

86 St. Paul Street



This vernacular brick building was constructed c.1850 as a wing to the Bank Block, which ran along the northern side of what was then called Court House Square. In its 160 years, its simple design has allowed it the flexibility to accommodate a diverse array of purposes, including: the operations and offices of many important businesses in town, residential units, boarding houses, storage facilities, bank offices, the state's first drive-up bank teller, and restaurants.

According to David J. Blow, the building was constructed c.1851 by two brothers, D.B. and D.W. Buckley, although very little is known about them except that they went bankrupt and sold the building to Levi Underwood shortly after its construction.¹ Its pre-1853 date is confirmed by its presence on the 1853 Map of Burlington by Presdee and Edwards.² An 1862 map indicates that the building was occupied by two people: W. Ward, who may have been a teller at the Burlington Savings Bank once it opened up in the Bank Block in 1868; and C.W. Warner, possibly Charles Wesley Warner, a former farmer who moved to Burlington from Jericho, Vermont in c.1861.³ In 1867, Socrates Beach purchased the building from Levi Underwood to use as a storehouse for his flour: "S. Beach has purchased the L. Underwood's entire interest in the Bank Block. This purchase includes... all the tenements on St. Paul Street with the land in the rear. Price \$15,000,"⁴ suggesting that part of the building was used as a boarding or tenement house. As shown in two 1869 maps of Burlington (see Figures 1 and 2), Beach used a northern portion of his block and the land behind for storing his baking supplies, while the southern portion was a tenement house. Of particular interest is the very northern end of the building, which includes a passageway on the first floor which still exists today, an unidentified school on the second floor, and a board room on the third floor.⁵

Socrates Beach used the building through his retirement in 1895 although, according to David J. Blow, the building remained in the Beach family through the mid-twentieth century, and Beach's daughter Myra B. Powers assumed ownership of the property in 1928.⁶ Post-1895, the southerly half of the building continued to house tenements and boarding houses, while the northerly half hosted a variety of businesses. One of these businesses was that of W.H. Clark, Dealer in Carriages, Harnesses, Horse Furnishings Goods, and who ran a Boarding and Sale Stable. Clark occupied the building and its rear premises from about 1890 through c.1904, and may have utilized the passageway on the north side of the building for his operation (see Figure 4).⁷ Clark's business was described in an 1890 publication as follows:

"This business was founded in 1886, and for the purpose of the business premises are occupied which comprise a commodious store and a warehouse in the rear, in addition to a large stable for horses. Every facility is at hand for the display of the stock, which comprises in the first place a large assortment of Carriages and Wagons of all kinds and of various makes, well selected and purchased expressly for the

requirements of the trade of this locality...The stable has accommodations for about forty horses and particular attention is given to boarding and caring for the animals of residents of the city. A large sale trade in horses is also done. He recently shipped a pair of fine animals to Cincinnati, and this is but a single instance of his trade to points far away from here...Mr. Clark well understands every detail of his business and therefore it will be found advantageous to deal with him.⁸

Some of the boarding house keepers in the nineteenth and early twentieth centuries, listed in the Burlington City Directories, included: Mrs. J.S. Roy, c.1871 to c.1878; Bridget Marrion, c.1884 to c.1901; John Edwin, c.1890s (see Figure 6); Frank Taylor and Mrs. Emma L. Phillips, "Taylor and Phillips," 1902; Frank Gadue, c.1904 to c.1908; and Napoleon and Mary Rock (or Roque), c.1908 to c.1929, which is indicated on Sanborn Fire Insurance Company maps from 1919 and 1925 as the "Rock House."⁹ During the 1930s, the building became home of Peter and Clara Marchacos, and they ran a café called "Clara's Home Lunch" on the ground floor.¹⁰ From 1938 to 1944, Sam Fotokos lived in this portion of the building and ran both a boarding house and a restaurant called "The Venetian Garden Restaurant," and from 1944 until the Burlington Savings Bank bought the building in 1947, Seward B. Rogers offered "rooms for rent" in the boarding house.¹¹

One of the more interesting enterprises housed in the building was Frank Gadue's Flour Sifter Company, which promoted his invention of a new type of flour sifter (see Figures 7 – 10). Gadue spent two years refining his product, shown in Figure 7, which he claimed was capable of the following tasks: "...made to hold 25 or 50 lbs., other sizes to order...will sift Flour, Plaster Paris, Pulverize sugar cubes, Paint, it will make jelly from fruit, it will sift more in less time than any other flour sifter."¹² Gadue went on to describe his invention as "...a tin can with cover top and bottom stands on 3 legs; keeps the contents clean and free from rats, mice, dampness, and a great saving over paper bag and sacks."¹³ Unfortunately, Gadue struggled with his patent application, and it was ultimately rejected; numerous letters were returned to him stating that his drawings did not adequately match his descriptions and were too amateurish, and that his claims to the sifter's ability to keep out foreign substances could not be adequately proven (see Figure 11). However, it appears that, finding no success in the United States, Gadue successfully had his flour sifter patented in Canada in 1906.¹⁴

