

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

A. Name of PropertyHistoric name: Victory Circle-Highland Park Historic District

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)

N/A**B. Location**Street & number: Victory Circle, Highland AvenueCity or town: Hartford State: VT County: WindsorNot For Publication: ☐Vicinity: ☐**C. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D_____
Signature of certifying official/Title:_____
Date_____
State or Federal agency/bureau or Tribal Government

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In my opinion, the property __meets __does not meet the National Register criteria.

Signature of commenting official:

Date

Title:

State or Federal agency/bureau
or Tribal Government

D. National Park Service Certification

I hereby certify that this property is:

__entered in the National Register

__determined eligible for the National Register

__determined not eligible for the National Register

__removed from the National Register

__other (explain:) _____

Signature of the Keeper

Date of Action

E. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

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Category of Property

(Check only **one** box.)

Building(s)

☐

District

☒

Site

☐

Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Non-contributing

11

4

buildings

sites

structures

objects

Total

11

4

Number of contributing resources previously listed in the National Register 0

F. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single-family

Current Functions

(Enter categories from instructions.)

DOMESTIC/single-family

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G. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th AND 20th CENTURY REVIVALS/Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood, Concrete, Stone, Glass

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and non-contributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Victory Circle-Highland Park Historic District is located in White River Junction, a village in Hartford, Vermont. Located on a terrace overlooking White River Junction and the White River. The historic district is a collection of eight early twentieth-century residences associated with the post-World War I development of the Town of Hartford and the Taft's Flat area of the Village of White River Junction. It consists of five houses that were constructed as part of a building initiative to address Hartford's housing shortage. The remaining three houses are associated with owners and upper management of the Smith Paper Company, a prominent Hartford industry involved with many successful enterprises. The White River Board of Trade, led by George Smith, formed Hartford Building Associates to fund the building initiative. The district consists of primarily Colonial Revival and American Four Square single-family dwellings, both popular in the early 20th century. While two houses have undergone alterations with some replacement materials, overall, the district retains the integrity of location, design, setting, feeling, and association.

Narrative Description

The Victory Circle-Highland Park Historic District consists of eight two-story, wood-frame single-family dwellings and seven outbuildings. The buildings are located in the Highland Park area of Tafts Flats, on a plateau overlooking the Village of White River Junction and the White River just above the confluence with the Connecticut River. The three largest houses are

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associated with the Smith Paper Company and are arranged linearly along Highland Avenue. In comparison, the five modest Hartford Building Associates houses are arranged in a horseshoe pattern on Victory Circle, a road that terminates on Highland Avenue at both ends.

Hartford Building Associates chose the site for its commanding views of the White River and Connecticut River Valleys and laid out five 90' x 90' lots. Hartford Building Associates hired local builder Placid E. Adams to construct five 24' x 26' homes. The proposed buildings were to have six rooms with "all the modern conveniences, including electric lights, bath and hardwood floors throughout. The interior of the five cottages are alike, but the exterior will be as different as it is possible to make them"¹. The plan was to sell houses at a cost that was between \$3500 and \$4000 with "a premium offered to those who buy early."² Today, the houses are located on lots ranging from .2 to 1.2 acres. While different in exterior details, the five houses have similar proportions and massing. The living area for the homes ranges from 1,200 square feet to 1,600 square feet.

The district consists of popular early 20th-century building styles and forms. Two of the homes associated with the Smith Paper Company (**HD#2** and **HD#3**) are detailed Colonial Revival houses, and the third (**HD#1**) is a cape with minimal details. These three houses have substantial setbacks from Highland Avenue and are all oriented perpendicular to the street. They are slightly larger and more ornate houses with more desirable level lots, reflecting the prominence of the building owners.

The five Hartford Building Associates dwellings are all two-story, wood-frame structures that share similar massing and setbacks. **HD#7** and **HD#8** are classic American Four Squares with minimal stylistic details. These five lots were part of the Highland Park Terrace subdivision, created by the Hartford Building Associates.

The following inventory of resources in the Victory Circle-Highland Park Historic District is numbered sequentially, starting at the east end of Highland Avenue, then the outer boundary of Victory Circle, and finally, the inner curve of Victory Circle. The eight houses have a varied state of integrity. They all retain integrity of location, setting, feeling, and association. Several houses, including **HD#1**, **HD#2**, **HD#3**, and **HD#4**, also possess integrity of materials, design, and workmanship. **HD#6**, **HD#7**, and **HD#8** retain integrity of design. The contributing buildings were selected for retaining a minimum integrity of Location, Setting, Feeling, Design, and Association as the significance lies in the collection of buildings.

1. George W. Smith II House, 126 Highland Avenue, ca.1923, contributing.

This is a one-and-a-half-story, wood-frame, single-family dwelling. It has a large setback from the road and is oriented perpendicular to the road. Resting on a concrete foundation, it is clad in wood shingle siding and an asphalt shingle roof. A shed dormer with two sets

¹ The Springfield Reporter, "Windsor County News of Special Interest," *The Springfield Reporter*, August 7, 1919.

² Ibid.

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of paired sash is located on both roof slopes. Projecting from the south gable end is an enclosed porch. Fenestration includes replacement six-over-one double-hung sash on the first floor and one-over-one sash on the second floor. Projecting from the center of the east elevation is a one-story, shed-roofed bay window. To the north of the bay window is a triple window unit consisting of a fixed multi-pane window flanked by six-over-six double-hung sash. A brick chimney rises from the center of the roof ridge. A one-story, two-bay attached garage projects from the north gable end. The primary entrance is located on the east elevation between the north elevation and the garage. A wood deck and steps access this entrance.

2. Robert W. Smith House, 176 Highland Avenue, ca.1919, contributing.

This is a two-story, three-by-two-bay, side-gable, wood-frame, Colonial Revival single-family dwelling. It is oriented perpendicular and has a significant setback from the road. A driveway extends south from Highland Avenue and is shared with **HD #3**. Resting on a concrete foundation, the house is clad in wood clapboard siding and an asphalt shingle roof. Centered on the west (front) elevation is a central door topped by a millwork fan and flanked by fixed lite bay windows on each side. The door is sheltered by a gable roof portico with a heavy entablature supported by fluted columns and pilasters. The portico and bay windows have metal roofs. Fenestration consists of six-over-six double-hung wood sash windows. Simple paneled cornerboard pilasters lead up to the dentil cornice. An interior end brick chimney rises from the south gable wall. A two-story, screened-in porch projects from the south gable end. There is a Tudor-style entry pavilion and a shed dormer on the east (rear) elevation.

2a. Garage, ca.1921, contributing

There is a ca.1921 one-story, two-car garage located to the north of the house. Resting on a concrete slab, it is clad in wood clapboards and an asphalt shingle roof. There is a single double-wide garage roll-up door with a single row of lites above three rows of panels.

3. Asa and Nellie Hebard House, 178 Highland Avenue, ca.1919, contributing

This is a two-story, hip roof, wood-frame, Colonial Revival single-family dwelling. It is located at the corner of Highland Avenue and Victory Circle. It has a large setback from Highland Avenue and is oriented parallel to the street. A driveway extends south from Highland Avenue and is shared with **HD #2**. Resting on a concrete foundation, it is clad in wood shingle siding and an asphalt shingle roof. Centered on the east (front) elevation is the primary entrance. The door is flanked by sidelights and capped with fan millwork. Paired round columns support a gabled portico roof, and the gable's open arch is detailed with a keystone. The secondary entrance on the west (rear) elevation fronts Victory Circle. The replacement door is off-center and is protected by a flat-roofed entry porch with a brick floor and supported by three square columns at each corner. Above the entry is a Palladian window. On both the east and west elevations, the entry doors are flanked

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by tripartite, multi-pane windows. Second-floor windows primarily consist of single and paired six-over-six double-hung wood sash. The eaves are articulated with modillions, and there is a chimney on both the south and north ends of the main hipped roof. There is a one-and-a-half-story shed roof wing extending from each gable end. The southern wing is screened in on the first floor and has a wide dormer on the second floor with a ribbon of six eight-pane windows. A 1/4 moon lunette window is located on the eaves side of each wing.

