

**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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name: Dumas Tenements

other names/site number: N/A

**2. Location**

street & number: 114 West Allen Street and 114 West Canal Street not for publication N/A

city or town: Winooski vicinity: N/A

state: Vermont 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 x 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 x meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally \_\_\_ statewide x locally. (See continuation sheet for additional comments.)

[Signature]  
Signature of certifying official  
Vermont Division for Historic Preservation

8/21/12  
Date

State or Federal Agency or Tribal government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official or other official and title

Date

State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:

entered in the National Register  
\_\_\_ See continuation sheet.

\_\_\_ determined eligible for the National Register  
\_\_\_ See continuation sheet.

\_\_\_ determined not eligible for the National Register

\_\_\_ removed from the National Register

\_\_\_ other (explain): \_\_\_\_\_

Signature of the Keeper  
[Signature]

Date of Action  
9/18/2012

**5. Classification**

**Ownership of Property:** (Check as many boxes as apply)

- private
- public-local
- public-state
- public-federal

**Number of Resources Within Property:**

	<u>Contributing</u>	<u>Noncontributing</u>
buildings:	<u>2</u>	<u>0</u>
districts:	<u>    </u>	<u>    </u>
sites:	<u>    </u>	<u>    </u>
structures:	<u>    </u>	<u>    </u>
objects:	<u>    </u>	<u>    </u>
total:	<u>2</u>	<u>0</u>

**Category of Property:** (Check only one box)

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

**Number of Contributing Resources Previously Listed in the National Register:** 0

**Name of Related Multiple Property Listing:** N/A  
 (Enter "N/A" if property is not part of a multiple property listing.)

**6. Function or Use**

**Historic Functions:** (Enter categories and subcategories from instructions)

Category: Domestic Subcategory: Multiple Dwelling  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Current Functions:** (Enter categories and subcategories from instructions)

Category: Domestic Subcategory: Multiple Dwelling  
 \_\_\_\_\_  
 \_\_\_\_\_

**7. Description**

**Architectural Classification:** (Enter categories from instructions)

Italianate  
 \_\_\_\_\_  
 other: \_\_\_\_\_

**Materials:** (Enter categories from instructions)

foundation: stone  
 roof: synthetics  
 walls: weatherboard  
       vinyl  
 other: wood  
 \_\_\_\_\_

**Narrative Description:** (Describe the historic and current condition of the property on one or more continuation sheets.)  
 See continuation sheet.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 1

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

The c. 1907 Dumas Tenements are a pair of matching apartment buildings built back-to-back at 114 West Allen Street and 135 West Canal Street in Winooski, near the former American Woolen Company mill complex. The two story, four unit, 8x4 bay, flat roofed, vernacular Italianate style rectangular apartment buildings share matching form, fenestration patterns, reconstructed two-story open front porches, and paired cornice brackets at the front eaves and continue to reflect their fourplex layout and multi-family housing history. The building at 135 West Canal retains clapboard siding and wide flat trim details including a water table, belt course at the cornice, wide frieze banding, and corner boards while the tenement at 114 West Allen has been covered with vinyl siding. Both buildings have replacement 1/1 windows. On the interior the buildings have been largely altered but retain the original fourplex layout and center staircase with historic newel posts. The pair of buildings is a good example of early 20<sup>th</sup> century tenements built to house workers of the nearby American Woolen Company textile mills. They retain integrity of location, setting, design, feeling and association.

Setting:

Winooski is located in northwestern Vermont across the Winooski River from Burlington, the state's largest city. Winooski, a largely working class community, has a population of 7,267. West Allen and West Canal Streets lie in the southwestern corner of the city near the Winooski River. The two streets are located in close proximity, slightly north and west, of the Winooski Falls Mill District, listed on the National Register of Historic Places in 1979, with Boundary increases listed in 1993 and 2010. This district, located on the Falls of the Winooski River, includes many of the remaining structures associated with the area's textile mills which began operation in the early 1800s.

The Dumas Tenements, located at 114 West Allen Street and 135 West Canal Street, stand on a 90 foot long parcel of land that is located between the two streets which run east-west parallel to each other. Located several blocks west of the heart of downtown Winooski, they are situated roughly a block north and west of the former American Woolen Co. complex and are located on the first residential lot to the west of the complex.

The two tenement buildings mark a transition point on the two streets, to the east lie a mix of industrial, commercial and some residential structures while to the west the character of the streets becomes residential. West Canal Street is the first street north of the former American Woolen Co. mill complex. Former mill related structures stand to the east of the south facing tenement at #135 and large, modern structures lie across the street. To the west, West Canal Street becomes residential with a mix of late 19<sup>th</sup> and early 20<sup>th</sup> century single and multi-family vernacular dwellings set on large lots. To the west of the north facing tenement on West Allen

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 2

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

Street, both sides of the street are lined with long, narrow residential lots, with deep back yards containing modest vernacular dwellings largely built in the mid-late 19<sup>th</sup> century. Immediately across the street from the tenement at #114 West Allen is a green space, a former coal and wood yard, that abuts the railroad tracks. Both tenements are set close to the street with narrow grassy strips of front lawn abutting the sidewalk. Small areas of lawn surround the buildings on the west and at the back, and each has a dirt parking area on the east side of the building.

The two buildings were built at the same time by the original owner, John Dumas, who purchased a single lot from the Burlington Flouring Co. with the condition that he build either two similarly styled four unit tenements or two two-unit dwellings on the 90 foot long parcel that spanned the two streets.

**135 West Canal Street**

Exterior:

The 8x4 bay, two-story, wood frame, flat roofed Italianate style building has a replacement two-story, 3x1 bay, open, shed roof porch that spans the center four bays on the front (south) elevation. A modern 5x1 bay, open, two-story, shed roofed porch spans the rear (north) elevation. The building's flat membrane roof, pierced by two metal chimneys, rests behind a parapet that runs around all but the back of the building. The modern front and back porches have asphalt shingle roofs.

The foundation, both above and below grade, is stone with concrete parging. The full basement has three cellar windows on the west end and two on the east end with a metal bulkhead in the third bay. The porches rest on wooden posts and sona tubes.

The building has clapboard siding with wide plain corner boards and a wide plain frieze band on the front elevation with paired scrolled brackets supporting a box cornice. A wide plain vertical trim board stretches below each set of brackets to meet a wide, plain belt course that runs below seven rows of clapboards. A wide, plain water table runs around the building. The two side elevations as well as the rear elevation have a frieze band that matches the width of the corner boards and is narrower than the band on the front elevation.

Windows and doors have narrow, plain trim with very narrow cornice lips. The 8x4 bay building has symmetrical fenestration on both floors composed of replacement 1/1, double hung, vinyl windows with storms. Exterior doors are wood replacements with three horizontal panes of glass over three horizontal recessed panels. Most have metal storm doors as well. On the front elevation, first floor entrances lie in the 3, 4, and 6<sup>th</sup> bays with the door in the 4<sup>th</sup> bay accessing



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 3

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

apartments on the second floor and those in bays 3 and 6 accessing first floor units. The second floor has seven bays as there is no opening for the center stair, and doors open onto the second floor porch in the third and 5<sup>th</sup> bays. On the four bay rear elevations, each floor has doors in the first and fourth bays that provide access to the modern two story porch. Two windows rest between the doors.

The two-story 3x1 bay, open, shed roof porch that shelters the center bays on the front facade was rebuilt c. 1980 but matches the historic front porch footprint found on Sanborn Fire Insurance maps from 1909-1926. The modern porch has square posts and a solid railing covered with clapboards. Open three-step, wood risers with a short railing with square balusters and chamfered posts accesses the porch from each side end.

The open, two-story, modern, 5x1 bay shed roofed porch that spans the rear elevation is composed of unpainted wood. It has square posts and railings composed of wide boards and square balusters. In the third porch bay, an open staircase accesses the second floor. On the lawn, a row of concrete paving blocks spans the length of the porch providing a solid landing for the open step down from the porch.