According to David J. Blow, Gadue went bankrupt in 1909, and held an auction on April 20 of that year to sell his patent, tools, stock and shop.¹⁵ Samuel H. Vilas bought Gadue's patent for \$100 and his tools and stock for \$337, starting what would become known as the S.H. Vilas Manufacturing Company that was successfully able to manufacture and sell the flour sifter, as a simple Google search for the Gadue Flour Sifter turns in many references to and descriptions of the product in books from the 1910s (see Figure 12).¹⁶ When the Gadue Flour Sifter Company vacated the building, the maps indicate that a garage was located in the space, which eventually was labeled as "Auto Sales" in 1926.¹⁷ Since the time that Beach first occupied the building, the

northerly half of the building to the south of the passageway on the end must have contained a very large, open space, capable of being used for manufacturing and the storage of grain, carriages, horses, refrigerated milk products (as indicated by 1885 and 1894 maps), and even automobiles.

Frank S. Lanou was a tenant of the building for many years, first locating in the space directly north of the boarding house portion of the building in c.1910, taking over, according to David J. Blow, a “plumbing, steam, and gas fitting” business started here in 1909 by John O’Donohue.¹⁸ Lanou, who expanded his business in the 1930s to occupy the entire northerly half of the building up to the passageway, remained in business here until the Burlington Savings Bank bought the building in 1947 (see Figure 13).¹⁹

The Burlington Savings Bank had grown incredibly large by the 1940s, and expanded into the adjacent building in 1947. The building on St. Paul Street was wholly renovated, removing a one-story addition from behind the original boarding house portion, removing most of the doorways that accessed St. Paul Street and fitting them with windows resting on concrete, replacing the original sash windows containing wooden muntins with plate glass casement windows, and refinishing the floors, walls, and ceilings of the interior (see Figures 14 – 16). Most notable about these renovations is that they included the construction of the first drive-up bank teller in the state of Vermont along St. Paul Street in c.1948 (see Figures 14 and 16). In 1959, three of the primary banks in Burlington, the Burlington Savings Bank, the Chittenden Bank, and the Merchants Bank, cooperated to install six drive-in tellers behind the banks, accessed via College Street and exiting through the passageway onto St. Paul Street (see Figure 18). As reported in the Burlington Free Press,

“Banking facilities said to be unique in the nation will be opening...by three Burlington banks...Officials of the banks said it is unique to have three banks of these types working together. Each bank has two drive-in windows, and each bank independently chose the same type of window...Entrance to all six windows is from College Street and the exit from the paved lot is on St. Paul...A center lane between the windows of [the Chittenden and Merchants Banks], divides into two lanes which lead to the drive-in windows of the Burlington Savings Bank. These windows were built on the corner of the bank near St. Paul Street.”²⁰

It is interesting to note that the Burlington Savings Bank utilized the century-old passageway for a completely modern use, which contained the tellers for its bank that were accessed via the drive-thru on College Street (see Figure 18). Numerous advertisements from c.1960 praised this new system of drive-thru banking, which enabled people to escape the stress of traffic and parking when visiting the bank (see Figure 18).

Throughout the 1960s, 1970s and 1980s, the building housed the Burlington Savings Bank on the ground floor and a variety of offices above. In the early 1980s, the Burlington Savings Bank

became the Bank of Vermont, and later merged with the Bank of Boston in 1988 and KeyBank in 1995. The building, along with 148-156 College Street, was sold by KeyBank in 1998 to the current owner, Misty Meadow Farms, Inc. Currently, in February 2010, 86 St. Paul Street houses a restaurant on the ground floor called The Green Room, a number of offices above, and the entrance/ exit to a parking lot through the historic passageway.

Citations

¹ David J. Blow, *Historic Guide to Burlington Neighborhoods, Vol. II* (Burlington: Chittenden County Historical Society, 1997), 40

² Presdee and Edwards. *Map of Burlington, Vermont*. (New York: Presdee and Edwards, 1853)

³ US Bureau of the Census, 1850 and 1860 (via ancestry.com, accessed February 24, 2010)L.P. Waite & Co. *Burlington City and Winooski Directory*

⁴ *Burlington Free Press*, September 28, 1867

⁵ Sanborn Fire Insurance Company Map, 1869

⁶ David J. Blow, *Historic Guide to Burlington Neighborhoods, Vol. II*, 42

⁷ Sanborn Fire Insurance Map, 1900; Blow, 43; *Industrial Advantages*, 9

⁸ *Industrial Advantages*, 9

⁹ Burlington City Directories, 1871-1929; Sanborn Fire Insurance Company Maps, 1919 and 1925

¹⁰ Burlington City Directories, 1930, 1936

¹¹ Burlington City Directories, 1936, 1940, 1946

¹² Gadue's Flour Sifter patent, University of Vermont Special Collections

¹³ Ibid

¹⁴ Canadian Patents Database, Patent #98409, <http://brevets-patents.ic.gc.ca/opic/cipo/cpd/eng/patent/98409/summary.html> (accessed February 24, 2010)

¹⁵ Blow, 43

¹⁶ Blow, 43

¹⁷ Sanborn Fire Insurance Company, Maps, 1912, 1919, 1926

¹⁸ Blow, 43

¹⁹ Sanborn Fire Insurance Company, Maps, 1926, 1942

²⁰ "Banks Open Co-operative Drive-ins Today," *Burlington Free Press*, 1959.