3a. Garage, ca.1922, contributing

There is a ca.1922, one-story garage located on the northwest corner of the lot, closer to Victory Circle. Resting on a concrete slab, it is clad in wide wood shingle siding and an asphalt shingle roof. Centered on the east elevation are the garage bays. Centered on the west elevation is a double pass-through door flanked by six-over-six double-hung wood sash.

4. Stanley and Eleanor Havey House, 86 Victory Circle, 1920, contributing building

This two-story, single-family, clipped-gable roof, Craftsman-style single-family dwelling. It is oriented diagonally from Victory Circle. A white picket fence encloses the side yard between the house and garage. Resting on an unpainted rockface hollow concrete block foundation, the building is clad in wood shingle siding and an asphalt shingle roof. Fenestration includes replacement six-over-one, and six pane fixed pane windows. The attic window is the original wood sash. The northwest (front) elevation has asymmetrical fenestration with a window on each floor and the entry door sheltered by a simple gable roof with a closed pediment and shingled angle supports. A one-story porch with two-over-two fixed pane windows projects from the southeast corner. While located away from the street-facing elevation, this porch was situated with views of the village of White River Junction and the Connecticut and White River valleys to the south. An interior brick chimney is located on the southwest roof slope. Although the current paint scheme on the shingles implies a beltcourse between the first and second floor the physical beltcourse trim board is between the second floor and attic levels connecting the cornice returns. The cottage-style windows on the south elevation, looking out onto the enclosed porch, feature lead kame diamond patterns in the transom.

4a. Garage, 1920, contributing building

There is a one-story wood-framed front-gable garage located to the northeast of the main house. Resting on a concrete slab, the garage is clad in wood shingle siding and an asphalt shingle roof. The garage doors are two pairs of out-swinging hinged solid wood doors that replaced earlier multi-pane paneled doors. Projecting from the south elevation is a one-story shed addition with wood shingle siding and an asphalt shingle roof.

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5. Alban Parker House, 92 Victory Circle, ca.1920, non-contributing due to alterations

This is a two-story, hip-roofed, wood-frame, American Four Square single-family dwelling. It has a moderate setback from the road. Projecting from the northeast corner is a one-story, 24' x 32' two-car garage addition. Resting on an unpainted rockface hollow concrete block foundation, the building is clad in asbestos siding and an asphalt shingle roof. The new front door is located in the garage addition. Fenestration includes six-over-one and six-pane fixed-pane windows. An interior brick chimney is located on the west roof slope. Spanning the south elevation is an enclosed porch with fixed one-over-one windows. While located away from the street-facing elevation, this porch was situated with views of the village of White River Junction and the Connecticut and White River valleys to the south.

6. Edwards and Ada Peck House, 102 Victory Circle, 1920, contributing

This two-story, front-gable, wood-frame, single-family dwelling. It is arranged diagonally with Victory Circle. It has a moderate setback from the road. Resting on an unpainted rockface hollow concrete block foundation, the building is clad in vinyl siding which replaced asbestos shingles and an asphalt shingle roof. A gable roof entry vestibule addition protects the off-center entry on the northeast (front) elevation. There is a one-story closed-in porch projecting from the southwest elevations. The asymmetrical fenestration includes six-over-one double-hung sash and single-light casement windows which replaced divided light casements.

6a. Garage, ca.2020, non-contributing building due to age

There is a one-story garage located to the north of the main house. Resting on a concrete slab, the two-car garage is clad in vinyl siding and an asphalt shingle roof.

7. Jessie and Julie Bixby House, 97 Victory Circle, 1920, contributing building

This is a two-story, hip-roofed, American Four Square single-family dwelling with minimal details. It is located on the southwest bend of the Victory Circle loop, giving the property a corner lot. Resting on a hollow concrete block foundation, the building is clad in horizontal vinyl siding and an asphalt shingle roof. Spanning the west (front) elevation is a one-story closed-in porch with a ribbon of one-over-one double-hung sash. Fenestration on the main block consists of one-over-one double-hung sash with a triple window on the south elevation. A dormer sits on the western roof slope with a fixed six-pane window. There are two slender interior brick chimneys. One is located on the southern slope of the dormer roof, and the second is located on the northern roof slope. A small one-story rear addition off the northeast corner was expanded during the 2010s.

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7a. Garage, ca.2005, non-contributing building due to age

A one-story, gable-front, two-bay garage is located to the north of the main house.

7b. Garage, ca.1920, contributing (145 Victory Circle)

A one-story, gable-front, two-bay garage is located to the northwest of the main house. Resting on a concrete slab, it is sheathed with wide wood clapboards, and it has a slate shingle roof. Centered on the street-facing (west) elevation is a double-hung sash.

8. Henry and Marcia Sheehan House, 57 Victory Circle, 1920, contributing building

This is a two-story, hip-roofed, wood-frame, American Four Square single-family house. It is located at the southeast bend of Victory Circle, with a corner lot setting. The east (front) elevation faces the street. Resting on a hollow concrete block foundation, the house is clad with horizontal vinyl siding and an asphalt shingle roof. Spanning the east elevation is a closed-in porch. The porch glazing is a ribbon band of six-over-two fixed sash. Fenestration includes replacement six-over-one double-hung sash. A dormer with flared eaves sits on the eastern roof slope with a fixed six-pane window. A single slender interior brick chimney is located on the southern roof slope.

8a. Garage, ca.1993, non-contributing building due to age

There is a one-story, detached garage clad in T1-11 siding located to the northwest of the house.

H. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or, represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

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Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Community Development and Planning

Architecture

Period of Significance

1919-1923

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

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Cultural Affiliation

Architect/Builder

Placid E. Adams

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Victory Circle-Highland Park Historic District is eligible for inclusion in the National Register of Historic Places under Criteria A and C. Under Criterion A, it is significant for its contribution to the community development and planning of Hartford. The district consists of eight early twentieth-century single-family dwellings. Three of the houses belonged to members of the upper management of the Smith Cracker Company, owned and operated by George Smith. In addition, Smith owned the White River Paper Company and the Vermont Baking Company. Hartford Building Associates built an additional five houses. The organization, led by Smith, spearheaded efforts to bring affordable and modern housing to Hartford. The five new homes created a new post-World War I development, serving the emerging middle class. The building endeavor represents Smith's dedication to the success of Hartford. The five Victory Circle properties also reflect a local reaction to a nationwide trend of innovative financing for addressing the housing crisis. The Hartford Building Associates mirrored other East Coast efforts in which philanthropists spearheaded limited dividend companies that created housing with limited financial returns. The district is eligible under Criterion C for representing a collection of early 20th-century architectural styles, including Colonial Revival, Cape, and American Four Square styles of architecture. The collection of houses represents a planned development, and the neighborhood retains its original spatial organization as laid out by the original subdivision. The architectural forms and styles reflect the trends of residential design and house construction. The period of significance is from 1919, the earliest building, to 1923, the last house constructed in the district.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criteria A: Community Development and Planning

The Victory Circle-Highland Park Historic District is eligible for inclusion in the National Register of Historic Places under Criterion A for Community Development and Planning. The

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district is a combination of two housing efforts linked by White River Junction's largest industry, Smith & Company. The White River Junction Board of Trade, with George W. Smith as an officer, sought solutions to Hartford's housing problems and formed the Hartford Building Associates (HBA). Comprised of Hartford's business leaders, HBA mirrored an emerging concept of philanthropic housing. The HBA spearheaded the construction of five sturdy homes and limited their investment returns in order to maintain reasonable house costs.

The HBA homes targeted the middle class. As Asa Hebard of the Smith & Company had previously built his home along Highland Avenue in 1919 (**HD#3**), HBA selected five lots adjacent to his home. Within two years of completing the HBA subdivision, members of the Smith family built their homes to the east of the Hebard House. The result was a neighborhood intrinsically tied to Smith & Company as well as the emerging White River Junction middle class. With their location on the promontory overlooking the Connecticut and White River valleys, the seven new houses not only enjoyed stellar southward views but were visible from points within the town of White River Junction.