Interior:

The floor plan remains as originally laid out with two apartments on each floor and an enclosed central staircase accessing the second floor units. The staircase retains its original square newel posts with square caps. All other interior finishes are modern. Each apartment has three bedrooms lining the exterior end wall and a living room, kitchen and dining room running front to back on the interior side of the unit. Each apartment has a bathroom located behind the central stair.

**114 West Allen Street**

Exterior:

The 8x4 bay, two-story, wood frame, flat roofed Italianate style building has a replacement two story, 3x1 bay, open, hip roofed porch that spans the center four bays on the front (north) elevation. An image of the building c. 1974, on the city's listers' cards, indicates that this building once had clapboard siding and trim to match the tenement at 135 West Canal. The trim has now all been lost or covered over by synthetic siding. Original clapboards remain beneath the siding. Despite these changes, the building still reads as part of a matching pair due to its massing, fenestration pattern, two-story front porch and paired brackets at the eaves.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 4

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

The building's flat membrane roof, pierced by a brick chimney with metal liner, rests behind a parapet that runs around all but the back of the building. The modern front porch has an asphalt shingle roof.

The foundation, both above and below grade, is stone with concrete parging. The full basement has three cellar windows on the east end and two on the west end. The porch rests on wooden posts and sona tubes.

The building has vinyl siding, installed over the original clapboards, and vinyl shutters. Supporting the cornice are paired scrolled brackets, resting on remnants of the wide, plain vertical boards that once stretched across seven clapboards to meet a belt course, as is still visible on the tenement at 135 West Canal.

Windows and doors have lost their wood trim and are set in vinyl casings. The 8x4 bay building has symmetrical fenestration on both floors composed largely of replacement 1/1, double hung, vinyl windows with storms. Exterior doors are metal replacements with a nine pane glass upper half. Most have metal storm doors as well. On the front elevation first floor entrances lie in the 3, 4, and 6<sup>th</sup> bays with the door in the 4<sup>th</sup> bay accessing apartments on the second floor and those in bays 3 and 6 accessing first floor units. The second floor has seven bays as there is no opening for the center stair, and doors open onto the second floor porch in the third and 5<sup>th</sup> bays. On the four bay rear elevation, each floor has two windows that provide light to the back of each apartment.

The two-story, 3x1 bay, open, hip roof porch that shelters the center bays on the front facade was rebuilt c. 1980 but matches the historic front porch footprint found on Sanborn Fire Insurance maps from 1909-1926. The modern porch has square posts and a solid railing covered with vinyl siding. A set of open, three-step wood risers accesses the porch at the center front.

Interior:

The floor plan remains as originally laid out with two apartments on each floor and an open central staircase accessing the second floor units. The staircase retains its original railing and square, chamfered newel posts with pyramidal caps. All other interior finishes are modern. Each apartment has a living room in the interior front corner and three bedrooms in the remaining three corners of the unit. A kitchen/dining area is in the center of the unit spanning the center two end wall windows. Each apartment has a bathroom behind the central staircase.

**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.

**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 a grave.
- D. A cemetery.
- E. A reconstructed building, object, or structure.
- F. A commemorative property.
- G. Less than 50 years of age or achieved significance with the past 50 years.

**Areas of Significance:** (Enter categories from instructions) **Period of Significance:**  
 Architecture \_\_\_\_\_

**Significant Person:** (Complete if Criterion B is marked above) **Significant Dates:**  
 N/A \_\_\_\_\_  
 1907  
 1923

**Cultural Affiliation:** **Architect / Builder:**  
 N/A \_\_\_\_\_  
 None \_\_\_\_\_

**Narrative Statement of Significance:**  
(Explain the significance of the property on one or more continuation sheets.) See continuation sheet.

**9. Major Bibliographical References**

**Bibliography:**  
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.) See continuation sheet.

- 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 for the National Register.
  - Designated a National Historic Landmark.
  - Recorded by Historic American Buildings Survey No. \_\_\_\_\_
  - Recorded by Historic American Engineering Record No. \_\_\_\_\_

- Primary Location of Additional Data:**
- State Historic Preservation Office.
  - Other state agency.
  - Federal agency.
  - Local government.
  - University.
  - Other. Name of repository: Vermont State Library

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 1

Dumas Tenements  
Winooski, Chittenden County, Vermont

The c. 1907 Dumas Tenements, a pair of matching apartment buildings built back-to-back at 114 West Allen Street and 135 West Canal Street in Winooski, are significant as a matched set and as examples of early 20th century, two-story, four-unit, vernacular Italianate style apartment buildings. Located in a residential area adjacent to the American Woolen Mill, neighboring buildings are largely single-family dwellings constructed in the mid to late 19<sup>th</sup> century. The Dumas Tenements represent early 20<sup>th</sup> century infill created as a response to the growth of the mills during this period. Scattered examples of the early 20<sup>th</sup> century, vernacular Italianate form used as duplexes or larger multi-unit apartment buildings, can be found scattered throughout Winooski. Maps and historic photographs indicate that the fourplex form once existed in the areas closest to the mills but has been lost to flood and urban renewal. The Dumas Tenements remain as the sole examples of the vernacular Italianate style, fourplex housing type in the residential areas along the streets immediately adjacent to downtown Winooski's two former textile mills. They retain character-defining features, including the simple rectangular form and massing, flat roof with parapet, front two-story porches, multiple front entry doors, symmetrical fenestration, clapboard siding with corner boards and water table, and cornice embellishment including wide frieze band and turned brackets. The buildings are locally significant under National Register Criterion C. The buildings' period of significance ends in 1923 when they were sold by their original owner, French Canadian immigrant mill worker, John Dumas.

The properties are located in close proximity to and slightly north and west of the Winooski Falls Mill District, listed on the National Register of Historic Places in 1979, with Boundary Increases listed in 1993 and 2010. This district, located on the Falls of the Winooski River, includes many of the remaining structures associated with the area's textile mills, which began operation in the early 1800s. These mills were the focus of local industrial development and growth in the 19<sup>th</sup> and early 20<sup>th</sup> centuries and were a major textile manufacturing center.

Mill Development in Winooski

Prior to being incorporated as a city in 1921, Winooski was a village located within the Town of Colchester, chartered in 1763 by Gov. Benning Wentworth under the New Hampshire Grants. Ira and Ethan Allen and Remember Baker built Fort Frederick on the north bank of the Winooski River near Winooski Falls, circa 1773. The fort was one of several proposed forts along the Winooski River intended to defend the northern frontier from the British and their Native American allies. Few of the forts were built, and this one was abandoned in 1776 because of fear of attack by the British stationed in Canada.

The Winooski Falls, which are located between the cities of Burlington and Winooski, were first used as a power source in 1796, when Ira Allen built a dam and sawmills on the upper falls to



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 2

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

supply British and Quebec markets. In 1835 six Burlington businessmen formed the Burlington Mill Company and in 1837 constructed the Burlington Woolen Mill and power canal on the lower falls in Winooski. Wool was supplied by local Chittenden County farmers and finished wool cloth was shipped by boat or by wagon on the Winooski Turnpike to Boston. Ohio and Pennsylvania grew to be the primary suppliers of wool after 1840. In 1852, after financial losses and corporate reorganizations, the property and holdings were sold to Charles Harding of Oxford, MA. Harding sold the operation to a Boston company, the Burlington Mill Corporation in 1861. Business boomed during the Civil War, manufacturing cloth for uniforms and blankets for Union regiments. The mill continued to expand in the 1860s, ushering in the first wave of French Canadian and Irish immigrants attracted by opportunities for employment at the mills. Production of textiles for railroad and police uniforms kept the mills busy in the following decades. The panic of 1893 and subsequent depression forced the company into bankruptcy in 1898.

