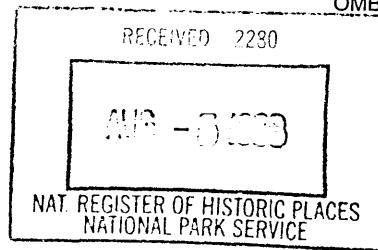


United States Department of the Interior  
National Park Service

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 an 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 Carrigan Lane Historic District

other names/site number \_\_\_\_\_

2. Location

street & number 316, 318 Safford St., 1-3, 4-10 Carrigan Lane  N/A not for publication

city or town Bennington  N/A  vicinity

state Vermont code VT county Bennington code 003 zip code 05201

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  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Elsa Gilbertson, National Register Specialist July 30, 1998  
Signature of certifying official/Title Date

Vermont State Historic Preservation Office

State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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:)

Edson H. Beall  
Signature of the Keeper

Date of Action

9.3.98

**5. Classification**

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

- private
- public-local
- public-State
- public-Federal

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

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

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
4		buildings
		sites
		structures
		objects
4		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**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic/single dwelling

Domestic/multiple dwelling

**Current Functions**  
(Enter categories from instructions)

Domestic/multiple dwelling

**7. Description**

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

No style

**Materials**  
(Enter categories from instructions)

foundation stone

walls weatherboard

roof slate

other brick

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet****Carrigan Lane Historic District  
Bennington, Bennington County, VT**Section number 7 Page 1**DESCRIPTION****Introduction**

Carrigan Lane Historic District is comprised of a small cohesive group of four modest, vernacular Italianate, wood frame dwellings which are located in an historic residential neighborhood northeast of downtown Bennington, Vermont. The four buildings, 316 and 318 Safford Street and 1-3 and 4-10 Carrigan Lane, were constructed in the last quarter of the nineteenth century, during a major period of economic and residential growth in Bennington. Thomas Carrigan, a machinist, owned the buildings from the 1870s to around 1900. Carrigan first owned the two nearly identical, vernacular, Italianate style, Safford Street houses, which were constructed c. 1875. In the 1890s, Carrigan developed Carrigan Lane on the back of his Safford Street lot, building a one-lane unpaved road between his two houses and constructing first a single family dwelling and then a tenement house, gradually increasing the number of housing units immediately behind the Safford Street homes. Safford Street was developed from the 1850s to the 1950s. It is a quiet street, lined with closely spaced, wood frame, modestly ornamented homes fronted by maple trees and concrete sidewalks. Carrigan Lane, a short, narrow, gravel alley perpendicular to Safford, extends westerly with 1-3 Carrigan Lane along its south side, and 4-10 Carrigan Lane parallel to its north side, before it connects with Division Street to the west. The Safford Street dwellings are vernacular tri-gable ell plan houses, built as single family homes with front porches and Italianate style exterior doors with paired, arched lights, and two-over-two double hung windows. By the 1920s the two Safford Street homes had been converted to duplexes. 1-3 Carrigan Lane and 4-10 Carrigan Lane, both built as rental housing, are simply ornamented with porches and Italianate style trapezoidal bay windows. The Carrigan Lane Historic District, and the surrounding landscape with which it is historically associated, retains integrity of location, setting, design, materials, workmanship, feeling and association.

**316 Safford Street**

316 Safford Street, built c. 1875, is a gable front, east facing, 2 1/2-story, three (front) by three (side) bay, vernacular house, with a one (front) by two (side) bay, gabled, north side ell, and a 2 1/2-story, gable roof rear wing. A 1-story, three (front) by two (side) bay front porch with historic molded cornice and replacement metal pole posts on a concrete slab, wraps around to the north side ell. The right bay front entrance has a paneled door with bolection molding, and large upper light. A distinctive Italianate style door on the front facade of the ell, features paired, round headed lights. Both entrance doors are flanked by vertical surround boards which flare at the base

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet****Carrigan Lane Historic District  
Bennington, Bennington County, VT**Section number 7 Page 2

and top below the lintel board, to simulate a classical pilaster, base and capital. Windows are primarily historic two-over-two double hung sash with modern metal storms. Doors and windows on the main block have late Greek Revival style peaked lintels with molded cornice caps. A distinctive, square, six-light window in the front gable peak has a stepped lintel. A paired window is located in the second story of the ell. The north side of the rear wing has a replacement porch with vertical stick tympanum. The structure has a rubble stone foundation, clapboard siding, a slate roof with bands of clipped shingles, and an interior brick chimney on both the main block and wing. Trim includes a raking eaves with a molded roof cornice, a simple water table, corner boards, frieze and fascia boards.