Criteria C: Architecture

The Victory Circle-Highland Park Historic District is significant under Criterion C as a collection of houses that tell a story of development through the popular architectural forms and styles of the periods during the early twentieth century. Built between 1919 and 1923, the eight primary dwellings reflect popular building styles and plans of the early 20th century. There are two examples of the Colonial Revival style (**HD#2** and **HD#3**), three examples of the American Four-Square (**HD#5**, **HD#7**, and **HD#8**), one example of the Cape style (**HD#1**), and two examples of a two-story gable front house one with modest Craftsman-style details (**HD#4**) and one with minimal details (**HD#6**).

The Robert W. Smith House (**HD#2**) and the Asa and Nellie Hebard House (**HD#3**) possess distinctive high-style Colonial Revival-style features such as symmetrical plans, classical moldings, multi-paned windows, cornices with dentils and modillions, porches with columns, and entry doors surrounded by fans and sidelights. The Stanley and Eleanor Havey House (**HD#4**) possesses distinctive features such as jerkin-head roof and shingle siding. The three American Four Square homes — **HD#5**, **HD#7**, and **HD#8** — possess type-defining features such as the square plan, hipped roofs, front porches, and center dormers.

Hartford's Housing Problem and the White River Junction Board of Trade

By late summer 1919, several Vermont communities—including Hartford, Bennington, and Burlington—faced a growing challenge: businesses sought to expand, but housing shortages for workers stalled progress. The impasse deepened as builders hesitated to pursue costly construction, while employers warned they might relocate without adequate employee housing. In response, civic organizations in many towns stepped in to lead local solutions. In White River Junction, the Board of Trade took decisive action, drawing statewide attention.

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During the first two decades of the twentieth century, the entire state of Vermont faced a housing shortage. In July 1919, *The Landmark*, Hartford's local newspaper, wrote about the housing problem in the town:

No industry is going to prosper unless there are comfortable homes for the workers, as they will go elsewhere, and the business will have to be constantly breaking in new help.³

The issue ranged from the congested industrial center to the rural farm. *The Landmark* stated that "it was in the interest of the town to take this up as a community manner and see that there is a comfortable home for every industrious worker who wants to live here."⁴

To address the problem, the White River Junction Board of Trade held a meeting at the King of Pythias Hall in July 1919. In addition to a presentation by George Almon, president of the Montpelier Board of Trade, there were reports about the housing issues in the town. In November 1919, the Board of Trade invited Professor H.R. Wellman of Dartmouth College to speak on the topic "The Information that Prospective New Industries will Need to Know if They are to Locate in Your Town."⁵

Hartford's Industry and Housing: 1900-1933

Before World War II, Hartford had few single-family residential subdivisions. This reflected both its small population and a building culture focused on individual homes rather than large-scale developments. Financial institutions also hesitated to invest in major residential tracts due to the lingering effects of the Great Depression.⁶ Regional employment before 1920 came from small-scale industries: factories in Hartford, Lebanon, and Post Mills produced items ranging from chairs and work clothes to fishing rods and confections. Meanwhile, White River Junction flourished as a regional railroad hub.⁷ In 1915, Windsor faced a labor influx when a new company added 250 workers, prompting the Windsor Realty Company to construct new apartment housing.⁸

World War I boosted industrial production through war contracts but worsened an already strained housing supply. Construction halted during the war, and inflation after 1918 further stifled building efforts. Burlington's press warned that the city faced a "ravenous" demand for homes and urged an aggressive building campaign.⁹ In the same period, labor unrest spread throughout the region. Strikes in Hartford and Wilder targeted wage issues and working conditions, including repeated walkouts at the International Paper Company and the B & M

³ The Landmark, "Good Housing," July 3, 1919.

⁴ Ibid.

⁵ The Barre Daily Times, "White River Junction: Five Houses Are to Be Erected by the Building Association," *The Barre Daily Times*, November 14, 1919.

⁶ Lindsay L. Crockett, "Bluefields Historic District National Register Nomination Davidson County, Tennessee" (United States Department of the Interior, National Park Service, 2017).

⁷ *The Barre Daily Times*, "White River Junction: Five Houses Are to Be Erected by the Building Association."

⁸ Ibid.

⁹ *The Burlington Daily News*, May 28, 1919

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Railroad.⁵ These events aligned with national concerns over communism and collective ownership. The federal “Own Your Own Home” campaign, launched in 1917, responded by promoting homeownership as a stabilizing alternative to radical ideologies.¹⁰

Although public sentiment and federal messaging supported new home construction, postwar inflation and speculation delayed progress. Economist Irving Fisher blamed price-level fantasies and material costs for preventing new starts.¹¹ Public discussions in Vermont newspapers advocated for expanding suburban areas via new transportation lines and lending systems.⁷ Local organizations like Richford Home Builders Inc. formed in response to the housing crisis, though their viability remained in question.¹² Editorials emphasized that without stable and adequate housing, industrial growth would suffer as workers left for better living conditions.¹³

Hartford’s textile and paper mills experienced economic turbulence in the 1920s. Nationwide, mill closures peaked in 1920, with New England mills particularly impacted by freight costs.¹⁴ Hartford’s Woolen Mill shifted to a five-day week amid reduced demand. A Dartmouth professor observed that New England’s cotton mills, if destroyed, would not be rebuilt—underscoring the region’s industrial decline.¹⁵ Meanwhile, the railroads, once economic lifelines, also struggled with falling commodity prices and reduced traffic.¹⁶ Nonetheless, compared to Vermont’s rural areas, Hartford continued to attract employment and development.

White River Junction entered the 1920s with a bustling business sector that included dry goods stores, barbershops, hardware retailers, and automotive services. Its role as a commercial and transportation center supported a range of professional services—from lawyers to doctors and real estate agents. The nearby institutions of Dartmouth College and Mary Hitchcock Hospital intensified the demand for skilled workers and housing.¹⁷ That year, the U.S. Department of Labor reported full operations at Vermont plants but noted statewide housing shortages and labor scarcities. Editorials warned that without rapid construction, housing deficits would worsen into the next season.¹⁸

Hartford Building Associates

Following the White River Junction Board of Trade July 1919 meeting, the Housing Committee of the Board of Trade suggested creating the Hartford Building Association. The group is also referred to as the Hartford Building Associates Board of Trade members George W. Smith II, Howard R. Miller, Jr., E.J. Pease, Everett J. Eaton, and M.J. Harvey were the members. The

¹⁰ *Burlington Free Press*, “Socialist Propaganda and the Housing Problem,” August 16, 1919.

¹¹ Lindsay L. Crockett, “Bluefields Historic District National Register Nomination Davidson County, Tennessee” (United States Department of the Interior, National Park Service, 2017).

¹² *Rutland Daily Herald*, June 14, 1919

¹³ *The Landmark*, “Good Housing.”

¹⁴ *The Landmark*, September 20, 1920.

¹⁵ *The Landmark*, November 3, 1921.

¹⁶ *The Landmark*, September 15, 1921.

¹⁷ *The Landmark*, October 18, 1923.

¹⁸ *The Landmark*, June 1, 1923.

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organization's purpose was "to increase the housing facilities of the town of Hartford" and "to buy, sell, rent and develop real estate in said town and to build houses and other buildings."¹⁹

The group created the association with a capital stock of \$50,000. However, it "was not a money-making proposition" as "the sole purpose of this organization is to improve the housing problem in the town of Hartford."²⁰

The meeting garnered quite a bit of media attention. The *Brattleboro Reformer* wrote,

Vermonters will watch with much interest the efforts of the board of trade of White River Junction to build houses. The organization has secured plans which will make the price of homes not prohibitive.²¹

The paper identified that White River faced a "serious shortage of homes in the village" and that new industry was considering locating to the village if homes were made available to their workers.²²

The Reformer continued, "businessmen of all communities will hope that the businessmen of White River Junction can work out for themselves prosperous developments in their village. It will help other communities suffering from a lack of good houses as well as the Junction town."²³

The appointed officers were members of the White River Junction Board of Trade's Building Committee, who "deserved great credit for the work which they have accomplished."²⁴ The Hartford Building Associates (HBA) had a core membership of individuals dedicated to the economic and social development of the White River Junction.



