

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received NOV 25 1983

date entered

1. Name

historic Lee Tracy House

and/or common Tracy House

2. Location

street & number ⁴⁵ Route 7

N/A not for publication

city, town Shelburne

N/A vicinity of

~~congressional district~~

state Vermont

code 50

county Chittenden

code 007

3. Classification

Category

☐ district
☒ building(s)
☐ structure
☐ site
☐ object

Ownership

☐ public
☒ private
☐ both

Public Acquisition

N/A in process
☐ being considered

Status

☐ occupied
☐ unoccupied
☒ work in progress
Accessible
☐ yes: restricted
☐ yes: unrestricted
☒ no

Present Use

☐ agriculture
☐ commercial
☐ educational
☐ entertainment
☐ government
☐ industrial
☐ military

☐ museum
☐ park
☒ private residence
☐ religious
☐ scientific
☐ transportation
☐ other:

4. Owner of Property

name Tracy House Associates

street & number RFD # 2, Box 2133

city, town Shelburne

N/A vicinity of

state Vermont 05482

5. Location of Legal Description

courthouse, registry of deeds, etc. Shelburne Town Clerk's Office

street & number Town Hall, Route 7

city, town Shelburne

state Vermont

6. Representation in Existing Surveys

Vt. Historic Sites and
title Structures Survey

has this property been determined eligible? ☐ yes ☒ no

date 1977

☐ federal ☒ state ☐ county ☐ local

depository for survey records Vermont Division for Historic Preservation

city, town Montpelier

state Vermont

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Lee Tracy house is a large rectangular, 3 x 2 bay, two-and-a-half story brick structure with a north-south running gable roof and a large contemporary two-stage ell projecting to the rear or west of the house. A gable-roofed clapboarded ell adjoins the rear. Constructed on the west side of Vermont route 7, a major north/south artery, the building is located on a lot of about 1.2 acres near the northern fringe of Shelburne's commercial district. The house is highly picturesque, typical of mid and late 19th century residential architecture. Designed in a vernacular expression of the Victorian Italianate style, this circa 1875 structure also exhibits numerous details from the Gothic Revival period such as a steeply pitched roof and peaked window heads in the roof dormers. On the western part of the site to the rear of the main house is located a large, rambling barn and attached shed of approximately the same date as the house.

Although the primary entrance is on the north gable end, the more embellished facade faces east towards Route 7, approximately 49 feet from the center line of the street. Vertically oriented with a steeply pitched roof, this facade is three bays on the first floor, including two sets of French doors which lead onto the porch and three bays on the second story with the central bay having paired rectangular windows set under a double width segmental arch. A steeply pitched Gothic Revival inspired gabled dormer with a peaked window head is centrally positioned in the roof over the paired windows below. The French doors and window heads on the facade are all rectangular in shape and capped by segmental arched openings infilled by wooden panels with applied wooden scrollwork. A row of soldier bricks painted white form a lintel above the top of the segmental openings. All of the windows in this facade as well as ones in the remainder of the building are double hung, two over two sash and share the same ornamental detail. The lintels on the main block and first ell have a slightly projecting upper course of headers that form a shallow hoodmold.

A one-story verandah with a flat roof, wooden floor and chamfered wooden posts on pedestals spans the length of the east facade. A wooden railing with square balusters runs between the pedestals while a picturesque entablature with jig sawn lobed dentil-like applique, (similar to work noted in Wiñooski, Vermont) decorates the top of the porch. The verandah turns the south-east corner and returns west to enclose a vestibule and adjoins a projecting bay window on the south elevation. While the verandah is original, it is apparent that the southern part of it was enclosed at a later date to form a vestibule.

The formal entrance to the house is offset at the gable end of the north facade. Large double doors with a transom window above denote the main entryway. Its nearly square one-story porch has columns and entablature details identical to the ones described for the front verandah except that the entablature and porch roof are arched in the center and eared at the columns. A small one-story verandah with matching but less refined details, exists at the ell wall to the west of the entrance porch. The floor of this verandah is concrete.

There are two windows on the second story of the north gable facade of

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date entered

Continuation sheet

Item number 7

Page 1

the main block and a pair of narrow windows in the gable peak. The south gable facade has a bay window on the first floor. The second floor is one bay with narrow paired windows capped by a single segmental arch. The gable peak has the same pair of narrow windows, each capped by segmental arches, as in the peak of the north facade. The cornice on the main house and the first stage of the ell is strongly Italianate with a deep, shaped fascia board and paired brackets.