In 1901 the American Woolen Company purchased the entire property and holdings and began to modernize and expand the operation, running both cotton and woolen mills. The mills became one of the most modern, technologically advanced manufacturing plants in the country. During World War I the factory was working at peak capacity producing blankets and uniforms for the war effort. In June 1917 they were producing 2,000 blankets a day. The mills had become one of the state's largest employers and had a significant impact on the local economy. Following the Armistice, a severe recession in 1920 forced the American Woolen Company to lay off many workers and shut down during the winter months of 1920-21. Roughly 1,500 workers were employed by the mills in 1921 and when the mills reopened in the spring of 1921 wages were cut. In the severe statewide flood of 1927, the Winooski River washed away dams, bridges, and several mill buildings, adding to the financial challenges facing the company. By late 1930, the Depression forced the company to auction off all property, other than its industrial buildings, that it owned on nearby streets. This included many residential structures along West Allen Street and East and West Canal Streets that were purchased by the working class tenants. Business picked up again during World War II when the mills once again produced blankets and uniforms for GIs and employed 3,000 people. Following the end of the War, demand for woolen products dropped with the decline in defense orders and the introduction of synthetic fabrics. The mills had become antiquated and inefficient and were challenged by the high cost of labor. The company continued operations, employing 950 hands when it eventually closed in 1954. The closing left 36 percent of Winooski's workforce unemployed.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 3

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

Employment, Immigration, and Housing

During the years of prosperity and expansion, roughly 1850-1920, the mills attracted workers from throughout New England, Quebec, and abroad, and population in the community grew at a rapid clip.

The first wave of workers in the early years of the mills included unmarried farm girls from surrounding rural villages. This was followed by the arrival of French Canadian workers, a group that continued to immigrate to the city throughout the years of mill operation. Irish workers were the next ethnic group to arrive in the city during the 1840s and 1850s, seeking employment in the mills and escaping the Irish Potato Famine of 1840. There was a large wave of French Canadian immigration in the 1860s, a period when Quebec's economy had deteriorated. At the same time, employment opportunities in Winooski were great due to the expansion of the mills to meet the demands of Civil War production. In 1867 Winooski's population was 1,745, 855 of whom were French Canadian, 626 were Yankee, and 264 were Irish. In 1890, half the population of Winooski was of Quebec extraction, and in 1891 the Franco-American population was 2,900, nearly 10 percent of all the Canadians in Vermont. Ethnic neighborhoods developed throughout Winooski, with the Irish living south of East and West Allen Streets near the mills and French Canadians clustered in areas west of Malletts Bay Avenue. During the early years of the 20<sup>th</sup> century immigrants arrived from a number of countries, settling in areas closest to the mills as more established families and ethnic groups moved out.

The wool boom of the 1830s in Vermont and the construction in 1837-1840 of the Burlington Woolen Mill complex at the lower falls in Winooski changed the nature of the area from that of small-scale mills to a bustling industrial and commercial center. Through the 1840s jobs were plentiful at the new mill and at the related businesses that sprang up to service the mill and its employees. There were about forty small houses in the area by the 1830s. By the mid-19<sup>th</sup> century the workforce of the mills gradually changed as entire families began to be hired rather than just single girls or unmarried workers. Large numbers of Irish immigrants arrived in the city during the 1840s and 1850s, seeking employment in the mills and escaping the Irish Potato Famine of 1840.

The 1857 Walling map of Winooski indicates that by this time the community had developed into a village with the beginning of a grid of streets along with churches, a school, hotel, train depot, and a variety of businesses. The development of commercial and residential structures was focused on the east side of the north-south running Main Street between East Allen Street and the Winooski River as well as those areas just south of West Allen Street, immediately west of Main Street. These areas were in closest proximity to the mills. In addition, a residential area

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 4

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

further away from the mills had begun to develop along Weaver Street, a road that parallels Main Street one block to its west. Malletts Bay Avenue, later to become a major city artery running northwest from the downtown core and its mill district, had been laid out but had only a few structures scattered along it. The area between Weaver Street and Malletts Bay Avenue, as well as an area known as “the flats” to the west of Malletts Bay Avenue, both focuses of French Canadian settlement later in the 19<sup>th</sup> century, had not yet been laid out.

The period between 1876 and 1901 was one of ongoing prosperity and growth. Unskilled French Canadian laborers flooded into the city and the French Canadian population exceeded that of the old Yankee residents. By 1880, the city’s population was largely focused in ethnic neighborhoods with the South Ward, closest to the mills and Winooski River, largely Irish; the East Ward, east of Weaver Street, largely Yankee; and the West Ward, west of Weaver Street, largely French Canadian. The West Ward had the same population as the South and East Wards combined.

The purchase of the mills in 1901 by the American Woolen Co. and the ensuing expansion once again led to a growth in population due to the arrival of waves of newcomers attracted by employment in the booming mills. It was at this point that the city’s population became much more diverse with the influx of immigrants from a variety of countries, including Italy, Poland, Russia, Finland, Armenia, Syria, and Lebanon, with French Canadians continuing to move south of the border to the city. These new arrivals settled mainly in the South Ward, the area south of East and West Allen Streets, nearest the mills. This section of the city had originally been occupied by the Irish, who had by this time moved up the socio-economic ladder and were moving to other parts of the city. Italians focused around the lower end of West Allen and West Canal Streets, while Poles tended to settle further out on these streets. Because of their proximity to the mills, West Allen and West Canal Streets became virtual melting pots with a broad mix of ethnic groups residing in the small dwellings, tenements, and boarding houses that lined the streets. The large single family, residential lots on West Allen and West Canal Streets provided space for vegetable gardens in the summer to supplement meager wages earned in the mills.

This influx of new residents led to a need for affordable housing, and many residential buildings were built in areas adjacent to the mills along the Winooski River, as well as in neighborhoods to the northeast and northwest. With the expansion of the mills in the 1880s, many houses, businesses, churches, hospitals, and other buildings were built in Winooski. Municipal water and sewer and emergency services were established to serve the growing number of businesses and residences. The 1890 Hopkins bird’s-eye map of Burlington includes most of Winooski and



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 5

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

demonstrates the density of development that existed at the time. In 1921 Winooski successfully petitioned the legislature to be incorporated as a city separate from the town of Colchester. Housing for the continually arriving workers was of several types. In the early years of the mills, the Burlington Woolen Company provided boarding houses and tenements as well as a small number of modest single-family homes. Boarding houses, located near the mills, provided shelter for the first wave of workers in 1835, unmarried farm girls from surrounding rural villages. By 1850 there were seven boarding houses in Winooski, operated by married couples or widows. One of these boarding houses, a c. 1840 brick, vernacular, gable roofed, long, rectangular Greek Revival style building, remains at the corner of Weaver and West Canal Streets and is a contributing structure (#10) in the Winooski Falls Mill District, listed on the National Register. The boarding houses continued to operate until 1910, but their lodgers shifted from New Englanders to a mix of Irish and French Canadian immigrants.

As time went by, some tenements were built along the streets near the mills to provide housing for married workers who could not afford to purchase a modest house. These buildings typically were wood frame, gable-roofed structures and often housed only two or three families. Larger scale, multi-unit structures existed but in fewer numbers. Many were concentrated in or near the downtown core and contained commercial space on the first floor. In Winooski, families preferred to reside in smaller one- and two-unit buildings and these simple, gable-roofed structures can be found throughout the city. Those families that could save a small amount of cash often bought modest single-family homes and frequently shared the space by taking in unmarried lodgers or relatives. With the purchase and growth of the American Woolen Company in the early 20<sup>th</sup> century, flat roofed, box-like multi-unit dwellings were constructed to meet the housing demands of newly arriving immigrant workers. These structures, with no ornamentation, or with vernacular Italianate details, were built in duplex, fourplex, and larger multi-unit forms. They were concentrated in the areas near the mills but also scattered about the city in vacant lots in developed neighborhoods.

