

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. **Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).**

1. Name of Property

Historic name Winooski Falls Mill Historic District (Boundary Increase)

Other names/site number _____

2. Location

street & number 110 West Canal Street not for publication

city of town Winooski vicinity

State VT code VT county Chittenden code 007 zip code 05404

3. 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

Signature of certifying official Date

Title State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:	Signature of the Keeper	Date of Action
___ 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:)	_____	_____

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal
- private

Category of Property

(Check only **one** box)

- building(s)
- district
- site
- structure
- building(s)
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		sites
1	0	structures
		Objects
		buildings
2	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

18

6. Function or Use

Historic Functions

(Enter categories from instructions)

INDUSTRY/PROCESSING/EXTRACTION/

Manufacturing facility

Current Functions

(Enter categories from instructions)

WORK IN PROGRESS

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th AND 20th CENTURY REVIVALS

Materials

(Enter categories from instructions)

foundation: BRICK

walls: BRICK

roof: SYNTHETICS/rubber

other:

Narrative Description

Summary Paragraph

The Winooski Falls Mill Historic District covers approximately twenty-one acres at the southern edge of the City of Winooski and extends across the Winooski River to include approximately one and one-half acres in the City of Burlington. The irregularly shaped district contains several substantial nineteenth- and early twentieth-century mill buildings, along with their associated wheelhouses, penstocks and raceways, the historic Winooski Bridge, several residential structures and one historic site. The terrain is hilly, sloping steeply down to the river on either side. The district is characterized by the brick and stone construction of the mill buildings and the vernacular, wood-frame, gable-roof houses and tenements built to house the mills' then-sizeable workforce. On the north bank of the Winooski River, at the northwestern corner of a late nineteenth-century textile mill complex, west of the existing Winooski Falls Mill Historic District boundary and separated from it by c.1987 intervening construction, the c.1909 American Woolen Company Carbonizing Plant is a large, multi-part, two-story brick building, with basement, oriented parallel to West Canal Street. Comprised of a twenty-by-five bay main block, with projecting center bays, attached engine room and dye house, it is set in a common bond, has large windows with granite sills and three-course, semi-elliptical segmental brick arches and a slightly pitched gable roof with exposed rafter tails. It retains a high level of integrity for the period 1909 to 1954 and character-defining features include its form, massing, brick construction, fenestration and, on the interior, the large open spaces required for industrial and manufacturing operations.

Narrative Description

American Woolen Company Carbonizing Plant, c.1909, contributing.

Built to facilitate fast, cost-effective cleaning of raw, untreated wool for American Woolen, which acquired the complex in 1901 and operated here until 1954, it is set back from West Canal Street, on a sloping parcel of land behind several industrial and residential structures. The irregular lot, whose shape resembles that of the state of Texas, is bounded on the south by light woods and the Winooski River and on the north by a steep slope, beyond which an access road runs parallel to the street before curving south and encircling the building. A covered pedestrian bridge on the north provides access from the upper floor of the main block to the top of the embankment. The building is highly visible from Burlington approaches and the Winooski Bridge, as well as from the south bank of the Winooski River, and continues to convey its associations with the surrounding landscape of mill complexes, worker housing and small commercial enterprises that comprise the Winooski Falls Mill Historic District.

The former American Woolen Company's Carbonizing Plant consists of three distinct sections: a two-story, twenty-by-five-bay main block with basement, appearing as a three story structure from the south, connected to a one-and-a-half-story, two-bay engine room and a one-story, four-bay dye house on the west. Parapeted firewalls rising from the west walls of the main block and the engine room further distinguish these sections. Constructed of red brick - set in a common bond with every seventh course a Flemish header course - the entire structure reads as one unified building supported by a brick foundation, which has been parged on the south and west. The center five bays of the main block project slightly on the north and south elevations and an exterior brick chimney, added later, rises at the northwest corner of the northerly projection. The entire structure has a very slightly pitched gable roof, which appears flat on the lateral elevations. Chamfered purlins and rafters protrude through the exterior walls and eaves are close with a plain, open cornice. An enclosed pedestrian bridge on the north provides access from the top of the embankment to the upper level of the main block. A c.1984 one-story, gable-roof garage attached to the east wall of the main block is no longer extant. Although window and door openings have been modified to various degrees, retained historic window openings throughout the structure generally feature granite sills and three-course, segmental, semi-elliptical brick arches. The majority of door openings also feature three-course segmental, semi-elliptical brick arches and generally contain contemporary metal and glass pedestrian doors or commercial, roll-up garage doors.

