

A BRIEF HISTORY OF LATE 19TH CENTURY RUTLAND MAPS

In the 1850's Rutland became the railroad center of Vermont. From 1850 to 1860 Rutland's population doubled from 3713 to 7577. In 1870 the population increased to 9834 and in 1880 reached 12,149 which made Rutland the largest community in Vermont.

In 1854 a map by Scott documented the growth of Rutland as a railroad center. In 1869 a post-Civil War map by Beers, Ellis and Soule continued the documentation of the community's growth. In 1884, shortly after Rutland became the largest community in Vermont, the J.L. Beers and Company map of Rutland provided a final documentation of the "old Town of Rutland". This included the current towns of Proctor, Rutland and West Rutland and Rutland City.

By 1886 Proctor and West Rutland had become separate towns and in 1892 Rutland City separated from Rutland Town. Never again would one of these communities challenge Burlington for the rank of the largest community in Vermont. Separation had relegated the Rutland community to the rank of second largest community in Vermont.

The fact that there are three maps, each 15 years apart from its neighboring map, gives historians a great series of equal time spans to analyze growth in Rutland. The 1884 map, the last of the three, becomes the last benchmark before the "old Town of Rutland" begins to break up, thus making it the final map of "Old Rutland".

In 1885 a three dimensional sketch of Rutland by Burleigh, Vogt & Son added a new dimension to the mapping of late 19th Century Rutland.

In 1879 the Sanborn Fire Insurance Company began a periodic mapping of Rutland's business areas which later expanded into covering the residential areas. Rutland maps for 1885, 1890, 1895 and 1900 followed the initial map.

Rutland directories started in 1867 and continued biennially from 1872 on. These provided additional support data for the Rutland maps of 1854, 1869 and 1884 as did the U.S. Federal Censuses of 1850, 1860, 1870 and 1880.

These records provide a fortuitous combination of data for the study of late 19th Century Rutland, capped by the Beer's Map of 1884 and the Burleigh Voght & Son Sketch of Rutland.