FIGURE 1 THE LAND MARK, APRIL 1920

Howard J. Miller was an officer of the Interstate Trust Bank and the First National Bank and owned several tenements in Hartland, Vermont. E.J. Pease was the proprietor of the town's largest grain, hay, and feed dealership.

¹⁹ Hartford Building Associates, "Articles of Association, Hartford Building Associates, July 31, 1919," (Montpelier, Vermont, July 31, 1919).

²⁰ The Barre Daily Times, "White River Junction: Five Houses Are to Be Erected by the Building Association."

²¹ The Brattleboro Reformer, "Vermonters Will Watch...," *The Brattleboro Daily Reformer*, July 12, 1919.

²² Ibid.

²³ Ibid.

²⁴ The Landmark, "New Building Association Formed," *The Landmark*, July 31, 1919.

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Everett J. Eaton (1890-1976) was an officer of the insurance company Davis & Leborveau, the National Bank and Interstate Trust Company, and the N.P. Wheeler Hotel Corporation, which owned the Junction House Hotel in White River Junction. He was a member of the United Brethren Lodge, F&AM; the Myrtle Lodge, IOOF; White River Rotary Club; and the American Legion. He was also a trustee of Mary Hitchcock Memorial Hospital.

George W. Smith II

The biggest name associated with the HBA was George W. Smith II (1892-1982). He was the grandson of George W. Smith (1842-1905) and son of Robert E. Smith (1869-1917). The Smith Cracker factory was one of White River Junction's most essential businesses for over fifty years.

E.K. Smith founded a cracker and candy business in Hanover, New Hampshire, in 1837. He moved it to White River Junction in 1871, building a factory at Bridge and Main Streets. The building was described as the "toehold the Smith family used to climb the ranks...and became the cracker crumb cornerstone of an empire."²⁵ It was among the first non-railroad businesses in town.

After E.K. Smith died in 1877, his son George W. Smith (1842-1905) took over. In 1881, George partnered with Alma and S.L. Farman to start the White River Paper Company. He also owned the Vermont Baking Company. A civic-minded businessman, George built two schools, founded the Masonic Temple, and served as president of the First National Bank. By 1890, he owned the "Smith Block" and held key roles in several financial institutions.²⁶

His son Robert E. Smith (1869-1917) joined the company, renamed it George W. Smith & Son, and later Smith & Son. The firm made Hanover Crackers, candy, cigars, and chocolate. Using vertical integration, they bought ingredients by the trainload and controlled land, facilities, and distribution power, giving them significant leverage. Their wealth and influence became tied to the economic life of White River Junction.

Robert E. Smith also earned recognition for civic leadership. He became president of the First National Bank, led the Inter-State Trust Company, and held multiple directorships, including with the Boston & Maine Railroad and New England Telephone. He also chaired the Board of Selectmen.

Robert E. Smith died in 1917, and an uncle, Asa B. Hebard, took over the company. Following World War I, Robert W. Smith's sons — George W. Smith II and Robert W. Smith II — took over the company. The early 20th century was "not kind to the business or the brothers' command of the financial monolith, and in 1923, they sold the Vermont Baking Company to the facility's manager, George CA. West."²⁷

²⁵ Norman, Dave, "After The Empire: White River Junction Seen Through the Windows of the Tip Top Building - Part 1 of 2," *Hartford Historical Society Newsletter* Volume 18, no. Number 2 (December 2005).

²⁶ Ibid.

²⁷ Ibid.

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Have you any intention of EVER owning your own home? If so, can you afford to let this chance go by?

Four Houses at Last Year's Cost To Build

Private real estate for sale in White River Junction is advancing in price every day. Your rents are jumping. You can not build at anywhere near last year's costs--and today's costs are lower than tomorrow's will be.

See same type house which we are offering is being built today in Springfield, Vt., to sell for \$4500.00 and up. Perhaps you don't feel that a really substantial house, built right and built to stand up, could be put up to sell at \$3000.00 to \$3700.00. If you don't believe that you would get value received, dollar for dollar, on your investment go up to Highland

Park. Look these houses all over. Ask the local plumbers and contractors what each house, with its fixtures, could be duplicated for today. Compare each house with any house in White River Junction offered for sale today at the same price. You will find you have answered your own question.

These houses were not built to sell at a profit. They are backed by the business men of White River Junction. And all they ask is six per cent return on their money for the length of time it is invested in these houses. The following prices include 1920 taxes and are good up to May 15th only.

| | | | |
|------------------|------------------|------------------|----------------|
| No. 1, \$3630.00 | No. 2, \$3630.00 | No. 3, \$3730.00 | No. 4, 3725.00 |
|------------------|------------------|------------------|----------------|

It will cost \$25.00 per month per house to carry them after May 15th, and that carrying price must be added to the selling price. If you have even THOUGHT about the proposition, see L. S. DARBY. Match your time against his. We don't want you to buy if you can get better value for the same money on some other property in White River Junction. BUT CAN YOU?

HARTFORD BUILDING ASSOCIATES, Inc.
White River Junction, Vermont.

FIGURE 2 THE LANDMARK, 1920

Hartford Building Associates and the Victory Circle Development

The HBA's only housing initiative commenced with the plan to build five new houses "on a site of the brow of the hill on Highland Avenue."³⁰ As Asa Hebard, an executive of Smith & Company, previously built his new home on Highland Avenue in 1919, the five HBA lots were chosen in the same neighborhood. The strategy was to sell the houses at a cost between \$3,500 and \$4,000 with "a premium offered to those who buy early."³¹ In 1919, HBA bought a considerable lot of land from David & Gertrude Pingree. The site was "on a height of land overlooking the White River and the Connecticut River valleys, and only a few minutes walk from the business section."³²

David Pingree was a partner with his brother, Samuel Pingree, first as a surveyor and then as an attorney. He and his wife, Gertrude, lived on Cascadnac Avenue, adjacent to Victory Circle. Pingree owned several tenements and building lots in Hartford, including a tenement on The Point and several houses in Forest Hills.

HBA chose the site for its commanding views of the White River and Connecticut River Valleys and laid out five 90' x 90' lots. They hired local builder Placid E. Adams to construct five 24' x 26' homes. The proposed buildings were to have six rooms with "all the modern conveniences, including electric lights, bath and hardwood floors throughout. The interior of the five cottages

George W. Smith "stepped into his father's role as the President of the First National Bank and the Director of the Interstate Trust Company, ultimately becoming a senior partner in Smith, Batchelder, Smith, Rugg & Darling Certified Public Accountants."²⁸ According to a 1918 *Vermont* article, Smith "was skilled in the art of business getting by contact. Genial, shrewd, and unerring in judgment, he came to be relied upon in all matters of the moment."²⁹

²⁸ Ibid.

²⁹ Cummings, Charles, "A Bank of Courtesy," *The Vermonter* Volume 23, No. 1. (n.d.).

³⁰ The Landmark, "New Building Association Formed."

³¹ The Landmark, "Good Housing."

³² The Vermont Journal, "Building at White River," *The Vermont Journal*, September 26, 1919.

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are alike, but the exterior will be as different as it is possible to make them”³³. The plan was to sell houses at a cost that was between \$3500 and \$4000 with “a premium offered to those who buy early.”³⁴

Adams owned a building materials and construction business with his brother, Benjamin Adams, on Depot Row in White River Junction. They specialized in lumber, shingle, and sash. (Figure 3) Adams also owned several buildings on South Main Street near St. Anthony’s Parish.

In July 1919, the White River Junction Board of Trade met before the Hartford Selectboard, which approved the housing plan and quickly accepted the proposal to add sewer access to the new development. The town laid out a new street for the HBA development. Called Victory Circle, likely to celebrate the United States’ recent victory in World War I, the new road was a horseshoe with two access points off Highland Avenue.