An alternative housing type, the fourplex, combined some of the residential appeal of a duplex, with private entries and porches and stacked side-by-side units. This building type was also attractive to those that built and owned them, as they were typically wood frame, flat-roofed, rectangular boxes that incorporated economical construction techniques that allowed for low-cost rentals to the mill workers. Though not many fourplexes were built, they provided an affordable housing alternative to the larger tenement. Typically, these buildings were built in the early years of the 20<sup>th</sup> century and the simple, box-like, clapboard-sided buildings had a parapet with bracketed cornice around their flat or very shallow shed roofs. The fourplexes' fenestration pattern was usually longer across the front and back elevations than it was wide. They had often



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 6

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

two-story porches across most or all of the back and had smaller two-story porches on the front. The front elevation had two doors that accessed the first floor units and two doors that accessed each of the upstairs units. The buildings had little embellishment; most commonly, Italianate detail at the roofline was added in the form of wide frieze bands and turned brackets. Use of this stylistic reference borrows from earlier Italianate style buildings built in the 1860s to 1890s in Vermont and reflects later use of features that had successfully adorned flat-roofed, box-shaped buildings during the earlier period.

Survey and Comparative Analysis

Analysis of historic photographs and a reconnaissance level survey of Winooski and areas of Burlington with concentrations of multi-unit worker housing (the Old North End, Lakeside Historic District, and Mill Street, which is included in the Winooski Falls Mill Historic District Boundary Increase) reveal that these fourplex units were occasionally constructed, but less frequently than larger tenements, duplexes, or gable-roofed multi-unit buildings.

Examination of photographs and exhibits of the Winooski Historical Society, located in the former Champlain Mill building, reveal examples of mill worker housing including boarding houses, simple dwellings, duplexes, and a few images of vernacular Italianate tenements. The collections of historic photographs of Winooski by both Louis McAllister and Louis Hine, well-known late 19<sup>th</sup> and early 20<sup>th</sup> century photographers of Vermont mill workers and their environs, reveal only a few large-scale residential structures. These are located in areas near the Champlain Mill and include the two buildings at 5-11 Mill Street and 13-19 Mill Street in Burlington, located just across the Winooski River from the Champlain Mill. These buildings are listed on the National Register as contributing structures in the Winooski Falls Mill Historic District Boundary Increase (#'s 16 and 17 respectively). 5-11 Mill Street is a typical vernacular Italianate fourplex built in 1912, although it lacks entries and porches on the street elevation. It has been renovated and has replacement windows and siding and rear porches. The c. 1874 building at 13-19 Mill Street is an earlier example of a fourplex with a gable roof but similar long rectangular footprint. It is currently being heavily renovated, with all new windows, doors, siding, and a ribbon of windows in a new shed roof dormer spanning much of the front roof slope.

Photographs in the University of Vermont's Bailey-Howe Library's Special Collections include many of the Winooski mills and their environs just after the devastating November 1927 flood, a major event in Vermont's history. These images show large, flat-roofed, vernacular Italianate tenements in the areas of East Canal and East Allen Streets, immediately west of the Champlain Mill, near the Main Street Bridge crossing the Winooski River to Burlington. They also show a

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 7

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

row of four typical vernacular Italianate fourplex structures to the east of the Champlain Mill along West Canal Street, including a dramatic image of one fourplex lifted off its foundation and destroyed by the high water. These structures remained at the time of a 1963 photograph and were likely removed during the later urban renewal efforts as they are no longer extant. A 1971 photograph of East Allen Street near its intersection with Main Street shows several flat-roofed, vernacular Italianate multi-unit buildings on the south side of the street. These buildings were removed as part of the urban renewal project.

Photographic documentation completed in 2007/2008 of buildings to be demolished for new construction at the corner of East Allen Street and Abenaki Way (formerly East Street), continuation of the urban renewal project of the early 2000s, records another typical, vernacular Italianate fourplex in the former South Ward. This building is no longer standing.

Evaluation of the Vermont Historic Sites and Structures Survey for the City of Winooski, conducted in 1979, did not reveal any examples of fourplexes. Therefore, a reconnaissance level survey of the streets that comprised Winooski in the late 19<sup>th</sup> and early 20<sup>th</sup> century was conducted on June 6, 2012 to evaluate the presence of vernacular Italianate style fourplex residences in neighborhoods further from the mills. No properties of this type were identified. Larger multi-unit, three-story, vernacular tenements, as well as duplexes, were scattered about.

Most common of the larger tenements are three-story, wood frame, flat-roofed vernacular structures with little to no decoration, in some cases brackets at the eaves remain. Several of these are scattered around the residential streets in Winooski. These streets largely contain vernacular, gable-roofed, single-family dwellings. The survey revealed scattered larger, three-story units at 241 West Canal Street, 65 Elm Street, and 33 and 47 Malletts Bay Avenue. More common are similarly scaled multi-unit tenements that have commercial space on the first floor. As expected, these are found along Main Street and adjacent side streets in the downtown commercial core of the city. They are also found along other major arteries, such as that at 43 West Allen Street, located just outside the downtown.

The flat-roofed, box-like form with cornice brackets and porches was also used for duplexes, and these are sprinkled throughout the neighborhoods of single-family, gable-roofed dwellings. Examples are at 35/37 Platt Street and 55 Maple Street. These duplexes tend to retain more of their trim detail. However, Winooski is not a wealthy community, and it retains its working class character. Much of its building stock, both historic and modern, has been altered with replacement windows, doors, and application of synthetic siding in an effort to simplify building maintenance and costs and increase energy efficiency.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 8

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

A reconnaissance level survey was conducted on foot on March 15, 2012 along East Canal, East Center, East Allen, Abenaki Way, and Barlow Streets, the area that once was the home to immigrant workers at the Champlain Mill, as well as along West Allen, West Canal, and West Center Streets and their cross streets Follett, Weaver, and Mayo, areas where immigrant workers of the American Woolen Mill resided. These streets comprise much of the former South Ward. Due to urban renewal efforts in Winooski in the late 1970s and early 2000s, most of the residential structures on the streets closest to the Champlain Mill, on the east side of Main Street, are no longer extant. Large-scale, multi-story, mixed use, masonry buildings have been constructed in their place, along with a large rotary interchange. Only a few 19<sup>th</sup> century, single-family, mostly gable front, 1½ to 2½ story dwellings remain along East Allen Street. A June 1972 property map of the Riverside NDP Area by the Winooski Urban Renewal Agency shows the location of former lots and blocks within the city's urban renewal zone, most of which were removed.

To the west of Main Street, near the former American Woolen Company and the neighborhood of the Dumas Tenements, some residential areas have been demolished and replaced with parking lots or new construction. Remaining residential structures on the two east-west streets and intersecting north-south side streets closest to the mill largely date from the mid to late 19<sup>th</sup> century and primarily have Greek Revival and Queen Anne stylistic references. Most of these buildings are small, 1½ story, gable-front, single-family homes built in the mid to late 19<sup>th</sup> century in the vernacular Greek Revival or Queen Anne styles. The Dumas Tenements represent early 20<sup>th</sup> century infill in an established neighborhood of mill worker homes.

To expand the area of contextual evaluation, areas of working class housing in neighboring Burlington were also surveyed. In the Old North End, there are several large, three-story, vernacular Italianate tenements and some duplexes. The Lakeside Historic District, listed on the National Register, is a residential area of company-owned tenements associated with the Queen City Cotton Mill in Burlington. The neighborhood has three examples of the vernacular Italianate, flat-roofed, two-story, fourplex property type. Identified as Dwelling type B in the district nomination, buildings #53,54,55 on the district map, these buildings were built c. 1899 and now have enclosed front porches and aluminum siding and any decorative trim has been lost. Fenestration and entry patterns and footprints remain. The residences in the Lakeside development were widely advertised as highly desirable places for families to live. Advertisements for them were printed in French and English and distributed in the northeastern United States and Quebec. Many of the residents were immigrant mill workers. It is possible that these well-known dwellings provided a template for the immigrant French Canadian, John Dumas, to follow when he purchased land with the stipulation that he build matching tenements.