The remaining major facades of the house and its ells include, for the most part, details and fenestration similar to those already described. The first ell is the same height as the main block and four bays deep on the north side. A gabled dormer which matches the one on the main block is centrally positioned in the roof on the south side of this ell. Another two story brick ell of smaller proportions in height and depth adjoins the rear of the first ell. An oculus window is centered in the south gable peak. This ell is adjoined to the west by a small $1\frac{1}{2}$ story clapboard ell with a deteriorated shed attachment on the south (the latter proposed for removal). The west facade of the ell is two bays wide. An older Greek Revival period door with square transom lights above is on the west facade.

The roof of the entire house and barn is Vermont purple slate laid in an alternating pattern with rows of square cut and fishscale shingles. The exterior walls of the main structure and the first two stages of the ells are painted, hand-pressed brick with lime rich mortar. They are laid up in a common bond with six courses of stretchers between each row of headers.

The interior of the structure is irregular in plan with an off-center hall and the main living rooms and kitchen on the first floor with bedrooms on the second. The first floor interior has numerous panelled oak doors with original hardware including in some cases acorn finial hinges and wood grained enamelled knobs with brass escutcheon plates. The main parlor at the south-east corner of the first floor features a south facing projecting 3 x 1 bay bay window. The windows have three-part vertical sliding shutters. The French doors which lead to the east verandah from this room are shaded by pocket louvered doors. A fireplace designed to burn coal and a black marble mantelpiece with incised designs dominates the parlor. A matching fireplace in the adjoining room shares the same chimney. The staircase is reached through a large set of pocket double doors from a smaller parlor. The stair itself has a large multi-sided newel post, and relatively simple turned balusters, both common features of Italianate detailing. The interior of the house is not highly decorative but it retains its integrity and is substantially intact.

The large clapboard barn on the property appears to be about the same period as the house. The main block is $2\frac{1}{2}$ stories tall with a gable roof running north-south. A $1\frac{1}{2}$ story, smaller wing is attached to the south wall of the block and an ell projects from the south of the wing towards the east. The primary facade of the main block faces east and has two sets of

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wide double doors on the first floor as well as a multi pane window and a smaller door. There are numerous types of doors and windows on the barn including hay loft doors and hinged double-leaf doors, windows that are one over one, two over two, multi pane and fixed single pane (on the back.) The second floor of the main block has a gabled wall dormer in the center. The roof of the building is topped by a square , hipped-roof ventilator which has a simple arrow-shaped weathervane. The ell off the barn has an oculus in the east gable peak, similar to the one on the house.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates ca. 1875

Builder/Architect possibly Mr. Edgerton

Statement of Significance (in one paragraph)

Built around 1875 for a local wool trader, the Lee Tracy House remained in the same family until 1983. The style of the house appears to have been adopted from designs advocated by Calvert Vaux in his publication Villas and Cottages, the second edition of which was published in 1864. The house is a vernacular interpretation of the Italianate style, but also incorporates many elements of the earlier Gothic Revival. While handsome and rather large, it exhibits some architectural embellishment, but is not excessively ornate in appearance. It is a fine example of what Vaux referred to as the "cottage style" and is one of the few late-19th century houses constructed of brick in Shelburne.

Born in 1817, Tracy's primary business involved buying wool from local farmers and selling it to the American Woolen Company in Winooski. Child's Gazeteer and Business Directory of 1882-83 listed him also as a farmer and real estate agent. Tracy had been a farmer on Shelburne Point before he moved to the village and his ownership of many other properties in town probably earned him the listing of real estate agent. A well-respected church goer and community member, Tracy donated land on the town green in 1870 for a new Methodist church. Later, in 1873, he purchased the old church, which was in bad repair, in order to use the brick for his new home.

Although it is not documented, Tracy's descendants say that an architect named Edgerton who was the brother of Tracy's daughter-in-law, designed the house as well as the new Methodist church. If so, Edgerton must have surely been familiar with Calvert Vaux's designs for country cottages. The resemblance of the house's massing, scale and detail to Vaux's designs is quite apparent. Particularly noteworthy in Villas and Cottages are the massing and details, including the dormer, for a house erected in Goshen, New York, illustrated in his Design Number Seven.

During the 1870's and 80's Shelburne was a typical Vermont village and farming community. In 1880 the town's population numbered 1,096 with about 25-30 houses in the village, most of them clapboard. Tracy's new brick home in the center of town must have stood out then as it does today as one of the more prominent houses in the village. The Tracy House is particularly noteworthy not only because its design is unusual for Shelburne but also for Vermont.