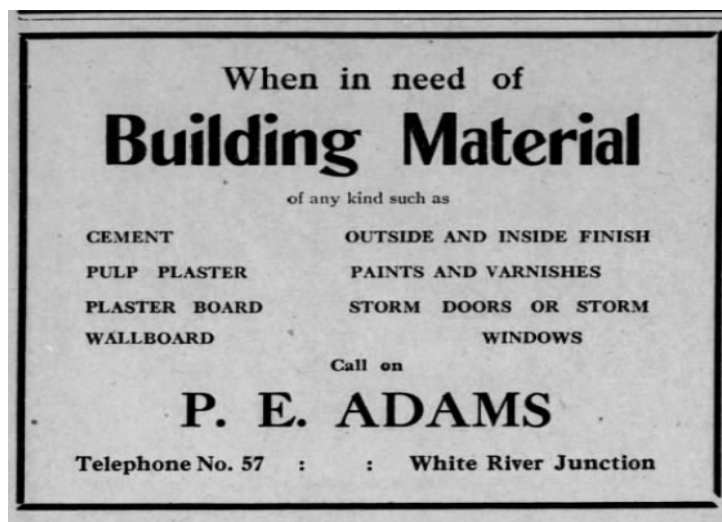


FIGURE 3 THE LANDMARK, 1923

In September 1919, the *Bennington Evening Banner* covered the HBA. In many instances, the newspapers identified the venture as the Hartford Building Association.

Not many months ago, the Hartford Building Association was organized for the purpose of meeting the housing situation in the village of White River Junction. White River Junction, like every other community that is not positively dormant, is short of houses. The association was organized with the understanding that the incorporators could not expect to derive a direct profit from their money, which was invested with the laudable purpose of making it possible for more people to live in White River Junction. The association not long ago began the construction of five six-room houses with baths, which it planned to have ready for occupancy in December. So far, only the foundations have been completed, but the association is already receiving inquiries from prospective purchasers. Even at the present cost of materials and the high wages received by carpenters, it is more than probable that a unit of five or more houses similar to those being built in White River Junction could be constructed in this village and sold for

³³ The Springfield Reporter, “Windsor County News of Special Interest,” *The Springfield Reporter*, August 7, 1919.

³⁴ Ibid.

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sufficient profit to pay interest on the investment for the period that the capital was tied up.³⁵

The Vermont Journal covered the HBA in September 1919:

A unit of five houses is now in the process of construction under the direction of the association. It is expected that all of them will be ready for occupancy sometime in December ...the ground was broken for the houses a few days after the organization was formed. The promotors had a very advantageous contract ready to sign as soon as they were authorized to do so as officers of the corporation. At present, the foundations are completed, a large amount of material for the superstructure is on the ground, and construction will be rushed beginning next week. Contractor Adams expects to have a large enough force at work so that the first house may be ready for plastering in about three weeks and to complete one house each week after that. It is the intention to have them ready for occupancy by sometime in December ... the house which they are building in a unit of five is strictly modern, containing six rooms, a bath, a six-foot porch, and dimensions of 24 by 26 feet.³⁶

In November 1919, "considerable interest is being shown locally in the five houses which are being built on Highland Park terrace by the Hartford Building Associates. They are now nearing completion, and Contractor Adams expects to have them finished by Christmas. Four houses remain unsold, but there are many prospective buyers. A letter is being sent this week by the directors to all parties whom they think might be interested."³⁷

In August 1920, the officers for HBA included Miller, Smith, Eaton, and E.J. Pease. At this time, they had "three one-family residences at Highland Park and these at cost price."³⁸ The *Barre Daily Times* wrote of the Hartford Building Associates, which had the

Courage of its convictions because it has started the erection of five houses in White River Junction to meet the imperative need for satisfactory places for residence purposes in that lively village. The associates have plans for the completion of modern structures in every way and of such a design, exterior, and interior that the buildings will appeal to the average householder. It is understood that the primal purpose is to sell these houses, but in case there is no demand for the sale of the houses at actual cost, the buildings will be rented until such time as there is demand.³⁹

The *Barre Daily Times* continued that "similar movements" were occurring throughout "in which there has been a call for houses to meet growing industrial needs, and the idea is to be

³⁵ The Bennington Evening Banner, "Not Many Months Ago...", September 17, 1919.

³⁶ The Vermont Journal, "Building at White River."

³⁷ The Barre Daily Times, "Considerable Interest," *The Barre Daily Times*, November 20, 1919.

³⁸ The Landmark, "Home News: A Recent Transaction," *The Landmark*, July 1, 1920.

³⁹ The Barre Daily Times, "Improving Housing Accomodations," *The Barre Daily Times*, September 8, 1919.

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commended.”⁴⁰ These movements were not based on financial profit, “but it is purely a public-spirited purpose, designed to aid the community and not the individual pocketbook of the persons who put their money into the venture.”⁴¹ The HBA and likeminded organizations were taking a risk as

The investors even stand a chance to lose money through the failure to sell the houses promptly and consequentially through the depreciation of the property. So, the men who engage in the movement are deserving of the praise not only of their community but of the state as a whole because what helps any single community in Vermont has a similar tendency to the state of Vermont. The Times hopes that the Hartford Building Associates will not lose money through their public-spiritedness and that the plan will work out successfully in all other ways, especially for the industrial development of White River Junction and the other villages of the Town of Hartford.⁴²

By December 1919, the “five houses built by the HBA are now nearing completion.”⁴³ *The Landmark* wrote:

At a time when there is a great scarcity of dwellings in this locality, there is being offered to the people of this vicinity an unprecedented opportunity to buy modern homes at a very low price. These houses are now offered for sale at the actual cost to erect, in fact, less than cost, for the work has been supervised by men whose services have been donated and will receive no compensation for their work.

Contracts were let on a competitive basis and had the corporation accepted the highest bid, the cost of the house alone would have been more than they are now asking for the land and house, complete with all the plumbing, heating, wiring, etc. On a basis the same as other houses are being offered in this locality, these houses are worth today 20 percent more than cost. The contracts were made months ago when prices for building materials cost much less than now.

Generally speaking, no one has ever lost any money in White River Junction. Property must increase in value more than ever before from now on. The prices of these houses are expected to be \$3,650. The sum of two hundred dollars will be required at the time of agreement to purchase, balance payable when deeds are drawn. Prices will include a house complete with a furnace, sewer connections, plumbing, electrical wiring but no fixtures, hardwood floors, painting inside and out, but no wallpaper. The directors feel that the electric light fixtures and the wallpaper will be more satisfactory if left to the owner’s estate. Owing to the lateness of the season, the ground cannot be graded this fall, but on account of the nature of the soil, this expense will be very slight.

⁴⁰ Ibid.

⁴¹ The Barre Daily Times, “Improving Housing Accomodations.”

⁴² Ibid.

⁴³ The Landmark, “Own Your Own Home,” *The Landmark*, December 11, 1919.

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The local banks are allowed to loan on the first mortgage up to 60 percent of the value of the improved real estate and will do all they consistently can to aid purchasers. It is a very well-known fact a person paying rent will, in a few years, pay out enough to own the house he lives in and have nothing left to show for it.

Suppose a man rented a house like one of these at \$32.50 a month. This would amount to \$390 a year. In case he bought the house at \$3,500 and figured the interest on his investment at 6 percent, which would be \$210, taxes \$56.25.... In case a portion of the costs was borrowed from the bank, the result would be the same, as the bank would not charge over 6 percent interest on the loan. The Hartford Building Associates Inc. cannot, nor can anyone else, build any more houses like these to sell at anything like the prices asked. There are four houses unsold and interested parties should act quickly.

The directors would like to finish each house to suit the owner's taste. Slight changes can be made now at much less expense than later on. Another advantage of an early choice is the saving of interest on the investment at the time of purchase.⁴⁴

The HBA eventually built five houses along Victory Circle, completing them in 1920. After their successful building efforts, the HBA dissolved in February 1925. HBA did not venture beyond the Victory Circle effort, and these five houses are the only known examples of a 1920s HBA-led building initiative. However, members of the Smith family, seeing the advantageous site, built two homes (**HD#1** and **HD#2**) to the east of the Hebard House (**HD#3**).