The interior has been somewhat altered from its original single family floor plan. The structure was converted to duplex housing in the 1920s, and was further modified in the 1970s to accommodate four rental units. Many historic interior features remain, however, including the turned balustrade in the main block entrance hall, six-panel doors, window and door trim with fluted and molded surrounds, and fluted and bull's eye corner blocks. The building is similar in materials, scale and massing to its neighbors fronting Safford Street.

**318 Safford Street**

318 Safford Street, built c. 1875, is a tri-gable ell plan, east facing, 2-story, three (front) by three (side) bay, vernacular dwelling, with a gable-front main block, recessed, one (front) by one (side) bay, gabled south ell, and 1-story, gabled rear wing. The dwelling has a shed roof front porch, a shallow hip roof porch in the alcove between the main block and ell, and a shed roof porch on the south side of the rear wing. The porches have replacement metal pole supports and concrete slab decks. The front entrance has a three-panel door with three vertical upper lights, and a three-light transom window; the rear ell entrance has an Italianate door with paired, round headed lights similar to the ell door at 316 Safford Street. Windows appear to be historic with assorted two-over-two, two-over-one, and six-over-six double hung sash, with plain wood surrounds. Other historic features include a rubble stone foundation, clapboard siding, slate roof with bands of clipped shingles, raking eaves with molded cornice boards, water table boards, corner boards, and fascia and frieze boards.

The interior has been somewhat altered from its original single family floor plan. The structure was converted to duplex housing in the 1920s, and was further modified in the 1970s to accommodate three rental units. Few significant interior features remain except for various historic three, four and six-panel doors. The structure is similar in materials, scale and massing to

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

**National Register of Historic Places  
Continuation Sheet**

**Carrigan Lane Historic District  
Bennington, Bennington County, VT**

Section number 7 Page 3

its neighbors fronting Safford Street.

**1-3 Carrigan Lane**

1-3 Carrigan Lane, built c. 1890, is a gable front, west facing, 1 1/2-story, three (front) by two (side) bay, vernacular duplex, with a smaller scale, 1-story rear, gable roof wing. The structure has clapboard siding, a rubble stone foundation, and a slate roof with raking eaves and bands of clipped shingles. Windows are primarily two-over-two double hung sash, and a two-light kneewall window is located on the north eaveside. The main (west) facade has double entries sheltered by a flat roof porch with replacement steel posts and no deck. Decorative historic features include a molded cornice at the roof eaves; a paired window in the front gable peak with a peaked lintel and molded cornice cap; and a hip roof, trapezoidal, bay window on the north facade of the main block. The wing has a full length, north eavesfront, shed roof porch with steel posts.

The dwelling appears to have been built as a single family house, but in recent years has been divided into three rental units. Various historic interior features remain including the turned balustrade in the main block north (left) entrance hall, six-panel doors, and some window trim with molded surrounds and bull's eye corner blocks. The structure is similar in materials, scale and massing to its neighbors fronting Safford Street.

**4-10 Carrigan Lane**

4-10 Carrigan Lane, built c. 1895, is a south facing, vernacular tenement building comprised of four gable roof sections - the west end, 2-story, gable front main block, two 2-story central ells, and an east end, 2 1/2-story, east facing section which is similar to 1-3 Carrigan in its massing and south side hipped roof, trapezoidal bay window. C. 1925, 1-story, shed roof porches with replacement steel posts front all sections except for the easternmost ell which has a c. 1895, 2-story front porch. Windows are primarily historic two-over-two double hung sash, with plain wood surrounds and new metal storms; the east end gable has a paired, second story window, and gable peak window, both topped with stepped lintel detail. Central, brick, ridge chimneys are located on all four sections. The building has clapboard siding, a rubble stone foundation, and a slate roof with raking eaves, bands of clipped shingles, and a molded cornice.

The dwelling was built as a four apartment tenement, with one apartment in each of the four gable

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

**National Register of Historic Places  
Continuation Sheet**

**Carrigan Lane Historic District  
Bennington, Bennington County, VT**

Section number 7 Page 4

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roof blocks. After a fire in the 1970s, the building was modified and reconfigured for ten apartments. Although the interior has been altered, various historic features remain including the turned balustrade in the main (west) block entrance hall, four and six-panel doors, and some window trim with molded surrounds, and bull's eye corner blocks. The structure is similar in materials and detail to its neighbors fronting Safford Street and 1-3 Carrigan Lane, but the long, linear tenement is larger in size and massing than the structures nearby which were built as single family homes.

**Setting**

The rectangular shape of the Carrigan Lane Historic District, comprising .94 acres is defined by the historic boundary of the property (see Section 10: Boundary Description). The district appears to have retained its historic appearance; it consists of a long, narrow, east-west lot, bisected by the narrow gravel road of Carrigan Lane, with two buildings on each side of the road. All four dwellings are surrounded by narrow grass lawns. Mature hardwood trees and small shrubs front the Safford Street buildings, and randomly line the north and south boundaries of the district. Concrete sidewalks front the various building entrances, and lead to parking areas adjacent to the buildings. In the mid-20th century, two small, 1-story automobile garages were located on the south side of Carrigan Lane, opposite the west end of tenement; these garages had been removed or demolished by the late 1960s.