86 St. Paul Street Images

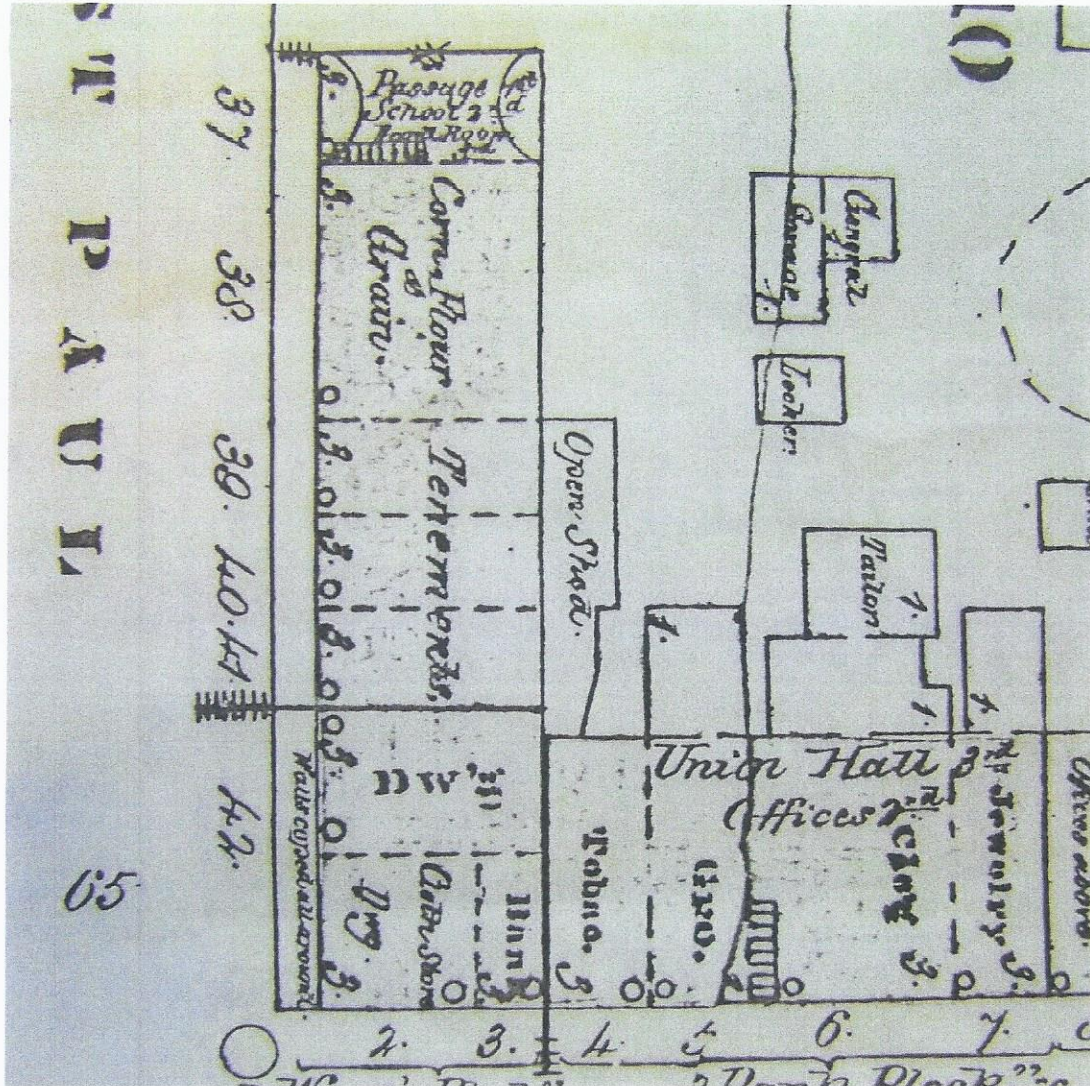


Figure 1: 1869 map of the building, indicating Socrates Beach's storage facility, tenement apartments, and a passage to the north with a school on the second floor

Source: Sanborn Map Company, *Sanborn Insurance Map, Burlington, Vermont*. New York: Sanborn Map Company, 1869