9. Major Bibliographical References

First Methodist Church, 1874-1949, Shelburne, VT., 1949.
Interview with Charlotte Tracy, June 7, 1983.
Vaux, Calvert, Villas and Cottages, A Series of Designs Prepared for Execution in the United States, New York, Dover Publications, 1970, (a reprint of Harper Bros., Publishers, 1864).

10. Geographical Data

Acreage of nominated property approx. 1.2 acres

Quadrangle name Burlington

Quadrangle scale 1:24000

UMT References

A

1	8
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6	4	1	1	4	0
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4	9	1	5	5	8	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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H

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Verbal boundary description and justification The nominated property consists of a 1.2 acre lot on the west side of route 7 and is basically rectangular in shape with a narrow L extending back 83 feet to the west on the north-easterly side. The east side of the lot facing route 7 is approximately 160 feet wide. The

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

N/A

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Frances Brawley Foster

organization

date August 25, 1983

street & number Lake Road

telephone (802) 862-1223

city or town Charlotte

state Vermont 05445

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ☒ state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy State Historic Preservation Officer signature



title Director, Vermont Division for Historic Preservation

date 11/22/83

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date

12/22/83

Keeper of the National Register

Attest:

date

Chief of Registration

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lot extends back 202 feet to the west on the south side and 285 feet to the west on the north side. The major part of the western boundary is approximately 152 feet long with the L shape extending back 83 feet to the west. The most recent deed to the property is recorded in Volume 86, page 166 of the Shelburne land records.

The original property included other smaller, rectangular lots along the south and west sides of the property, most of which had rental tenement buildings on them, and were sold off through the years by Tracy and his heirs. The original context of the house on the property has nonetheless remained much the same since its construction. The nominated property consists of the land now in common ownership with the historic buildings and is sufficient to convey their original context and to protect them.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Tracy, Lee, House
Chittenden County
VERMONT

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Working No. NOV 25 1983
Fed. Reg. Date: 2-5-85
Date Due: 12/22/83 - 1/9/84
Action: ☒ ACCEPT 12/22/83
Entered in the RETURN
National Register REJECT
Federal Agency: _____

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- | | |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed |

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Tracy House

Shelburne, Vermont

Credit: Frances Brawley Foster

Date: June, 1983

Negative filed at Vermont Division
for Historic Preservation

Description: North and East eleva-
tions. View looking Southwest

Photograph 1



Tracy House
Shelburne, Vermont
Credit: Frances Brawley Foster
Date: June, 1983
Negative filed at Vermont Division
for Historic Preservation
Description: North elevation.
View looking southeast
Photograph 2



Tracy House

Shelburne, Vermont

Credit: Frances Brawley Foster

Date: June, 1983

Negative filed at Vermont Division
for Historic Preservation

Description: South elevation.

View looking north.