The HBA was resurrected in 1945 "to relieve the acute housing situation" in Hartford following World War II.⁴⁵ Following a similar mission, the 1945 version of the HBA was incorporated "for the purpose of building houses and offering them to veterans at cost."⁴⁶ The HBA worked with a local architect and contractor to provide at least five houses on the Forest Hills Development that were similar in floor plan but "placed in different positions on the lots" so that "they differ in appearance."⁴⁷

Philanthropic Housing and Limited Dividend Companies

In the early 20th century, American reformers, inspired by English urban planner Ebenezer Howard's *Tomorrow: A Peaceful Path to Social Reform* (1898), adopted the Garden City model to create affordable, well-planned communities. Howard, based in England, developed his ideas in response to the poor living conditions caused by industrialization. His vision combined the best aspects of urban and rural life in a planned community with greenbelts, zoning, and shared civic space. This vision became a reality in Letchworth, a town developed in 1903 in Hertfordshire, north of London, by First Garden City Ltd., a limited-dividend company.

⁴⁴ Ibid.

⁴⁵ The Informer of Vt., N.H. and Me, "Company to Offer Homes to Veterans," *The Informer of Vt., N.H. and Me*, July 13, 1946.

⁴⁶ Ibid.

⁴⁷ Ibid.

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Letchworth became the prototype for mixed-income communities incorporating parks, industry, and agriculture.⁴⁸ In the United States, similar efforts adapted Howard's model to large urban centers, combining private investment and philanthropy to address housing shortages with durable, hygienic, and economically sustainable developments.

From 1898 to 1915, the City and Suburban Homes Company constructed the First Avenue Estate in New York City, guided by philanthropists including Mrs. Alfred Corning Clark, the Stokes sisters, and Cornelius Vanderbilt. The company voluntarily limited profits and paid investors a fixed five percent return. Its president, E.R.L. Gould, described this as a "middle ground between pure philanthropy and pure business."⁴⁹ Gould, a political scientist and author of *The Housing of the Working People*, believed only economic methods—not charity alone—could address the housing crisis. In the 1920s, the Regional Planning Association of America (RPAA), founded by Clarence Stein, Henry Wright, and others, extended Garden City principles through developments like Sunnyside Gardens in Queens (1924) and Radburn in Fairlawn, New Jersey (1928), led by the City Housing Corporation. These developments showed that attractive homes for working families could return up to six percent to investors.⁵⁰

New York's 1926 Limited Dividend Housing Law sparked further innovation, including cooperative housing models. Labor-backed projects like the Amalgamated Housing Cooperative in the Bronx (1927) allowed tenants to invest as co-operators. Brooklyn Garden Apartments (1930), founded by Louis H. Pink, offered airy, well-planned housing at moderate rents. Charitable ventures also contributed: industrialist Henry Phipps donated \$1 million to build model tenements for working-class New Yorkers; the Russell Sage Foundation developed Forest Hills Gardens in Queens (1911) based on a plan by Frederick Law Olmsted Jr., incorporating schools, commercial areas, and green space. During the Great Depression, the Federal Resettlement Administration, led by Rexford Tugwell, created Greenbelt towns inspired by Garden City principles. Greenbelt, Maryland, and Greendale, Wisconsin, featured affordable, functional homes in suburban settings surrounded by parkland and farmland, offering an alternative to unplanned suburban sprawl.⁵¹

Highland Park and Smith & Company

While the Hartford Building Associates endeavor was underway, a simultaneous building effort occurred to the northeast of the five planned houses. Between 1919 and 1923, members of Smith and Company's upper management and ownership built three houses along Highland Park. Located on today's Highland Avenue, the street was often referred to as Highland Park or Highland Park Terrace.

⁴⁸ Howard, Ebenezer. *Tomorrow: A Peaceful Path to Social Reform*. London: Swan Sonnenschein & Co., 1898.

⁴⁹ Gould, Elgin R. L. *The Housing of the Working People*. New York: American Economic Association, n.d.

⁵⁰ Regional Planning Association of America. *City Housing Corporation Prospectus*. New York: RPAA, 1924.

⁵¹ Tugwell, Rexford Guy. "Suburban Resettlement Division Records." Washington, D.C.: Resettlement Administration, 1935.

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George W. Smith II, co-owner of Smith & Company, lived at 126 Highland Avenue (**HD#1**). His brother, Robert W. Smith II, lived at 176 Highland Avenue (**HD#2**). These two were the sons of Robert W. Smith and the grandsons of George W. Smith. The Smith brother's great uncle —Asa B. Hebard—was a manager at Smith & Company and lived at 178 Highland Avenue (**HD#3**). In addition, William Pitkin, an employee for Smith & Company, lived at 17 Victory Circle (outside of the district). In the 1920s, all three houses were arranged linearly in a row. George W. Smith II was a principal of Hartford Building Associates, the developer of the Victory Circle community. According to a 1918 *Vermont* article, Smith “was skilled in the art of business getting by contact. Genial, shrewd, and unerring in judgment, he came to be relied upon in all matters of the moment.”⁵²

In December 1919, Asa and Nellie Hebard “moved into their new home on Highland Avenue.”⁵³ Hebard was the general manager for the Smith & Son Candy factory in White River Junction. Prior to moving to Hartford, Hebard worked for the New England Telephone & Telegraph Company in Claremont and Concord, New Hampshire. He was a member of the Masonic Fraternity, belonging to the Blue Lodge, Chapter Knights Templar, and Shrine. He was also the warden of the Episcopal Church.

Asa and Nellie Hebard sold two building lots immediately to the east of his home to Smith & Son in 1922. George W. Smith and Robert W. Smith “of the Smith Candy Company each are laying plans to erect a house this spring on Taft Flat near the residence of Mrs. A.B. Hebard. The Cummings Construction Company of Woodsville, NH, has the contract for both houses, which will be of the two-story frame type and artistic design.”⁵⁴ These houses were #126 and #176 Highland Avenue.

Victory Circle Occupants

The first occupants of the five HBA properties were middle-class workers. The first known occupants of 102 Victory Circle (**HD#6**) were Edward and Ada Peck. In July 1920, “a real estate transaction was the sale by the Hartford Building Associates of one of the five new dwellings at Highland Park. The purchaser was Edward M. Peck of Windsor, who, with Mrs. Peck, was in town Wednesday.”⁵⁵ Peck “bought one of the houses that were built by Hartford Building Association at Highland Park last fall. Mr. and Mrs. Peck were in town in the middle of the week for the purpose of looking over the recent purchase.”⁵⁶ A week later, “Mr. And Mrs. Edward Peck moved into their recently purchased new Highland Park residence Monday, coming from Windsor. Mr. and Mrs. Peck have two children, Lillian, who is ten years old, and a son, Stanley, who is now in his third year. Mr. Peck will continue as a Windsor rural mail carrier for a time at least.”⁵⁷

⁵² Cummings, Charles, “A Bank of Courtesy,” *The Vermonter*, Volume 23, No. 1. White River Junction: Charles S. Cummings, 1918.

⁵³ The Landmark, “Home News and Personals,” *The Landmark*, December 25, 1919.

⁵⁴ The Landmark, “Home News: George W. Smith,” April 27, 1922.

⁵⁵ The Landmark, “Home News: A Recent Transaction.”

⁵⁶ Ibid.

⁵⁷ The Landmark, “Home News: Mr. and Mrs. Edward Peck,” *The Landmark*, July 8, 1920.

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Stanley and Eleanor Havey were early occupants of 86 Victory Circle (**HD#4**). Stanley Havey was a clerk/typist for the Veterans Administration. Jessie and Julie Bixby purchased 97 Victory Circle in 1924 (**HD#7**). Jessie Bixby worked for the telephone company. John and Mildred Fuller purchased the building in 1942.