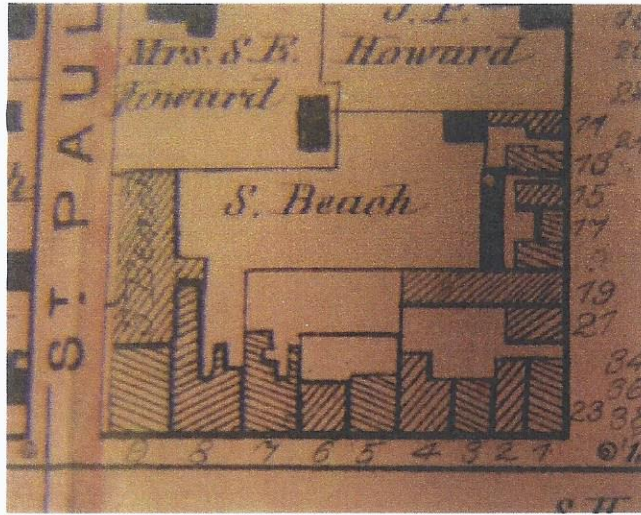


Figure 2: 1869 map of Burlington, indicating the property owned by Socarates Beach, including the building and the property behind

Source: F.W. Beers, *Plan of the City of Burlington and town of South Burlington*. (New York: F.W. Beers, 1869)

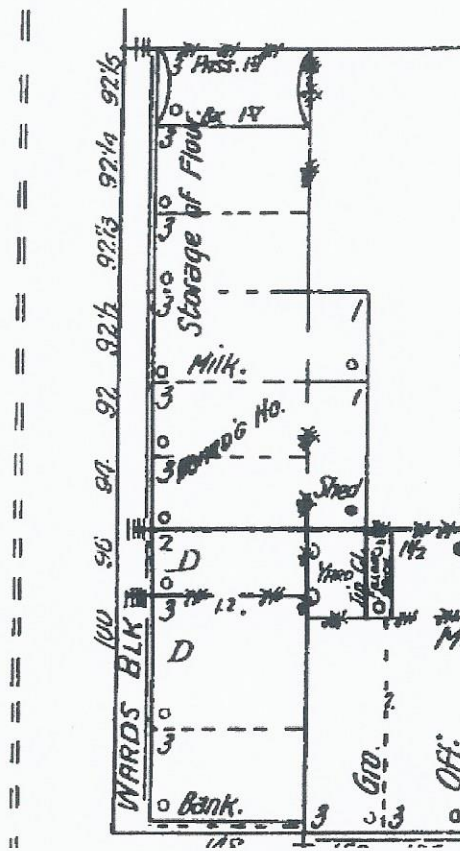


Figure 3: 1894 map of the building, just before Socrates Beach retired from baking
Source: Sanborn Map Company, *Sanborn Insurance Map, Burlington, Vermont*. New York: Sanborn Map Company, 1894

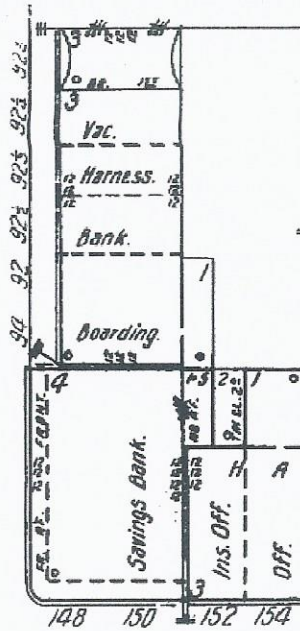


Figure 4: 1900 map of the building with the newly erected Burlington Savings Bank building
Source: Sanborn Map Company, *Sanborn Insurance Map, Burlington, Vermont*. New York: Sanborn Map Company, 1900

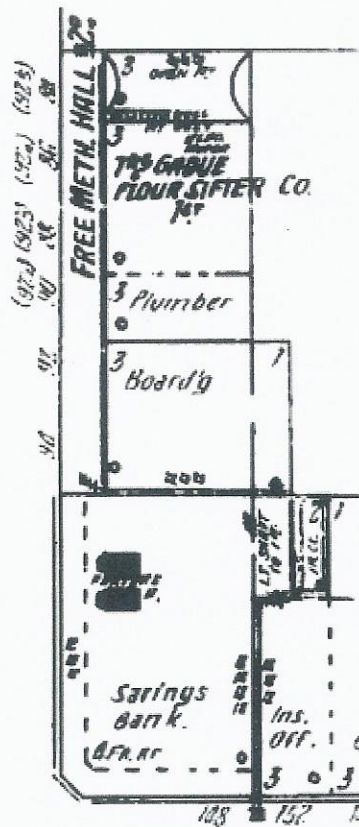


Figure 5: 1906 map of the building, with the Gadue Flour Sifter Company
Source: Sanborn Map Company, *Sanborn Insurance Map, Burlington, Vermont*. New York: Sanborn Map Company, 1906

St. Paul Street Boarding House,
JOHN EDWIN, Proprietor.
Good Board by the Day or Week at Reasonable Rates.
94 St. Paul Street, BURLINGTON, VT.

Figure 6: 1891 advertisement for the St. Paul Street Boarding House
Source: H.A. Manning Company, Burlington City Directory, 1891, p.120



Figure 7: c.1907 photograph of employees outside the Gadue Dustless Flour Sifter Company at
86 St. Paul St.