Photograph 3



Tracy House Barn
Shelburne, Vermont

Credit: Frances Brawley Foster

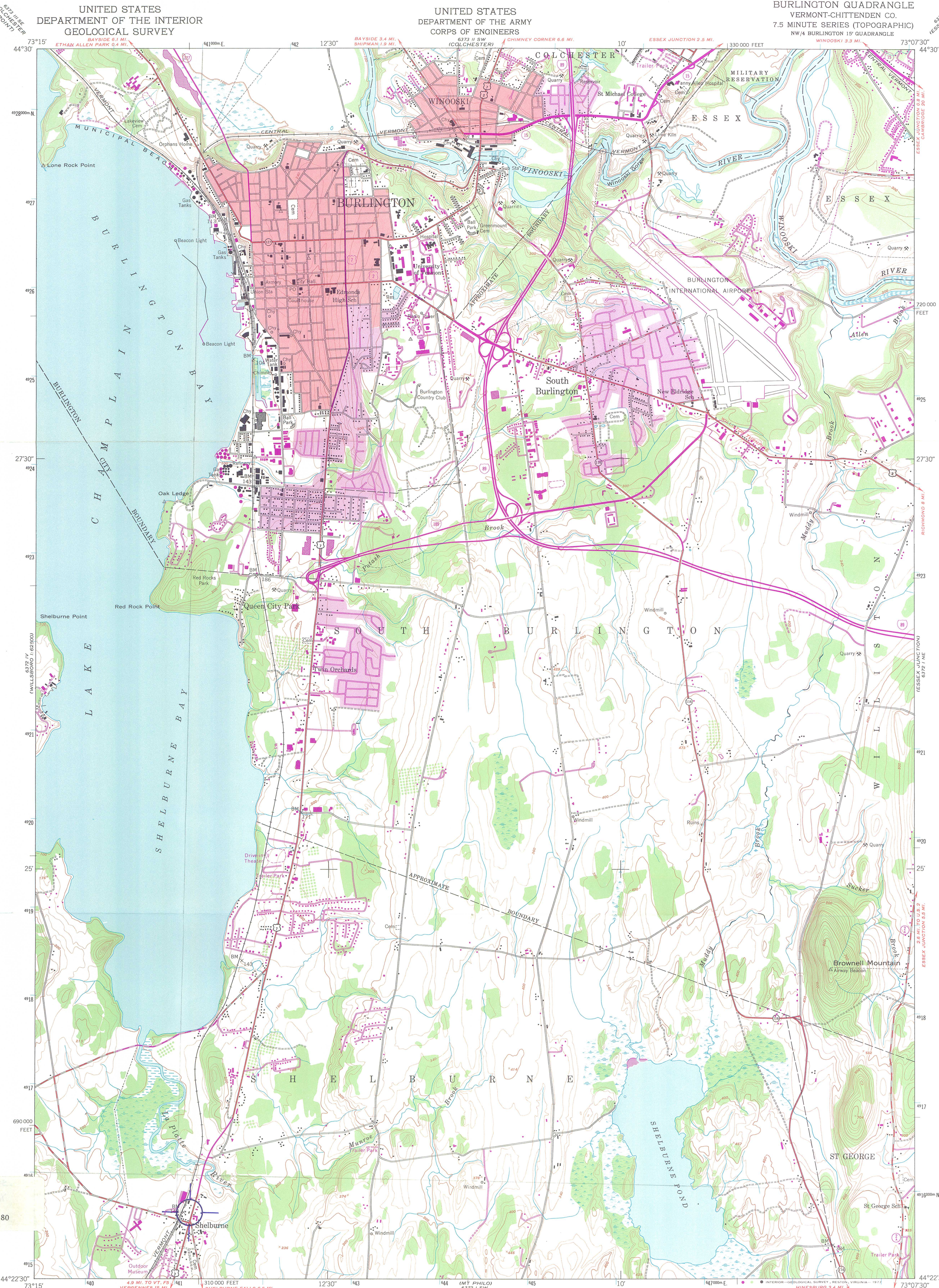
Date: June, 1983

Negative filed at Vermont Division
for Historic Preservation

Description: East elevation.

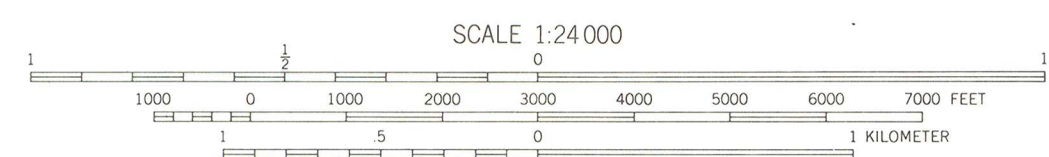
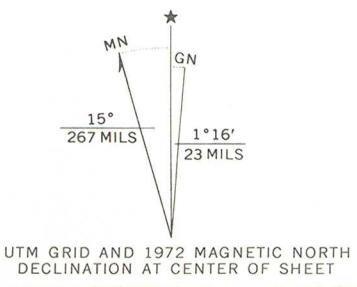
View looking northwest

Photograph 4



Lee Tracy House
Shelburne, Vermont
UTM Reference:
18/641140/491580

Maped by the Army Map Service
Published for civil use by the Geological Survey
Control by USGS, USC&GS, and USCE
Topography from aerial photographs by multiplex methods
Aerial photographs taken 1947. Field check 1948
Polyconic projection. 1927 North American datum
10,000-foot grid based on Vermont coordinate system
Red tint indicates area in which only
landmark buildings are shown
No distinction is made between barns, dwellings,
commercial and industrial buildings
Unchecked elevations are shown in brown
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue



CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled by the Geological Survey from
aerial photographs taken 1972. This information not field checked
Purple tint indicates extension of urban areas

ROAD CLASSIFICATION	
Heavy-duty	4 LANE 6 LANE
Medium-duty	4 LANE 6 LANE
Light-duty	Unimproved dirt
Interstate Route	U.S. Route
State Route	

BURLINGTON, VT.
NW 1/4 BURLINGTON 15' QUADRANGLE
N 4422.5 - W 7307.5/7.5
1948
PHOTOREVISED 1972
AMS 6372 1 NW-SERIES V813

13A