Henry and Marcia Sheehan purchased 57 Victory Circle (**HD#8**) in 1923. In June 1927, Sheehan sold the home to James O. Kendall. Kendall formerly was a clerk with S.B. Buell & Co. in South Strafford. He was then a horse dealer. Four months later, Martin K. Judd “purchased the former home of Henry J. Sheehan on Victory Circle and expects to move his family into their new home about the first of November.”⁵⁸ Judd was a real estate agent specializing in agriculture properties, working for the E.A. Strout Farm Agency. He then worked for the Vermont Copper Company at Copperas Hill.

Alban Parker owned 92 Victory Circle (**HD#5**) during the early 1930s. Parker was an attorney and Vermont Attorney General who lived in the house with his wife and two children. After Parker graduated from Middlebury College in 1916, he taught school and was a principal in Vermont and New Hampshire. Parker served during World War I and then studied law in the Hartford office of Raymond Trainor. Upon admission to the bar in 1926, Parker partnered with Trainor. A Republican, he served as State’s Attorney for Windsor County from 1933 to 1937. From 1937 to 1941, Parker served as Vermont’s Deputy Attorney General. In 1940, he ran successfully for Vermont Attorney General, and he served from January 1941 to January 1947. After leaving the attorney general’s office, Parker continued to practice law. He served in the Vermont House of Representatives from 1949 to 1953, and in 1954, he was appointed to fill a vacancy in the Vermont State Senate.

The Victory Circle-Highland Circle Historic District represents Hartford’s middle to upper-class housing in the early 20th century. The five HBA houses were designed for the middle class and responded directly to Hartford’s housing needs. Asa Hebard of Smith & Company had built his own home on Highland Avenue in 1919, and HBA chose five adjacent lots for development. Within two years of completing the HBA subdivision, members of the Smith family constructed their homes just east of the Hebard House. The houses also reflect the popular building styles of the early 20th century, including Colonial Revival, American Four Square, Cape, and Craftsman. Positioned on a promontory above the Connecticut and White River valleys, the eight houses command expansive southern views and were visible from various points in White River Junction. This neighborhood was closely linked to Smith & Company and reflective of White River Junction’s growing middle class supported by the Board of Trade and the HBA led by Smith.

This district nomination does not consider Criterion D. However, given the district’s location on a prominent, elevated terrace above the White River near the confluence with the Connecticut River, there is a significant likelihood that one or more Precontact Native archaeological sites are located in areas where soil disturbance has not occurred.

⁵⁸ The Landmark, *The Landmark*, October 1927.

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- . "Home News: George W. Smith," April 27, 1922.
- . "Home News: Mr. and Mrs. Edward Peck." *The Landmark*, July 8, 1920.
- . "New Building Association Formed." *The Landmark*, July 31, 1919.
- . "Own Your Own Home." *The Landmark*, December 11, 1919.
- , September 20, 1920.
- , September 15, 1921.
- , November 3, 1921.
- . *The Landmark*, June 1, 1923.
- . *The Landmark*, October 18, 1923.
- . *The Landmark*, October 1927.
- The Springfield Reporter. "Windsor County News of Special Interest." *The Springfield Reporter*, August 7, 1919.

Victory Circle-Highland Park Historic District

Windsor, Vermont

Name of Property

County and State

The Vermont Journal. "Building at White River." *The Vermont Journal*, September 26, 1919.

Ward M. Canaday Center for Special Collections. "House and Home: The Intersection of Domestic Architecture and Social History, 1870-1970: An Exhibition." Toledo, Ohio, 2017.

Zeigler, Robin. "Post-War Modern: Minimal Traditional, Split Levels, & Ranch Homes: 1940-1960." Nashville Old House Series. Nashville, Tennessee: Metropolitan Historical Commission, 2017.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Hartford Historical Society

Historic Resources Survey Number (if assigned): _____

J. Geographical Data

Acreage of Property 7.242 acres

Use either the UTM system or latitude/longitude coordinates.

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

Victory Circle-Highland Park Historic District

Windsor, Vermont

Name of Property

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A. Lat: 43.655291 Long: -72.320515
B. Lat: 43.655204 Long: -72.320152
C. Lat: 43.655087 Long: -72.320200
D. Lat: 43.655006 Long: -72.319754
E. Lat: 43.655685 Long: -72.319382
F. Lat: 43.655270 Long: -72.318116
G. Lat: 43.655178 Long: -72.317637
H. Lat: 43.654377 Long: -72.318231
I. Lat: 43.654656 Long: -72.319485
J. Lat: 43.654383 Long: -72.320095
K. Lat: 43.654025 Long: -72.320276
L. Lat: 43.654360 Long: -72.321327
M. Lat: 43.654582 Long: -72.321217

Or

UTM References

Datum (indicated on USGS map):

☐ D 1927 or

☐ NAD 1983

| | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Victory Circle- Highland Park Historic District includes the following Town of Hartford parcels that were created for the HBA and private property owners:

42:55; 42:53; 42:52; 42:85; 42:84; 42:83; 42:47; 42:47.1. A subdivision separates the garage (HD #7B) from the house (HD#7) on the current parcels. For this parcel, the district boundary follows the west boundary of parcel 42:47.1 until it reaches a point parallel to the northern boundary of parcel 42:49. The district boundary then heads east until reaching the east boundary of Parcel 42:49. It follows this line south until reaching the north boundary of Parcel 42:48; 42:48

Victory Circle-Highland Park Historic District
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Boundary Justification (Explain why the boundaries were selected.)

The boundary of the district includes the parcels of the Hartford Building Associates Victory Circle Development of 5 residences and the three Highland Park residences of the Hebard-Smith family.

K. Form Prepared By

name/title: Brian Knight
organization: Hartgen Archeological Associates
Street & number: 1744 Washington Avenue Extension
City or town: Rensselaer state: NY zip code: 12144
e-mail bknight@hartgen.com
telephone: (518) 283-0534
date: April 10, 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15-minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc., may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Victory Circle-Highland Park Historic District

Name of Property

Windsor, Vermont

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Photo Log

Name of Property: Victory Circle-Highland Park Historic District

City or Vicinity: Hartford

County: Windsor

State: Vermont

Photographer: Brian Knight

Date Photographed: March 21, 2024

Description of Photograph(s) and number, including a description of view indicating the direction of camera:

1 of 14. VT_Windsor County_Victory Circle-Highland Park HD_001: Streetscape View looking southwest

2 of 14. VT_Windsor County_Victory Circle-Highland Park HD_002: Streetscape View looking east

3 of 14. VT_Windsor County_Victory Circle-Highland Park HD_003: View of HD#1 looking southwest

4 of 14. VT_Windsor County_Victory Circle-Highland Park HD_004: View of HD#1 looking southeast

5 of 14. VT_Windsor County_Victory Circle-Highland Park HD_005: View of HD#2 looking southeast

6 of 14. VT_Windsor County_Victory Circle-Highland Park HD_006: View of HD#2a looking southeast

7 of 14. VT_Windsor County_Victory Circle-Highland Park HD_007: View of HD#3 looking southeast

8 of 14. VT_Windsor County_Victory Circle-Highland Park HD_008: View of HD#3 looking northeast

9 of 14. VT_Windsor County_Victory Circle-Highland Park HD_009: View of HD#3a looking northeast

10 of 14. VT_Windsor County_Victory Circle-Highland Park HD_010: View of HD#4 looking south

Victory Circle-Highland Park Historic District

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11 of 14. VT_Windsor County_Victory Circle-Highland Park HD_011: View of HD#5
looking south

12 of 14. VT_Windsor County_Victory Circle-Highland Park HD_012: View of HD#6
looking south

13 of 14. VT_Windsor County_Victory Circle-Highland Park HD_013: View of HD#7
looking southeast

14 of 14. VT_Windsor County_Victory Circle-Highland Park HD_014: View of HD#8
looking northwest

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: The public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels, with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive, Fort Collins, CO 80525.