Source: <http://cgi.ebay.com.au/ws/eBayISAPI.dll?ViewItem&item=390119523895>

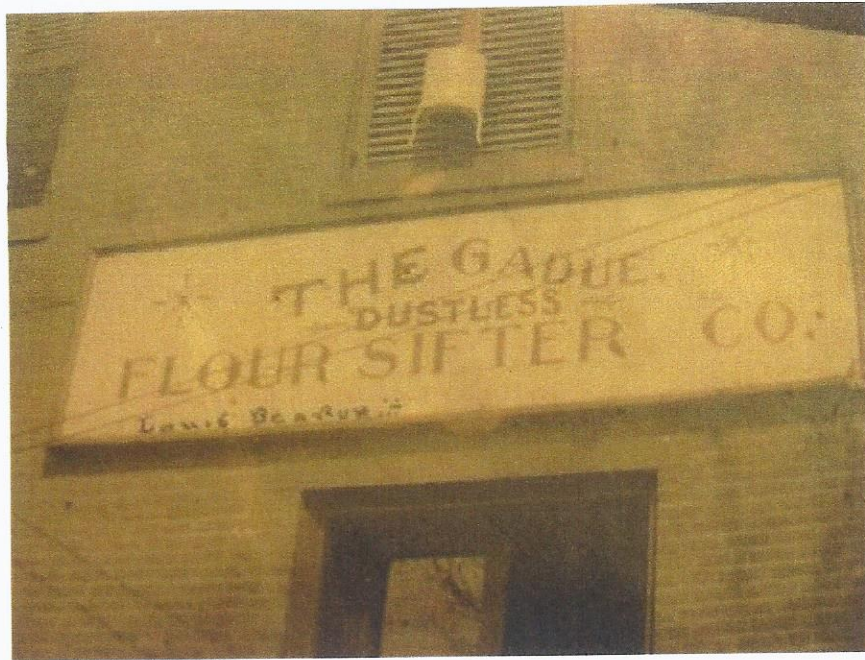


Figure 8: Detail of the photograph in Figure 7, showing the Gadue Dustless Flour Sifter Co. sign and a flour sifter hanging above the sign

Source: <http://cgi.ebay.com.au/ws/eBayISAPI.dll?ViewItem&item=390119523895>

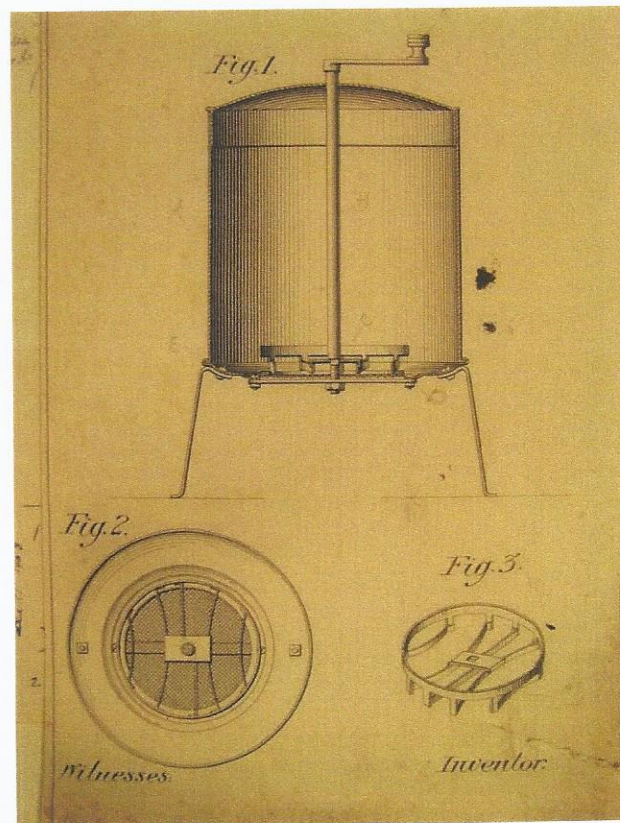


Figure 9: Patent drawing for the Gadue Dustless Flour Sifter
Source: Patent Records, University of Vermont Special Collections

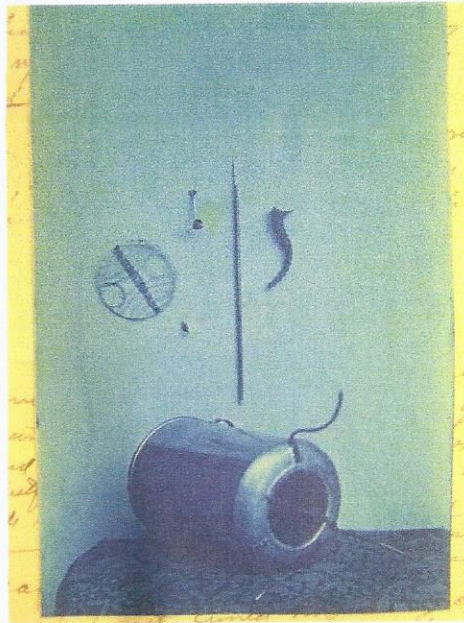


Figure 10: Photograph of the Gadue Dustless Flour Sifter and its various components
Source: Patent Records, University of Vermont Special Collections