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 9

Dumas Tenements  
Winooski, Chittenden County, Vermont

Architectural Significance

The two Dumas Tenement buildings, with their back-to-back placement and matching form, fenestration patterns, open front porches with separate entrance doors for each unit, and paired cornice brackets at the front eaves of the flat roofs, retain their character-defining features that reflect their fourplex layout and multi-family housing history. The similarity of massing and design reflect the original builder's intent to construct two matching buildings and reflects their joint ownership by a single immigrant owner. The simple rectangular massing, flat roof with parapet, and symmetrical fenestration represent an economical and efficient design employed to construct buildings each holding four apartments stacked two on either side of a central hallway, each with access to a porch. Stylistic details such the paired cornice brackets, parapet, and trim including wide frieze banding, water table, belt course and corner boards, as well as interior newel posts, provide a bit of architectural interest to the box-shaped buildings and tie them to early 20<sup>th</sup> century building traditions.

The Dumas Tenements, in their form, massing, and back-to-back placement on streets roughly one block north and west of the former American Woolen Mill complex, remain as unique examples of clearly related early 20<sup>th</sup> century fourplex housing. The twin buildings were built in 1907, six years after the mill complex was sold to the American Woolen Co. in 1901. The company's ensuing expansion led to an increased demand for housing of newly arrived mill workers, many of them immigrants attracted by employment opportunities at the busy mill complex. The two lots where these buildings were built were remaining pieces of open space located in close proximity to the mills. Much of the western portions of the streets, particularly West Allen Street, had been largely developed with single-family homes in the mid to late 19<sup>th</sup> century. Much of the north side of West Canal Street was, and still is, open land forming deep backyards of the houses on West Allen Street. While some houses were later adapted to accommodate additional units, the Dumas Tenements represent an early 20<sup>th</sup> century approach to housing in the neighborhood. Sale of the land by the Burlington Flour Company to French Canadian immigrant mill employee, John Dumas, was conditioned on his building multi-unit housing to meet the increasing housing demand. The lot's close proximity to the mills made it an ideal location to add additional housing. The buildings' simple form represents a cost efficient approach to providing multi-family housing, while embellishment at the eaves added a small element of architectural interest and provided a clear contrast to the simple, gable-front, 1½ story, small single-family houses with vernacular Greek Revival details found in large numbers in the neighborhood. Other residential structures in the neighborhood have Queen Anne stylistic references. The only other Italianate style apartment building in the West Canal/West Allen Street neighborhood is a three-story, flat-roofed, rectangular wood frame block with Italianate



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 10

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

details located at 241 West Canal Street, the very western end of the street. This building is much bigger in form and massing than the Dumas Tenements and does not have a matching mate.

Large-scale demolition of housing located in the heart of Winooski near the Champlain Mill in the 1970s and early 2000s led to the loss of much of the housing located in closest proximity to the mills. These lost neighborhoods, other than the West Allen/West Canal Street area, were where immigrants first settled, within walking distance of the mills and in clusters with others of similar ethnicity.

The Dumas buildings are the sole remaining examples of the fourplex property type in the residential areas nearest the mills. There are no other buildings on the streets closest to the mills, where immigrant mill workers resided, that are similar to the Dumas Tenements in form, massing or style, nor are there any other similar matched pairs. The buildings remain as the sole examples of the vernacular Italianate style fourplex housing type in the residential areas along the streets immediately adjacent to downtown Winooski's two former textile mills. While the two buildings have lost some original materials, they retain character-defining features that convey their function as a fourplex. These include symmetrical layout and door and fenestration pattern, paired front doors with an entry for each unit, multi-story front porches, and central interior staircases.

The buildings are examples of fourplex tenements built by upwardly mobile immigrant mill workers at a time when the mills were booming and immigrant workers were arriving in droves. The layout of the buildings allowed the initial owner, John Dumas, to follow a typical immigrant path, initially settling in rental housing, saving wages for a decade or two, until being able to afford to purchase or build a single-family home or multi-unit building. Multi-unit dwellings provided the owner with his own residential unit along with income-producing apartments in the remainder of the structure. Dumas, who immigrated in 1886 to work at the woolen mill, followed this pattern in constructing these buildings roughly 20 years after arriving, purchasing the lots in 1906 and constructing the buildings in 1907. He resided in one unit in the West Canal Street building and rented the remainder in both structures. As was often the case, the French Canadians, an early immigrant group to the city, initially settled near the mills and moved to other parts of the city after establishing themselves. Later waves of immigrant workers, including the Poles, followed this pattern, settling in the buildings closest to the mills and moving on as their fortunes improved.

History of the Dumas Tenements

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 11

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

The Dumas Tenements, located at 114 West Allen Street and 135 West Canal Street, stand on a 90 foot long parcel of land that is located between the two streets which run east-west parallel to each other. They are situated roughly a block north and west of the former American Woolen Co. complex and are located on the first residential lot to the west of the complex. Immediately east of the lot where the tenements were built was a large cotton storage building owned by the American Woolen Co. Across West Canal Street, to the south of the lot, was another large cotton storage building. To the north of the lot, Sanborn maps indicate that between 1899 and 1901 the Burlington Flouring Co. had taken over the Burlington Woolen Co.'s coal yard located along the railroad tracks immediately across West Allen Street from the lot where the tenement now stands at #114. By 1909 the coal yard was gone and by 1919 the American Woolen Co. had built a short rail spur and coal pile in the area of the former coal yard. From the 1880s until the 1920s a wood yard, operated by various individuals, stood at the very western end of the rail yard near the coal facilities. To the west beyond the two tenements, the two streets were subdivided into many long narrow lots with large back yards that now hold largely small single-family dwellings.

Historic maps, including the 1869 Beers Atlas, 1890 Hopkins map, and Sanborn Fire Insurance maps from 1889-1904, indicate that the parcel on which the two tenements stand was vacant until John and Florence Dumas purchased the parcel for \$325.00 from the Burlington Flouring Company in January 1906. The deed was subject to the condition that prior to November 1, 1907 Dumas erect either a four-tenement block or two two-tenement houses of the same general character on both street frontages. The 1909 Sanborn map confirms that Dumas elected to construct matching 8x4 bay, two-story, flat roofed Italianate style tenements each housing four units and each with a centered front two-story porch. Both wood frame buildings had two-story, open hipped roof porches sheltering the center four bays of the front façade. The buildings had wide corner boards, water tables, and a belt course below the eaves, with wide a frieze banding on the front façade and paired cornice brackets at the eaves of the front elevation. The West Canal Street building still exhibits these details, although the porch has been rebuilt. The West Allen Street building has lost all but the turned brackets at the eaves and the front porch, which has been rebuilt. A c. 1974 image of the building on the city lister's cards indicates the building once shared all the same details as the West Canal Street building. However, even with these changes the buildings still appear as a matching pair.

The ownership and tenancy patterns of the two buildings are typical of the housing and ethnic patterns found on the streets nearest Winooski's mills. Owners of the buildings near the mills were often immigrants who had been in the country a decade or more and had been able to save enough money to buy property. Mill workers preferred real estate near the mill, such as these two tenements, for the easy access to work that it afforded them and their tenants. Investment in the

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 12

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

buildings provided both dwelling space and income. John Dumas chose to reside in one of the units in the West Canal Street building until he sold it in 1923. Dumas, a mill worker, was 43 the year that he built the tenements. He and his wife, Flora, had emigrated from Quebec in 1886.