Fenestration on the main block is generally even and regular with slight modifications. Northerly window openings at the basement level have been infilled with brick. The majority of remaining window openings, which are taller on the first story than the second, contain c.1960 sliding metal sash below arched plywood panels. These are presently being replaced, as part of a current, comprehensive rehabilitation, with more compatible multipane, divided-light sash the full height of each opening. Four of these have been installed at the northeast corner of the building and consist of eight-over-eight sash on the second story and twelve-over-eight on the lower story. Two large, at-grade openings on the east elevation of the main block have been modified with large flat wooden panels and doors. On the east elevation, a former doorway between the basement and first floor, which at one time was accessed by a walkway connecting the Carbonizing Plant to an adjacent dye house within an earlier mill building (not extant) has also been modified, via a plywood panel on the lower portion, to

8. 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.

Areas of Significance

(Enter categories from instructions)

INDUSTRY

COMMERCE

Period of Significance

1909 - 1954

Significant Dates

1909

1927

1954

Significant Person

(Complete only if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Unknown

Criteria Considerations

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

Property is:

- 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.

Period of Significance (justification)

The period of significance for the Carbonizing Plant has been established as c.1909 – 1954, the date of its construction and the date when the American Woolen Company ceased its Winooski operations, respectively.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph

The Winooski Falls Mill District was identified as a historic district in 1978 and entered onto the National Register of Historic Places in 1979. The district encompasses many of the remaining buildings associated with the area's textile mills, which date to the early 1800s. Textile operations were at the core of local industrial development and growth in the late-nineteenth and early twentieth centuries and the Winooski mills attracted and employed those from the immediate vicinity as well as Canadian, Irish, Italian, French, Polish, Syrian, Armenian and Lebanese immigrants. Subsequent to the original district designation in 1979, and boundary increase in 1993, new information revealed that a structure immediately west of the western boundary of the Winooski Falls Mill District, was an integral component of textile operations here for the first half of the twentieth century. This c.1909 brick structure was constructed as the Carbonizing Plant for the American Woolen Company, to facilitate fast, cost-effective processing of raw, untreated wool. American Woolen was historically significant in the areas of industry and commerce within the city of Winooski and the surrounding region and was, for a period of time, one of the largest employers in the state. The American Woolen Company, which in 1953 still operated sixteen mills in Vermont, Maine, New Hampshire, Massachusetts and Connecticut was once known as the largest producer of woollens and worsteds in the United States. After American Woolen's departure, the mill complex was subdivided incrementally and the buildings and machinery auctioned off. Despite having been adapted a number of times for other suitable industrial and commercial uses since, the structure possesses integrity of location, design, setting, materials, workmanship, feeling and association for the period from c.1909, the time of its construction, to 1954, the date when the American Woolen Company ceased its Winooski operations.

Narrative Statement of Significance

The Carbonizing Plant meets the requirements for listing in the National Register of Historic Places under Criteria A and C. The Winooski Falls Mill Historic District derives its significance from its association with the City's historic role as a major manufacturing center of textiles. The Winooski Falls were first harnessed for power in 1786, when Ira Allen constructed a dam and sawmills on the upper falls to supply Quebec and British markets. In 1837, on the lower falls, the Burlington Woolen Mill and power canal were installed. By the 1860s, technological advances and a profitable wool market drove rapid expansion, attracting an influx of immigrant workers. The American Woolen Company's acquisition of Burlington Woolen in 1901 precipitated the mill's expansion into one of the most modern, technologically advanced manufacturing plants in the country. By the 1920s, it was one of the state's largest employers providing unprecedented local economic and social stimulus.

Originally powered by a coal-driven steam and water system, the Carbonizing Plant represents a type, period and method of construction characteristic of late nineteenth- and early twentieth-century New England mills. Its distinguishing features include its location, form and massing, substantial brick construction, fenestration pattern and multiple large windows, materials and interior arrangement of rooms.