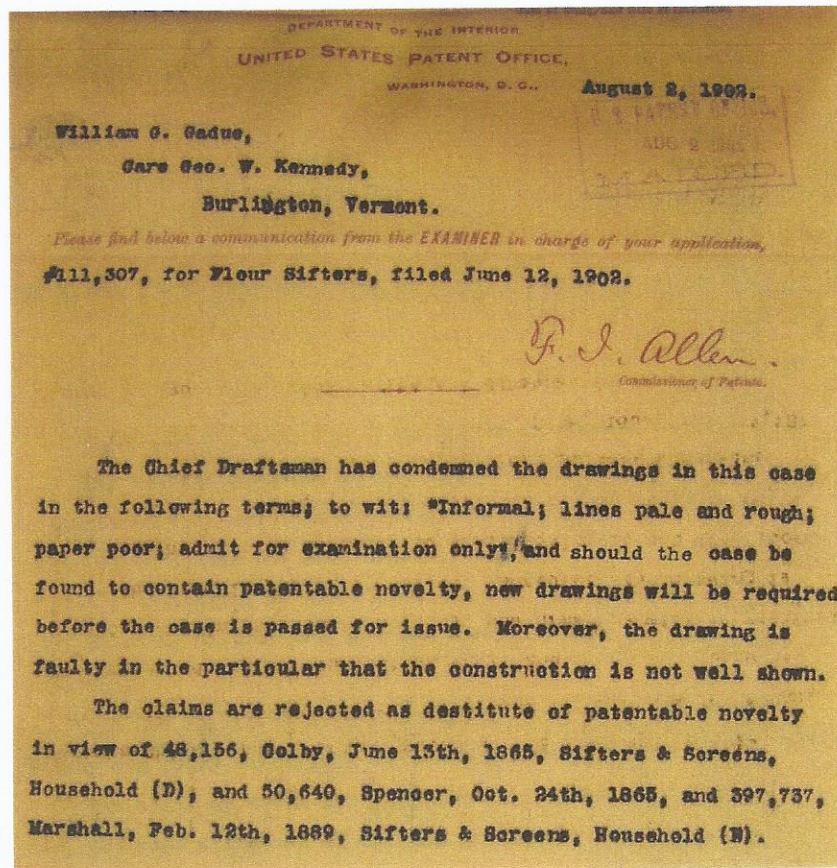
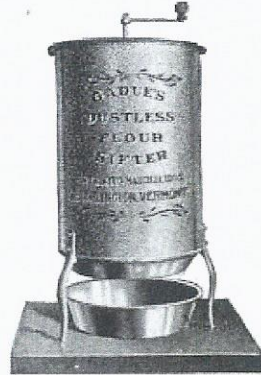


Figure 11: Letter to Frank Gadue explaining why his patent was rejected
Source: Patent Records, University of Vermont Special Collections

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 matic Reel, illustrated.
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 er is kept on the brake
 g is not supposed to be
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 as desired. In case too
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 ces. The makers state
 or the Reel to get out
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 at both ends so that it
 out any amount of force.
 f breaking the spring

"Gadue" Dustless Flour Sifter
 S. H. Vilas Mfg. Co., Burlington, Vt., are
 manufacturers of the "Gadue" Dust-
 less Flour Sifter, illustrated. The device not
 only thoroughly sifts the flour, leaving it in a
 feathery and flaky condition, but removes all
 foreign substances. In this Sifter the flour
 is protected at all times, and the makers state
 that when used in a camp flour left in it at
 the end of the season will be in good condi-



"GADUE" DUSTLESS FLOUR SIFTER

tion the next year. There is no dust when
 using this device, as all the flour is saved.
 The chief feature is the agitator, which is the
 base of the center rod attached to the crank
 at the top of the Sifter. The Sifters are made
 in 12, 25 and 50 pound sizes, occupy but little
 room, and are always ready for use.

Figure 12: 1910 description of "Gadue" Dustless Flour Sifter in *Hardware Dealers' Magazine*
 Source: *Hardware Dealer's Magazine*, Vol. 33, June 1910, p.1316 (via www.books.google.com,
 accessed February 24, 2010)

388 1936 BURLINGTON DIRECTORY 1936

"Standard"

Frank S. Lanou & Son
 HEATING AND PLUMBING ENGINEERS

Dealers in
 SHEET METAL, BRASS GOODS, IRON PIPE AND FITTINGS,
 PUMPS, WAYNE OIL BURNERS, AUTOWATER SYSTEMS,
 AIR CONDITIONING

