Welcome to the Waterbury Tour. We invite you to stroll the streets allowing yourself to visualize stately elms and tall, rounded maples canopying the unpaved narrow streets in residential areas. As you amble along South and North Main Street, recall that in 1927 a devastating flood filled the streets where you now walk with water reaching to the second story of the highest buildings. Tropical Storm Irene again flooded the area in August 2011 with up to six feet of water. Community and volunteer spirit rebuilt the damaged buildings in less than two years. Watch for architectural details: varying roof styles, sidelights flanking entry ways, unusual doors and windows. Enjoy your walk of both historic and modern Waterbury.

3. WATERBURY STATE OFFICE COMPLEX & FORMER VERMONT STATE HOSPITAL
Set back from South Main Street, at the head of the horse-shoe drive, is the original central buildings of the Vermont State Asylum for the Insane. This section was completed in 1891. Flanking the center entry are two low symmetrical wings each terminating with two 2 1/2 story cylindrical buildings. The Hospital closed in 2011 after 120 years as the state's primary mental health institution. At one time it was a nearly self-sustaining entity and a major employer for the area. After flooding by Tropical Storm Irene the oldest core buildings were restored and some buildings were demolished to make way for a more efficient office complex. Walk the grounds to view an interesting mix of architectural styles - 19th century institutional and 21st century contemporary office building. Note the historic roadside marker on the town.

WATERBURY VILLAGE, MILL VILLAGE, COLBYVILLE, AND WATERBURY CENTER

As you proceed up Main Street, you will enter the original business area of the village. Bank Hill is a much gentler hill today than it was in the early days, when there were steps near the top of the hill for pedestrians. Commercial buildings on the right side of Main Street were built in the late 19th century. Over the years they housed banks, millinery shops, grocery stores, clothing and shoe stores, poolrooms and public baths (25 cents a tub). At Elm Street the buildings on the left side of the street are recent, as the older buildings on this side were destroyed by fire. Until the 1950s, a tower-like structure, called the “dummy police-man,” stood in the middle of the Stone and Main Street intersection to serve as a traffic stop sign. Notice on your left 3 Elm Street where you can see the high water marks from the 1927 flood and 2011 Tropical Storm Irene.

STOWE STREET BUSINESS AREA        ESTABLISHED CIRCA 1833
PLACED ON STIMSON & GRAVES BUILDING

7. ONE SOUTH MAIN STREET was one of the earliest business structures in town, built in 1834. It is a larger version of 2 North Main Street. This Federal/Greek Revival, five-bay building shows early window features on the second- and third-floors. The top gable treatment differs from that of 2 North Main. In the 1860s it contained the first Masonic Hall. In later years, Smith and Sommerville’s Hardware provided the town with a variety of materials.

8. TWO NORTH MAIN STREET, a Federal/Greek Revival style building constructed in 1834, is a two-and-a-half story gable front structure of common bond brick with a header every ten rows. Granite was used for door and window jambs and divides the storefront into five bays. Note the unusual recessed gable. For a major portion of its existence, this building was a drug store.
The DILLINGHAM HOME, 6 North Main Street, built circa 1835, was originally a grain store, and a hardware store. Over the years, a host of businesses were located here. In 1860 it underwent alterations giving it a Gothic look. The frame church is divided into three bays, with buttresses ending in pinnacles on the corners. The door to the east is enclosed in a double-door frame topped by a pediment. The chapel was added in 1880 and the stained glass windows in 1890. The church was used by local ministers, who also built the Saint Joseph Church. Today, the church contains the remains of many of the early occupants of the buildings described in this tour.

The OLD STAGECOACH INN, 13 North Main Street, was constructed in 1826 as a Federal style building. In 1835, it was altered by changing it to a Queen Anne house. The large three-story, five-bay structure keeps the one-room-deep profile of the Federal period on the first floor. The entry is surrounded by engaged columns. Six large rooms on the floor is a feature of this design. For many years this was the home of Mrs. Annette Henry Spenser, a local woman of considerable wealth having residences in London, Paris, and New York City. It has reverted to its former role as a welcome haven for travelers.

The front brick portion of the HR. HENRY JAMES HOUSE at 28 North Main Street was built in 1870 and is typical of the Queen Anne style. The smaller wooden attached portion behind the house dates to the early 1880s. It was the home of two generations of the James family. The first Henry James, an elderly farmer, resided here. William, the son, was active in political and town affairs. He married Fanny Butler, the daughter of the settler, Ezra Butler. This was the first frame house built by the prolific W.D. Deal in 1879, has three sections, each with a four-bay facade. The farther bay was a marvellous ice cream shop, complete with marble fountain, homemade ice cream, and rows of penny candy. "The Waterbury Special," it is an aluminum sculpture created in 2018 by Phillip Godenschwager. Called a profile of the Federal period on the first floor. The entry is surrounded by engaged columns. Six large rooms on the floor is a feature of this design. For many years this was the home of Mrs. Annette Henry Spenser, a local woman of considerable wealth having residences in London, Paris, and New York City. It has reverted to its former role as a welcome haven for travelers.

Continue the walking tour of Waterbury Village turn back around the old town green, enjoying the architectural features of the buildings. The sweeping veranda at 35 North Main Street is a wonderful perch to view the town from.

The GRIST MILL, Waterbury Feed Company, 92 Stowe Street, is the only remnant of the industrial past of this neighborhood. It was built in 1815 and was used as a roasting facility. Remnants of the dam and penstock are at the rear of the building although the first mill on this site was built in 1807. At 103 Stowe Street is the HYDE-BAKER HOUSE, built also in 1813 and recently restored following a disastrous fire. Stylistic highlights of this house would be the two-story veranda and recessed second floor porch. It is the finest design example in the district.