Developmental history/additional historic context information (if appropriate)

In November of 1835 six Burlington business men formed, through legislative charter, the Burlington Mill Company. They built what would be the "first complete woolen factory" in Vermont at Winooski Falls. Wool was initially obtained locally from Chittenden County farmers, and finished goods shipped either by boat or by wagon on the Winooski Turnpike to Boston. Ohio and Pennsylvania eventually came to be primary suppliers of wool – contributing 300,000 pounds per year. In 1852, after several financial losses and corporate reorganizations, the property and holdings, valued at \$300,000, were sold at auction to Charles Harding of Oxford, MA, for \$49,000. Under Harding's direction the mill netted over \$375,000 in profit during the first ten months alone. Harding sold the operation to a Boston company, the Burlington Mill Corporation, in 1861.

Frederick C. Kennedy, an employee of Harding's, was elected treasurer of the Burlington Mill Corporation and appointed as its Winooski agent. During his tenure, the mill expanded until the Panic of 1893 and subsequent depression forced the company into bankruptcy in 1898. Physical operations were assumed by B.B. Smalley of Burlington until 1901, when the

9. Major Bibliographical References**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)**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 # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Chittenden County Historical Society

Historic Resources Survey Number (if assigned): _____

10. Geographical Data**Acreage of Property** 2.3

(do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>18</u>	<u>643753</u>	<u>4927907</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The boundary of this amendment property is that which is defined as the legal boundary for 110 West Canal Street, identified as Parcel # WC110 in City of Winooski land records.

Boundary Justification (explain why the boundaries were selected)

Additional research on the American Woolen Company, and the role it played in Winooski's history as a center of textile manufacturing, revealed that a structure integral to the company's operations was excluded from the original 1978 survey and nomination. American Woolen's Winooski holdings were auctioned in 1954, and what was once a vast property has been subdivided considerably over time. Since the time of the original district inventory in 1978, an intrusion was constructed on the site of the ruins identified in the initial district nomination as the original Burlington Woolen Mill, historic resource #11. Since this intrusion, a large condominium complex, is not a contributing component of the historic district, the amendment boundary avoids it. Despite the presence of the intrusion, the associative qualities of the Carbonizing Plant are clearly represented, and for this reason, the amendment boundary is determined by the current legal boundary for Winooski parcel # WC110. This boundary is sufficient to convey the historic significance of the American Woolen Company Carbonizing Plant to the Winooski Falls Mill Historic District.

11. Form Prepared Byname/title Liisa Reimann/Architectural Historianorganization New England Preservation Collaborative, Inc date 1.20.09street & number PO Box 132 telephone 802.999.1634city or town Montpelier state VT zip code 05601e-mail liisa@nepreservation.com

Additional Documentation

Submit the following items with the completed form:

- **Maps: USGS map 7.5 or 15 minute series, Burlington Quadrangle, VT.**
- **District sketch map, amended.**
- **Continuation Sheets**
- **Photographs 1-10**

Photographs:

The following information is the same for all photographs:

Name of Property: Winooski Falls Mill Historic District (Boundary Increase)

Name of Contributing Resource: American Woolen Company Carbonizing Plant

City or Vicinity: Burlington/Winooski

County: Chittenden

State: Vermont

Photographer: Liisa Reimann

Date Photographed: December 19, 2008

CD with all images is on file at the Vermont Division for Historic Preservation.

Description of Photograph(s) and number:

- 1 of 10 – Context view, view southeast. Am. Woolen Co. Carbonizing Plant is shown at right.
- 2 of 10 – American Woolen Company Carbonizing Plant, view southwest.
- 3 of 10 – American Woolen Company Carbonizing Plant, view northeast.
- 4 of 10 – American Woolen Company Carbonizing Plant, view northwest.
- 5 of 10 – American Woolen Company Carbonizing Plant, covered bridge/walkway interior, view south.
- 6 of 10 – American Woolen Company Carbonizing Plant, interior stair, view northeast.
- 7 of 10 – American Woolen Company Carbonizing Plant, interior view, basement level, view west.
- 8 of 10 – American Woolen Company Carbonizing Plant, interior view, basement level, view east.
- 9 of 10 – American Woolen Company Carbonizing Plant, interior view, first floor, view southeast.
- 10 of 10 – American Woolen Company Carbonizing Plant, interior view, second floor, view northeast.