90 ST. PAUL ST. Phone 7 BURLINGTON, VT.
 FRANK WOOL

Figure 13: 1936 advertisement for Frank S. Lanou & Son
 Source: H.A. Manning and Company. *Manning's Burlington and Winooski, Vermont Directory*.
 (Springfield, MA: H.A. Manning and Company, 1936), 388

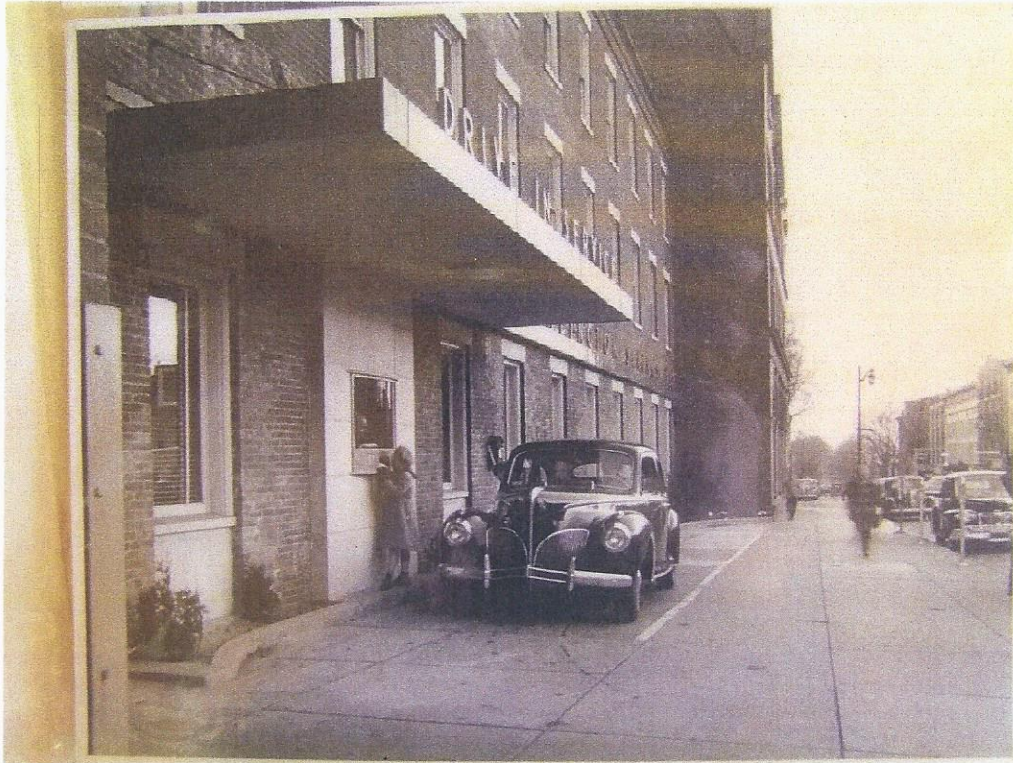


Figure 14: c.1950 photograph of the drive-up window

Source: Smith Family Papers, Vermont Historical Society Manuscript Collections



Figure 15: c. 1950 photograph of the renovated interior of 86 St. Paul Street

Source: Smith Family Papers, Vermont Historical Society Manuscript Collections

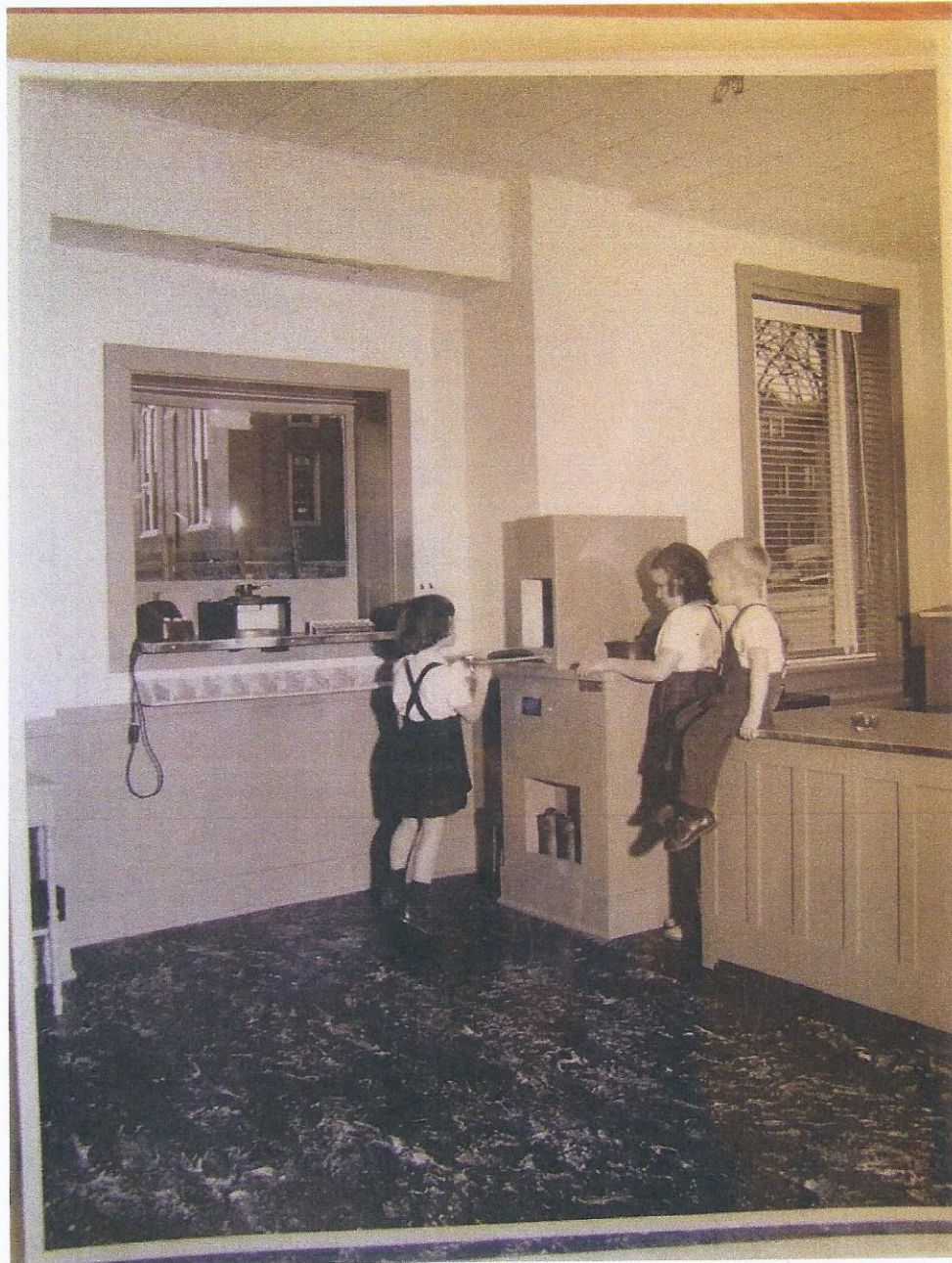