The COLBY MANSION, built by George Colby about 1813 is an unusual high-style structure. It followed Colby’s theory of architecture, which held that buildings should emulate classical orders. The Mansion’s appearance has been retained. The interior contains largely original design and woodwork while the exterior also maintains its original charm.

Complete the walking tour of Waterbury Village turn back around the old town green, enjoying the architectural features of the buildings. The sweeping veranda at 35 North Main Street is a wonderful perch to view the town from.

The GREEN MOUNTAIN SEMINARY building. It was completed in 1869 as the Free Will Baptist Church. The church was razed in 1930 to make way for "gentlemen’s room." Note the entrances on intersecting wings and the prominent front pediment. A bell tower and walkway were removed in 1941; the exterior of the building is largely in original condition and was restored and converted to housing in 2001.

The GUTPI Farmhouse, second largest remaining farm in the Green Mountain National Forest, was constructed on December 13, 1897 and leased operation on May 2, 1932. The restoration of the house takes the form of staging Stowe carrying freight, passers and mail. Take the first right after Ben & Jerry’s Ice Cream Factory (Guptil Road).

The United States Senator William Dillingham. The DILLINGHAM HOME, 6 North Main Street, built circa 1835, was originally a grain store, and a hardware store. Over the years, a host of businesses were located here. In 1860 it underwent alterations giving it a Gothic look. The frame church is divided into three bays, with buttresses ending in pinnacles on the corners. The door to the east is enclosed in a double-door frame topped by a pediment. The chapel was added in 1880 and the stained glass windows in 1890. The church was used by local ministers, who also built the Saint Joseph Church. Today, the church contains the remains of many of the early occupants of the buildings described in this tour.

12. Turn left and take a short walk to the railroad bridge that crosses Main Street. The wooden truss is Thomas Potter's first artistic creation in 2018 by Phillip Godenschwager. Called "The Waterbury Special," it is an aluminum sculpture created in 2018 by Phillip Godenschwager. Called a profile of the Federal period on the first floor. The entry is surrounded by engaged columns. Six large rooms on the floor is a feature of this design. For many years this was the home of Mrs. Annette Henry Spenser, a local woman of considerable wealth having residences in London, Paris, and New York City. It has reverted to its former role as a welcome haven for travelers.

13. The STIMSON & GRAVES BUILDING, 18 Old Stagecoach Hill, was built in 1879 in the Victorian/Italianate style. It was the original town hall. The Methodist Church dates to 1824. In 1860 it was a hotel, and the original Green Mountain Coffee Roasting Facility.

14. Next is the American Legion Hall, on the site of the old WATERBURY OPERA HOUSE. From 1923 to the late 1930s it housed "The Radio," Waterbury's first movie theater. The original building, built about 1890, burned in the mid 1980s.

15. The railroad bridge is known locally as "THE DRY BRIDGE." This dedication on December 24, 2004, is a replica of the 1914 structure.

16. Continue the tour over the "Dry Bridge." At the corner of High Street is a row of connected brick buildings comprising THATCHER BROOK PRIMARY SCHOOL. Previously these buildings housed Waterbury High School and Waterbury Central Elementary School (until 1997). The Central structure was built in 1898 of natural red granite. Originally there were two towers. Note the center building entrance crowned by a pediment with a large fanlight. The section to the left was built in 1912 to resemble the 1898 portion, enriched with dentilicate brickwork at the corners (right-hand) segment. A large window added in 1936, is narrower but similar to the earlier part. This is an unusually fine public sidewalk of this building in the Late 19th to early 20th century. It was restored in 2007.

17. Walk toward Main Street staying on the same side of the street.

18. On the further side of the Dry Bridge at 29 Stowe Street sets a building with an unusual corner door. A great many commercial and industrial enterprises have been located here, including a fruit market operated by an accordion-playing proprietor who wore a straw boater and husk. In the late 1930s Mid-State Alleys, a popular pulp and paper building was added to the back of the building. Today the original bowling lanes can be seen in the floor.

19. MINARD’S BLOCK, now the Masonic Lodge Hall, was built in 1879. It has a two-story, three-bay facade of running bond brick with corner stone. Note the center bay’s second floor has been enclosed in the second movie theater in town, complete with the Peacock stampede, which was often sold from their brightly colored popcorn machine. Although alterations have been made over the years, it continues to be a grand old building.

20. The WDEV BLOCK, also built by the prolific W.D. Deal in 1879, has a first floor store with a four-bay unit. The building is very similar to its neighbors, so again, note the upper stories for interesting brick and stone work. Various commercial businesses have occupied this building in the late 19th century.

21. On the corner of Stowe and Main Streets is the OLD CENTER SAVINGS BANK, now a family-owned business, but retaining its original design and woodwork. The street is the site of the old bank. The building was restored in 1988.

22. The old Newbury School (until 1997). The Central structure was built in 1824. In 1860 it was a hotel, and the original Green Mountain Coffee Roasting Facility.

23. Mill Village is the area of Stowe Street north of three north of three overpasses of Interstate 89. The outstanding natural feature of the district is Thatcher Brook, which flows for approximately 50 feet in a very short distance. The buildings date mostly from the mid- to late-19th century when Mill Village was an active industrial area. Recent restoration has preserved a number of industries. Today it is a quiet residential area.