Victory Circle-Highland Park Historic District
Name of Property

Windsor, Vermont
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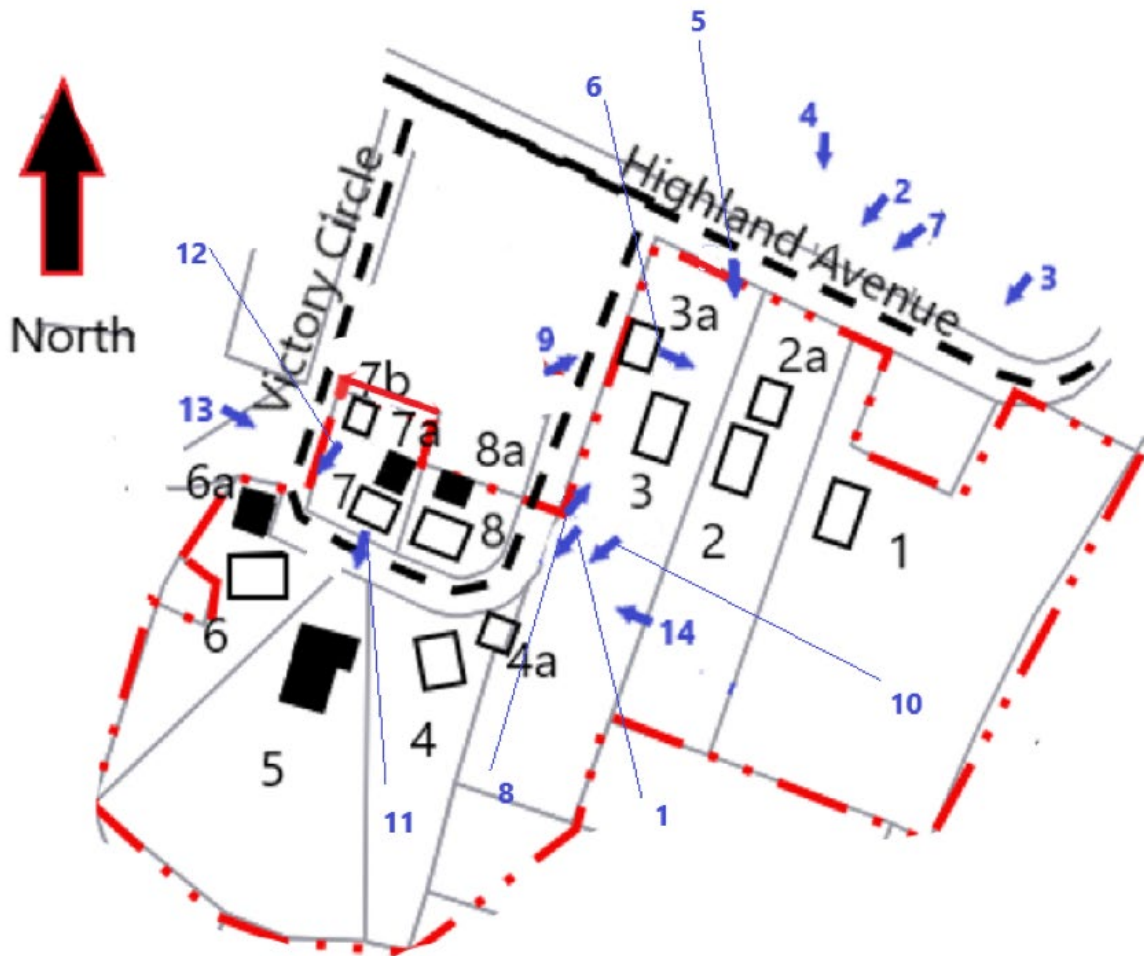
District Map

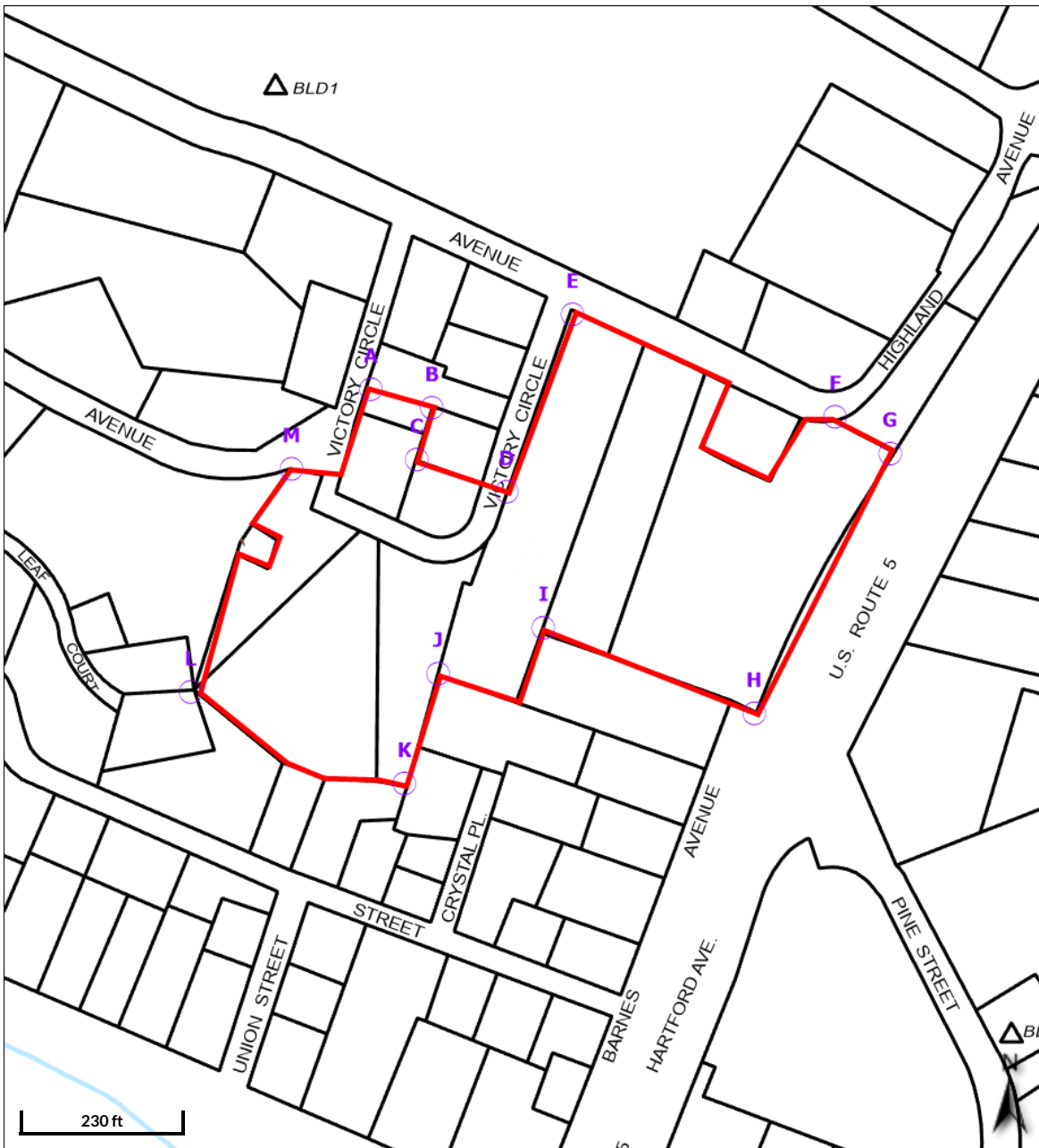


Victory Circle-Highland Park Historic District
Name of Property

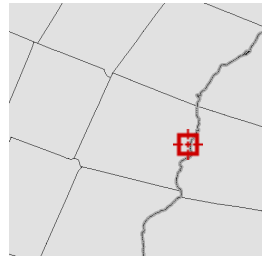
Windsor, Vermont
County and State

Photo Angles







Overview



Legend

-  Parcels
-  Water

Date created: 4/15/2025
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WE BELIEVE
Black Lives Matter
LOVE IS LOVE
GAY & STRAIGHT
WATER IS LIFE