Figure 16: c. 1950 photograph of the interior of the drive-up window at 86 St. Paul Street
Source: Smith Family Papers, Vermont Historical Society Manuscript Collections

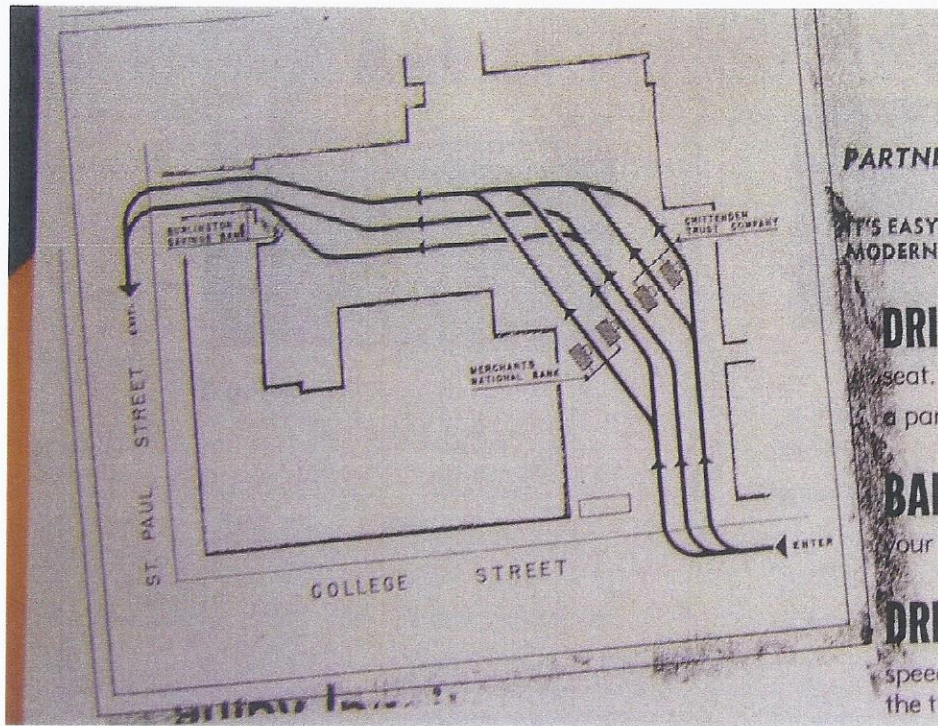


Figure 17: Map showing the new drive-in bank tellers that exit through the 86 St. Paul Street passageway, c.1959

Source: c.1959 *Burlington Free Press* advertisement, Smith Family Papers, Vermont Historical Society Manuscript Collection



Figure 18: Advertisement showing the back side of 86 St. Paul Street's passageway (looking west), where the drive-through teller was located

Source: c.1959 *Burlington Free Press* advertisement, Smith Family Papers, Vermont Historical Society Manuscript Collection