Census records from 1910-1930 provide information regarding ethnicity and employment for tenants in the two buildings. Like settlement patterns in Winooski as a whole, the early occupancy of these two buildings reflects the predominance of French Canadians in the working class population. The pattern of other ethnic groups arriving in the early decades of the 20<sup>th</sup> century to work in the booming mills is reflected in the Armenian and Polish families that resided in the buildings during and after 1920. The majority of the original tenants in both buildings were from Quebec, others were from nearby New York or Vermont and most of these had parents born in Quebec. Most worked at the woolen mill as laborers, spinners, weavers, dyers, rag sorters, spoolers, or firemen. A few worked at the nearby Porter Screen Company as shippers, checkers and laborers. Many families had other family members living with them. Typical of the working class, immigrant nature of the residents, the tenement provided affordable housing while the families saved money or moved up the job ladder, ultimately moving on to other areas of the city.

The twin Dumas Tenements remain as a unique matching set of rental units located in the area immediately adjacent to the mills and serve as an example of early 20<sup>th</sup> century housing built to accommodate newly arrived mill workers in the boom years immediately following the American Woolen Company's purchase of the mill complex. Their vernacular, flat-roofed, box-like Italianate form and vernacular Italianate style represent an economical housing approach used for duplexes, fourplexes, and larger tenement buildings, as well as mixed use commercial buildings. The Dumas Tenements are survivors from the early 20<sup>th</sup> century period of mill expansion and remain as rare examples of a property type, other examples of which, in Winooski, have been lost to flood and demolition during urban renewal.



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 9 Page 1

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

**Bibliography**

Beers, F. W. *Atlas of Chittenden County, Vermont*. New York: F.W. Beers, A.D. Ellis and G.G. Soule, 1869.

Blow, David. *Look Around Winooski*. Chittenden County Historical Society, Vermont, 1972.

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

Colchester, Town of. Land Records. Town Clerk's Office, Colchester, Vermont.

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

Fire Insurance Maps of Winooski, Vermont. Pelham, NY: Sanborn Map Company, Inc. 1889-1926.

Hopkins, C.E., *Map of the City of Burlington*. Philadelphia, PA: Hopkins, 1890.

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

Saint Michaels College. *The Winooski Mills, Vermont*. website  
<http://personalweb.smcvt.edu/winooskimills/Default.htm>

United States Census records for the town of Colchester, Vermont, 1910, 1920.

United States Census records for the city of Winooski, Vermont, 1930.

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. City Clerk's Office, Winooski, Vermont.



10. Geographical Data

Acreege of Property: 0.28 acres

UTM References (Place additional UTM references on a continuation sheet). See continuation sheet

Zone	Easting	Northing	Zone	Easting	Northing
1.	18	643787	4927792	2.	
3.			4.		

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See continuation sheet.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See continuation sheet

11. Form Prepared By

Name / Title: Suzanne Jamele, Historic Preservation Consultant

Organization: Date: July 10, 2012

Street & Number: 1 High Street Telephone: 802-454-7825

City or Town: Plainfield State: VT Zip Code: 05667

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

- Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

13. Property Owner

(Complete this item at the request of the SHPO or FPO.)

Name / Title: City Neighborhoods HLP

Organization: Date: 7-10-2012

Street & Number: 88 King Street Telephone: 802-862-6244

City or Town: Burlington State: VT Zip Code: 05401

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 10 Page 1

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

**Verbal Boundary Description**

The Dumas Tenements includes the apartment building at 114 West Canal Street, parcel number WA-114, and the apartment building at 135 West Canal Street, parcel number WC-135, in Winooski. Each building is located on a .14 acre lot and the lots abut each other on the rear property line.

**Boundary Justification**

The boundary containing both buildings is the land immediately surrounding the two buildings and is the land that was historically associated with them. It is sufficient to convey the historic significance of the related twin tenements.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Photograph labels Page 1

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

The following information is the same for all photographs:

Dumas Tenements  
Winooski, Chittenden County, Vermont

Photographs # 3,4,5,6,9,10 by Suzanne Jamele, March 2011  
Photographs #1,2 by Suzanne Jamele, April 2011  
Photographs #7,12 by Suzanne Jamele, May 2011  
Photographs #8,11 by Suzanne Jamele, August 2011  
Photograph #13 from Winooski City Lister's cards

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

**Photograph #1 of 13**

Looking northwest at matching tenements at 135 West Canal (l) and 114 West Allen (r).

**Photograph #2 of 13**

Looking west on West Allen Street with #114 in left foreground and park on right.

**Photograph #3 of 13**

Looking east along West Canal Street toward former mill area. 135 West Canal on left.

**Photograph #4 of 13**

Looking northwest at front (s) and east elevations of 135 West Canal Street with brackets and trim.

**Photograph #5 of 13**

Looking northeast at front (s) and west sides of 135 West Canal. c. 1980 front porches on original footprint.

**Photograph #6 of 13**

Looking south at modern two-story porches across back (n) of 135 West Canal and roof parapet.

**Photograph #7 of 13**

Central stair in 135 West Canal Street with historic newel posts at top and bottom levels.

**Photograph #8 of 13**

Looking southeast at front (n) and west side of matching tenement at 114 West Allen with c. 1980 two-story porch on original footprint.

**Photograph #9 of 13**

Looking northwest at front and east side of matching tenement at 114 West Allen with cornice brackets and two story front porch on original footprint.

**Photograph #10 of 13**

Looking west at south (back) and east sides of 114 West Allen Street with parapet visible.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Photograph labels Page 2

Dumas Tenements  
Winooski, Chittenden County, Vermont

---

**Photograph #11 of 13**

Detail of original paired bracket at eaves on 114 West Allen Street.

**Photograph #12 of 13**

Central stair in 114 West Allen Street with historic newel posts at top and bottom levels.

**Photograph #13 of 13**

c. 1974 view of building from city listers' cards with clapboard siding, wood trim and front porches that match 135 West Canal.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Dumas Tenements  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: VERMONT, Chittenden

DATE RECEIVED: 11/04/11      DATE OF PENDING LIST: 11/29/11  
DATE OF 16TH DAY: 12/14/11      DATE OF 45TH DAY: 12/20/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000928

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    12/14/11 DATE

ABSTRACT/SUMMARY COMMENTS:

*see attached*

RECOM./CRITERIA *[Signature]*

REVIEWER *[Signature]*

DISCIPLINE *Historic*

TELEPHONE \_\_\_\_\_

DATE 12/14/11

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



# United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, D.C. 20240

## United States Department of the Interior National Park Service National Register of Historic Places

### Comments Evaluation/Return Sheet

**Property Name:** Dumas Tenements  
**Property Location:** Winooski, Chittenden County, VT  
**Reference Number:** 11000928  
**Date of Return:** December 20, 2011

---

#### Reasons for Return

The Dumas Tenements nomination is being returned for technical corrections and additional information needs as described below.

The nomination was submitted under Criteria A with the area of significance of Community Planning and Development. The nomination was submitted at the state (however, the text indicates local) level of significance with a period of significance from 1907 – 1954.

**Section 8. Statement of Significance.** This nomination does not adequately address the significance of these two tenement buildings under community planning and development. The fact that these buildings were built by an immigrant mill worker in response to an increased demand for housing is not sufficient to demonstrate the development of a mill worker community since neighboring mill housing also demonstrates this including examples of other multiplex apartment buildings. These two apartment buildings are not distinctive in demonstrating any community planning and development trends unless their construction in c. 1907 marked the beginning of this type of worker housing construction throughout Winooski. If so, what was the impact and how many were constructed? The nomination references a statewide theme study of Historic Architecture and Patterns of Community Development; however, information from this theme study isn't provided for a comparative context analysis at either the state or local level of significance.

A comparative context is needed that defines what makes these tenements significant in their role in the development of working class housing in the city. How do these tenements compare with other French-Canadian housing that was also associated with the American Woolen Company? The nomination mentions two large areas of French-Canadian settlements between Weaver Street and Malletts Bay Avenue and the "flats" west of Malletts Bay Avenue. What types of housing are found in these areas that also housed workers for the mill?