Property Owner:

Infill Winooski II, LLC, 210 College Street, Suite 201, Burlington, VT 05401.

Paperwork Reduction Act Statement: This information is being collected for applications 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.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503

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accommodate sliding metal sash windows. Access to the interior is provided via pedestrian openings in the third and sixth bays on the north elevation, and in the east wall of the central projection. Chains suspended above the first are remnants of a former suspended canopy, while ghost marks above the third indicate a former shed-roof hood. A fourth pedestrian door at the northwest corner, sheltered by a flat canopy suspended by chains, opens onto an interior stair.

On the interior, each floor of the building is open, the large expanse of space supported by posts at regular intervals. Chamfered on the first floor, posts are anchored to heavy timber ceiling beams with iron caps. The interior frame is exposed, as are perimeter and interior brick walls. Historic wooden flooring remains on the first and second stories, although much of it has been contaminated by industrial and automotive waste. A stair is located at the northwest corner, adjacent to the engine room. In the basement, a passageway connects the main block to the engine room and dye house. On the first floor, access to the engine room is provided off the stair hall.

Attached to the west wall of the main block, the former engine room extends forward – its north wall in line with the center bays of the main block. This northerly projection may not be original, as it is not depicted on Sanborn maps until 1926. Constructed of the same red brick and in the same bonding pattern, the engine room's four corbelled corners are topped with granite blocks. These support a tall firewall along the main block and a second, shorter wall at the junction with the west addition. A central opening on the north elevation features a single roll-up wooden door, divided into segmented solid panels by intersecting stiles and rails. Above this is a small, square opening containing a pair of small, painted, board-and-batten, hinged doors. A second doorway on the west elevation has been infilled with flat, painted, plywood panels. On the south elevation, two short window openings at the basement level have been infilled with plywood panels. Above these, the top two thirds of two tall, narrow window openings have been infilled with plywood panels to accommodate the same sliding metal sash as on the main block. Each of the four window openings retain their rockfaced granite sills and three-course, segmental brick arches.

Progressing west from the engine room, set back from its north wall and in plane with the main block, the exterior of the four-bay former dye house has been significantly modified. Four, tall, evenly spaced window openings on the north elevation have been variously infilled. The easterly opening features a contemporary metal-frame, glass door beneath an arched, painted wooden panel. The second, third and fourth openings have been infilled with brick on their lower halves, and metal sliding sash, a louvered metal vent, and plywood panels installed in their top halves respectively. The fourth opening no longer retains a segmental, three-course arch. Granite sills have been retained. On the west, a single historic opening at the southwest corner has been modified to accommodate a contemporary, roll-up garage door, constructed of four horizontal panels with a pedestrian opening at center. A small square opening to its north, and a rectangular opening in the gable, have been infilled with plywood. On the south elevation four tall, narrow window openings, similar in size to the engine room windows, have been completely infilled with wooden panels. On the interior, the dye house is open and a narrow stair at the southeast corner leads to the upper level of the engine room.

Pedestrian Bridge, c.1919, contributing.

Attached to the north wall of the main block, a timber frame pedestrian bridge providing access to the upper level is sheathed in corrugated metal and features a barrel roof. Two window openings on the east and west contain sliding metal windows while the entrance, located on the north elevation, features paired contemporary metal doors. On the interior, its heavy timber frame is exposed. It is attached to the main block via two vertical timber posts, through-bolted at intervals. At

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the other end, it is supported by heavy timber cribbing and two cylindrical concrete piers. A storage building at its northern terminus is no longer extant.

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American Woolen Company purchased the entire property and holdings and began a campaign of modernization and expansion. Although the exact date of construction is unclear, historic maps indicate that the Carbonizing Plant was erected during this era and was in operation by 1909. Previously, carbonizing occurred in a c.1890 building (not extant) to the east of the c.1909 Carbonizing Plant as well as within Mill No.1 - the original c.1835 mill building, lost to fire in 1957. The c.1890 carbonizing building was adapted for storage once the c.1909 Carbonizing Plant was operational. An additional storage building (also no longer extant) and the covered walkway, which connected it to the Carbonizing Plant, were erected after 1909.

