2		2
Earl house (Red house), near Chester	1	h	3
Dr. Edson house (Stone Village Inn)	h	h	3
Granville Spaulding house, Chester Depot	3	h	3
Hatch-Peisch house, Norwich	5	h	3
Congregational Church, "	h	h	h
Olcott-Johnson house, near Norwich	8 sheets	5	11
✓ Weathersfield Congregational Church	5	h	h
✓ Warren-Child house, near Perkinsville	5	h	h
✓ Stoughton Farmstead " "	2	h	h
Rev. Dan Foster house		2	3
✓ "Fox Stand" Inn, near Royalton		7	4
✓ Rowell's Inn, Simonsville		1	2
✓ Gould house, near Springfield		h	3
Vermont Country Store, Weston		1	3
Farrar-Mansur house		h	3
Nahum Trask house, Windsor		6	3
Townsend house "		13	h
Old Constitution House, Windsor		h	h
St. Paul's Episcopal Church, "		19	5
Courthouse and Post Office		1h	7
Conant-Hubbard house	3 sheets	2	3
Old South Congregational Church	5	3	13
Job Lyman house, Woodstock		8	h
Gen. Lyman Mower house		8	h
Tillie Parker Tavern		5	h
Capt. Israel Richardson's Tavern		8	h
Benjamin Swan house		3	h
Charles Lina house		11	h
Aylwin house		5	3



**RANDOLPH CENTER HISTORIC DISTRICT**

SKETCH MAP, NOT DRAWN TO SCALE

(UPDATED 3/5/2021)