A better argument for Community Planning and Development could be made with a larger residential district and by documenting the housing development that emerged from the need for workers at the mill. The mill was the impetus for housing construction at various stages of economic growth and waves of immigrants would settle in Winooski in relation to this factory growth. These different phases of development could be illustrated by the historic housing that remains.

#### Period of Significance

The nomination indicates an ending period of significance of 1954, based on when the American Woolen Company mills closed. A more appropriate ending period of significance would be when mill housing development was completed. Please revise.

#### Technical Issues

Simply because a theme study covers an entire state does not mean every property or district nominated using this as a typological basis is of state-level significance. Unless it is clearly defined in a statewide theme study that certain resources are so distinctive at a state level and are evaluated as such, most resources will only be significant at the local level. In Section 3, please revise to a local level of significance.

The Historic Architecture and Patterns of Community Development theme study should be referenced in the bibliography.

In Section 3, please type "Vermont Division for Historic Preservation" in the space below the certifying official's signature. The nomination is submitted on an outdated National Register form. Future nominations should use the current form found on the National Register web site <http://www.nps.gov/history/nr/publications/index.htm>.

Please call me at 202-354-2239, or e-mail at <lisa\_deline@nps.gov> if you have any questions.

Lisa Deline, Historian  
National Register of Historic Places

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Dumas Tenements  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: VERMONT, Chittenden

DATE RECEIVED: 8/24/12 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 10/10/12  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000928

DETAILED EVALUATION:

ACCEPT  RETURN  REJECT 9/18/2012 DATE

ABSTRACT/SUMMARY COMMENTS:

Return comments addressed to minimal level. makes transition from VT's "old way" of looking at things to the "new way".