Raw wool arrived at the mill presumably either via rail, along the Central Vermont Railroad, or by ship. Once at the mill, it would be weighed and sorted according to a variety of classifications, and sent on for opening, willowing and pickering, whereby the wool fibers would be spread into smooth open layers, cut into slices and cleared of large pieces of vegetative matter respectively. Following this preliminary processing, the wool would be sent for cleaning, or scouring – which entailed immersion into large vats containing a solution of water, soap and carbonate of potash. Scoured wool would then be sent through a system of rollers to remove excess moisture and dried in steam-heated dryers. Scouring did not remove all burrs and vegetative particles, however, and wool was sent to the Carbonizing Plant for additional processing. Although details of the Winooski operation are lacking, accounts of similar mills of this era indicate that within the Carbonizing Plant there were likely several acid trains – bowls or troughs containing a solution of sulfuric acid or aluminum chloride. Wool would be immersed in these troughs for approximately twenty to thirty minutes and then again rolled and dried. The heat would react with the acid and effectively “burn” the residual burrs. Once dried, the wool passed through another set of rollers, designed to crush the burned vegetative matter into dust, and fed into additional willowers, or dusters, to remove these residual particles.

As of 1921 the Burlington Mills employed 1,500 workers who produced items such as Kerseys, Friezes, Meltons, Thibets and worsted dress goods. In 1927 however, devastating flooding of the Winooski River caused widespread destruction, washing away dams, bridges and several mill buildings and heralding the decline of the entire mill district. American Woolen held on until 1954, when it decided to shut down its Winooski operations in order to focus on other mills in Maine, New Hampshire, Massachusetts and Connecticut.

Since American Woolen's departure, the Carbonizing Plant has had several owners and uses. In 1955 Textron American Inc., who had acquired much of American Woolen's Winooski holdings, sold the property to Russell Niquette/Winooski Realty Co. Niquette held the property until 1968, when it was purchased by Archie Myers. Further subdividing the parcel in order to retain a small northerly portion, Myers sold it to J.A. Realty Company of Springfield, MA, in 1975. Nine years later, the property was purchased by the Eastern Etching and Manufacturing Company of Massachusetts, whose subsidiary company, Lavallee and Ide, manufactured precision cutting tools on the premises between 1984 and 2005. In 2006 the Carbonizing Plant was purchased by Infill Winooski LLC for the purpose of rehabilitation for a mixture of commercial uses.

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Name of multiple property listing (if applicable)

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Selected Bibliography

American Woolen Company. "American Woolen Company Mills," Library Edition. Boston, Massachusetts, 1921.

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Boyd, Hugh and Roger Brevoort. *Winooski Falls Mill District, National Register of Historic Places Inventory-Nomination Form*. US Department of the Interior, National Park Service, 1978.

Feeney, Vincent Edward. *The Great Falls Onion River: A History of Winooski, Vermont*. Winooski: Winooski Historical Society, 2002.

Krawitt, Laura, ed. *The Mills at Winooski Falls, Winooski and Burlington, Vermont. Illustrated Essays and Oral Histories*. Winooski: Onion River Press, 2000.

Visser, Thomas and Reid Larson. *Winooski Falls Mill District (Boundary Increase), National Register of Historic Places Registration Form*. US Department of the Interior, National Park Service, 1993.

Winooski, City of. Land Records. Town Clerk's Office, Winooski, Vermont.

Maps

Beers, F.W. et al. *Atlas of Windham County, Vermont*. New York: F.W. Beers, A.D. Ellis & G.G. Soule, 1869.

Hopkins CE, G.M. *Map of the City of Burlington*. Philadelphia: Hopkins, 1890.

Sanborn Map and Publishing Company. *Burlington and Winooski, Vermont*. New York: Sanborn Map & Publishing Company, 1894-1926.

Historic Photograph Collections

Chittenden County Historical Society
Special Collections, Bailey Howe Library, University of Vermont.
Winooski City Offices.

**Winooski Falls
Historic District**
Winooski and Burlington, Vermont
With Amended Areajncuding Structures 13 - 20
AND STRUCTURE Z1



- Historic Structure
- Non-contributing Structure
- Initial Historic District Boundary
- Amendment Area Boundary
- No Longer Standing
- Chittenden County, Vermont
- Intrusion non-contributing

0 50 100 SCALE

[MAP ADDITIONS NOT TO SCALE]