RECOM./CRITERIA Accept C

REVIEWER J. Gubbins

DISCIPLINE \_\_\_\_\_


TELEPHONE \_\_\_\_\_

DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/ see attached SLR Y/









DUMAS TENEMENTS  
WINDSOOKI, CHITTENDEN COUNTY  
VERMONT  
PHOTO #1





Dumas Tenements  
Winooski, Chittenden County  
Vermont  
photo 2







Dumas Tenements  
Winoski, Chittenden County  
VERMONT  
photo 3









Dumas Tenements  
Winooski, Chittenden County  
VERMONT  
photo #4









Dumas Tenements  
Winooski, Chittenden County  
VERMONT  
photo #5



Dumas Tenements  
Winooski, Chittenden County  
VERMONT  
Photo #6





Dumas Tenements  
Winooski, Chittenden County  
Vermont  
photo #7





Dumas Tenements  
Winooski, Chittenden County  
VERMONT  
photo # 8








Dumas Tenements  
Winooski, Chittenden County  
Vermont  
photo #9



Dumas Tenements  
Winooski, Chittenden County  
VERMONT  
photo # 10





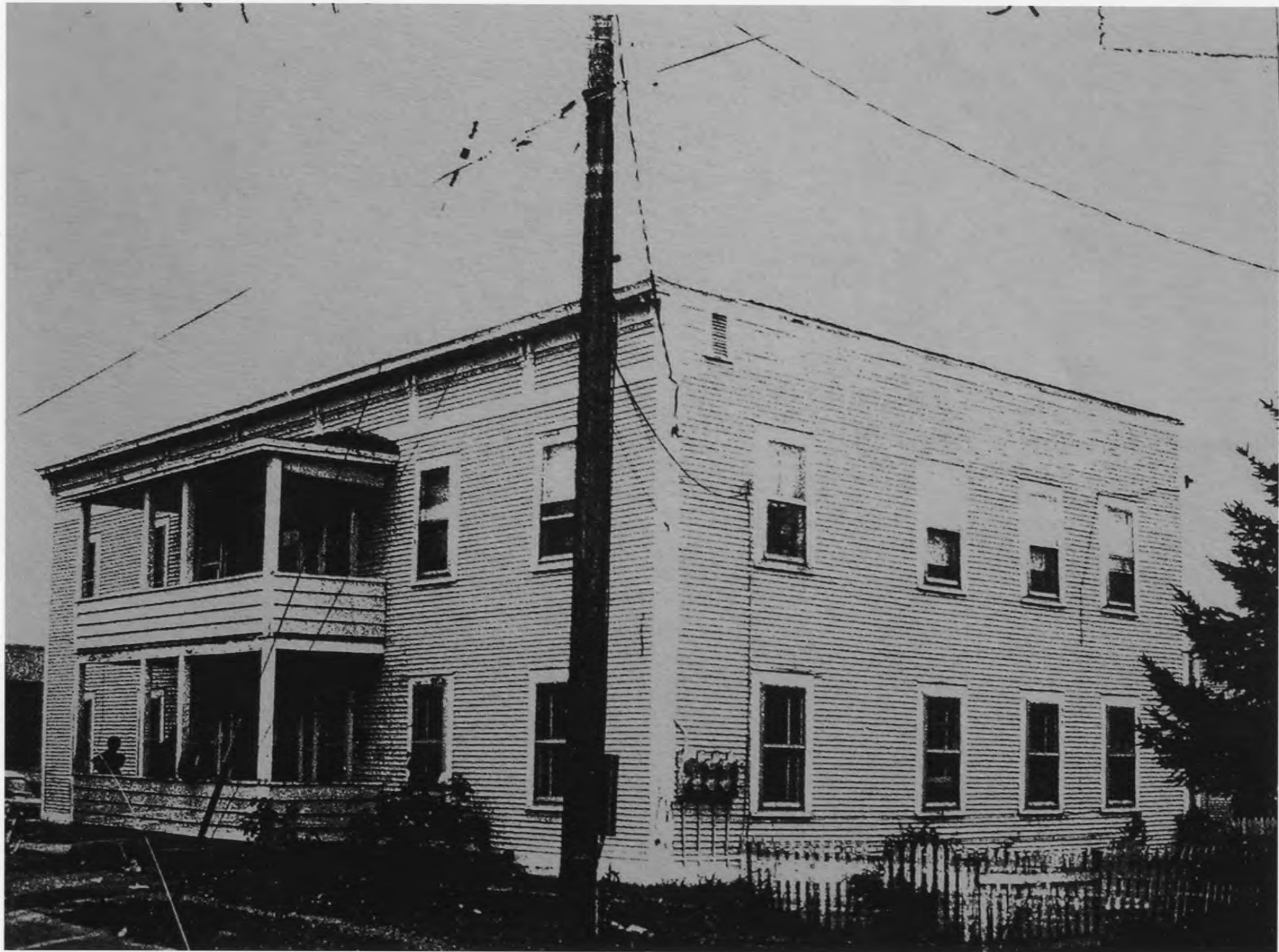


Dumas Tenements  
Winooski, Chittenden County  
VERMONT  
PHOTO II





Dumas Tenements  
Winooski, Chittenden County  
Vermont  
photo 12



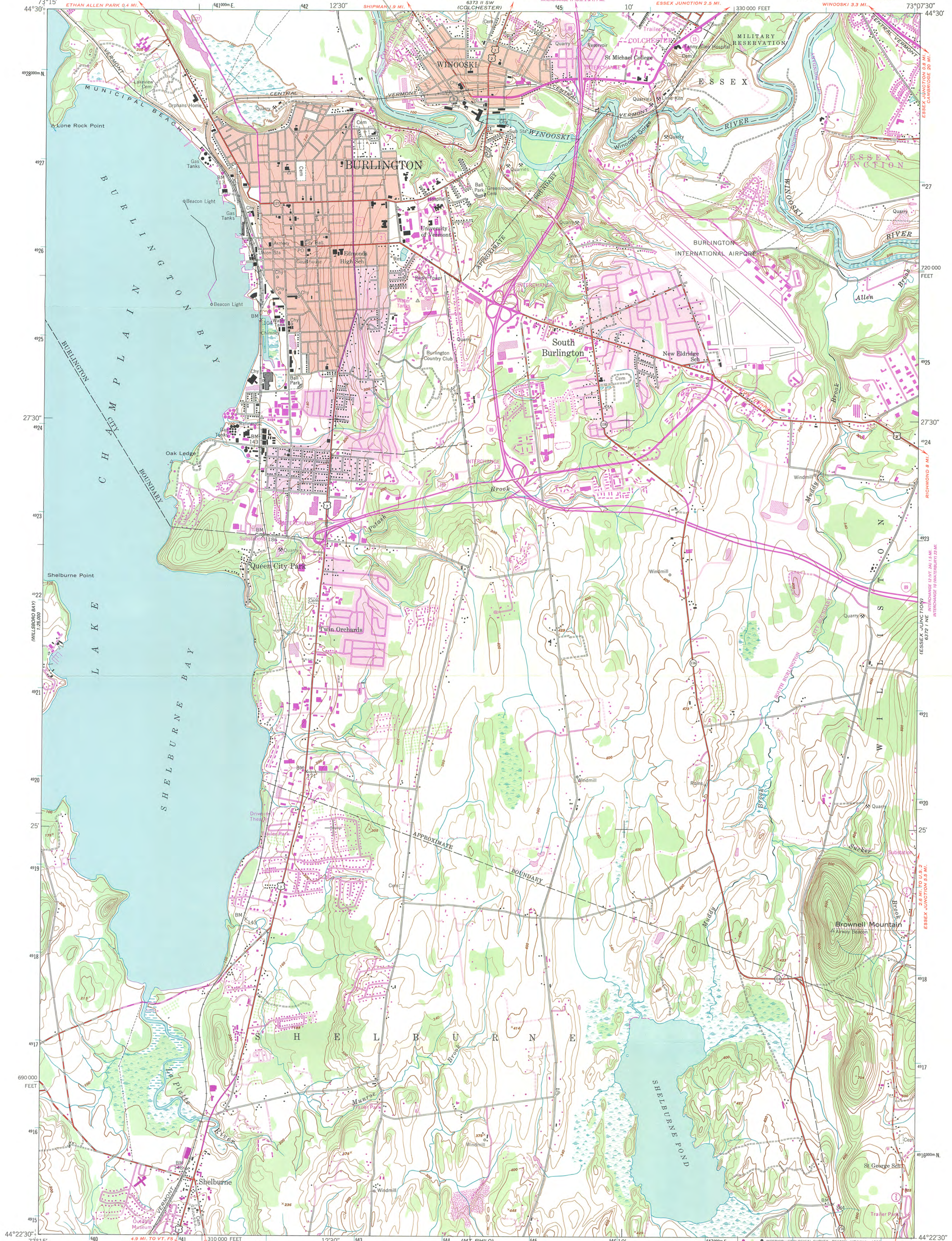


Dumas Tenements  
Windsor, Chittenden County  
Vermont  
photo 13

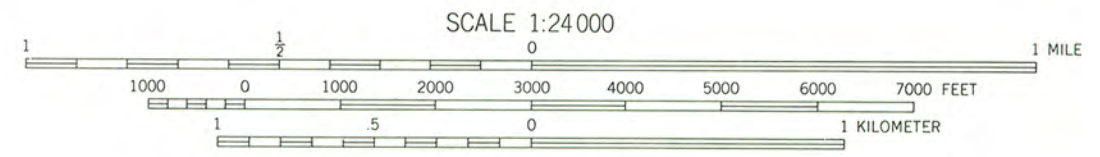
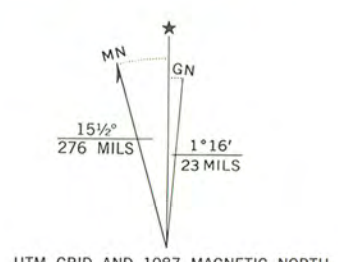


6373 1/2 W (COLCHESTER)

6373 1/2 SE (ESSEX CENTER)



Mapped by the Army Map Service  
Published for civil use by the Geological Survey  
Control by USGS, USC&GS, and USCE  
Topography from aerial photographs by multiplex methods  
Aerial photographs taken 1947. Field check 1948  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Vermont coordinate system  
1000-meter Universal Transverse Mercator grid ticks,  
zone 18, shown in blue  
To place on the predicted North American Datum 1983  
move the projection lines 2 meters south and  
34 meters west as shown by dashed corner ticks  
Red tint indicates area in which only landmark  
buildings are shown  
No distinction is made between barns, dwellings,  
commercial, and industrial buildings



CONTOUR INTERVAL 20 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY  
DENVER, COLORADO 80225 OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION

Heavy-duty	2 LANE 16 LANE	Light-duty
Medium-duty	4 LANE 16 LANE	Unimproved dirt

○ Interstate Route   ○ U. S. Route   ○ State Route

BURLINGTON, VT.  
NW 1/4 BURLINGTON 15' QUADRANGLE  
44073-02-TF-024

1948  
PHOTOREVISED 1987  
DMA 6372 1 NW-SERIES V813

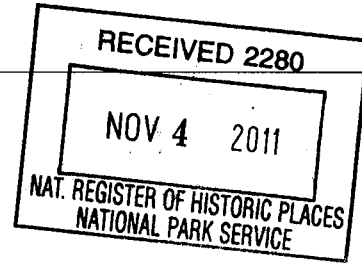
Revisions shown in purple and woodland compiled by  
the Geological Survey from aerial photographs  
taken 1983 and other sources. This information not field checked  
Map edited 1987  
Purple tint indicates extension of urban areas

There may be private inholdings within the boundaries  
of the National or State reservations shown on this map





State of Vermont  
Advisory Council on Historic Preservation  
National Life Drive, Floor 2  
Montpelier, VT 05620-1201



October 31, 2011

J. Paul Loether  
National Park Service  
National Register of Historic Places  
1201 Eye Street, NW 8<sup>th</sup> Floor  
Washington, DC 20005

Dear Mr. Loether,

Enclosed please find the National Register nomination for the following properties:

**Dumas Tenements, Winooski, Chittenden County, Vermont**

These properties are being submitted under the Preservation Act of 1966, as amended in 1980, for inclusion in the National Register of Historic Places.

A Part One Tax Credit application for the Dumas Tenements was approved on June 16, 2011.

If you have any questions concerning the nomination, please do not hesitate to contact me at (802) 828-3540 or [diane.mcinerney@state.vt.us](mailto:diane.mcinerney@state.vt.us)

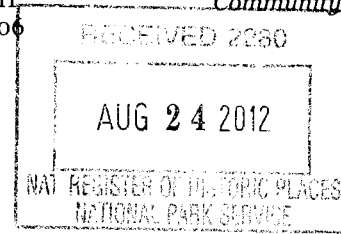
Sincerely,  
DIVISION FOR HISTORIC PRESERVATION

Diane McInerney  
Executive Historic Preservation Grant Programs Coordinator

State of Vermont  
Division for Historic Preservation  
One National Life Drive, Floor 6  
Montpelier, VT 05620-0501  
[www.HistoricVermont.org](http://www.HistoricVermont.org)

[phone] 802-828-3211  
[division fax] 802-828-3206

Agency of Commerce and  
Community Development



August 21, 2012

J. Paul Loether  
National Park Service  
National Register of Historic Places  
1201 Eye Street, NW 8<sup>th</sup> Floor  
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the National Register nomination for the following properties:


**Dumas Tenements, Winooski, Chittenden County, Vermont**

These properties are being submitted under the Preservation Act of 1966, as amended in 1980, for inclusion in the National Register of Historic Places. This nomination was originally submitted on October 31, 2011; the National Park Service reviewer returned it on December 20, 2011 for revision. The requested revisions have been made.

A Part One Tax Credit application for the Dumas Tenements was approved on June 16, 2011.

If you have any questions concerning the nomination, please do not hesitate to contact me at (802) 828-3045.

Sincerely,  
DIVISION FOR HISTORIC PRESERVATION

  
Jane Williamson  
National Register Specialist