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.)

- [x] 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.
[x] 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.)

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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Social History

Period of Significance

c.1875-1947

Significant Dates

c.1875

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

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:

- [x] State Historic Preservation Office
[ ] Other State agency
[ ] Federal agency
[ ] Local government
[ ] University
[ ] Other

Name of repository:





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

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 1

**Carrigan Lane Historic District  
Bennington, Bennington County, VT**

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**STATEMENT OF SIGNIFICANCE**

**Introduction**

The Carrigan Lane Historic District in Bennington, Vermont, is comprised of a small group of four dwellings - two on Safford Street and two on Carrigan Lane. The Carrigan Lane Historic District is located just north of major industrial sites near Main Street and the Walloomsac River. The historic district's period of significance spans the years from c. 1875 to 1947. The two Safford Street houses and the infill housing behind them on Carrigan Lane are excellent examples of how new residential neighborhoods grew to accommodate the burgeoning work force in Bennington in the late nineteenth century. The district embodies both the physical and associative qualities of significance described by Criteria A and C. It is historically significant under Criterion A, for local social history, due to its association with Thomas Carrigan, an Irish immigrant who achieved a degree of success in Bennington as a machinist and a small-scale investor in real estate. The district is a good example of the property type "multi-family housing", and illustrates a pattern of community development in Vermont during the late 19th and early 20th centuries when multi-family/ tenement housing was built for investment purposes, here exemplified as infill housing constructed in an alley on the back portion of a lot which fronted on a major residential street. The four buildings are not individually distinctive but together they are a distinguishable entity under Criterion C. They are a good example of the type of multi-family housing that developed in Vermont's industrial towns in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

Bennington's initial settlement dates from the 1760s. The earliest major village was located on the hill at Bennington Centre (now called Old Bennington). By the early 19th century, a larger village developed nearby along the banks of the Walloomsac River, where ample waterpower provided sites for numerous industrial enterprises. At the end of the century, Bennington was the largest village in southwestern Vermont.

Major employers in Bennington from the 1850s to around 1940 were the Bennington Woolen Mills, the Enos Adams & Co. Soap Works, the Norton Pottery and the U.S. Pottery. The largest factory was the Holden-Leonard Mill, in operation from 1880-1939, which during various periods of productivity manufactured shoddy, fine woolen goods, and eventually upholstery fabric for automobiles.

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

**National Register of Historic Places  
Continuation Sheet**

**Carrigan Lane Historic District  
Bennington, Bennington County, VT**

Section number 8 Page 2

---

The knit goods industry had perhaps the greatest impact on commercial and residential growth in Bennington. This industry expanded rapidly during the 1880s, with a total number of employees rising from about 350 to 1100 by the 1890s. It was at this time, the 1890s, that Thomas Carrigan began to speculate in rental housing for the rising work force.

Safford Street runs north-south between County and Main Streets in the northeastern quadrant of the urban compact in Bennington. Opened about 1850, the street was presumably named after Deacon Joseph Safford, who along with Samuel Robinson operated possibly the first grist mill and saw mill in Vermont. This joint effort was known as Safford Mills and was located where Main Street crossed the Walloomsac River, a short distance east of the beginning of Safford Street. The street was carved out of the large estate then owned by M. C. Morgan (heir of the Saffords) and later by William and Fanny Morgan.

Carrigan Lane is a one-block long alley located between Safford and Division Streets; the main entrance to the alley is from Safford Street. Carrigan Lane was named for Thomas Carrigan (also spelled Kerrigan, Kerrighan, and Corrigan), a machinist, who lived on Safford Street for about twenty-five years from c. 1875 to 1900, and after that, on Carrigan Lane for about ten years, from c. 1900- to 1910.

**Criterion A: Social History**

Bennington County census records tells us that a wave of Irish immigrants arrived in Bennington in the 1850s and 60s. This was apparently the first major influx of foreigners to arrive after the earliest settlers, who were primarily from southern New England. In the 1860s most Irish families were relatively new to America, as the youngest children are listed in the census as born in Vermont, and the oldest as born in Ireland. Most of the men worked as laborers in the mills; others worked as carpenters, farmers, tailors, blacksmiths, shoemakers, and clerks. Most married women were homemakers, although some worked in the mills. By the 1870s many young, single, Irish women had arrived and worked as domestics and servants. Typically, Irish families lived near one another, and often 3 or 4 families occupied separate but adjacent houses on a street.

The census records for Bennington County reveal much about the history of Thomas Carrigan and his family. The first records appear in the 1870 census, when Thomas, 38, a machinist from Ireland lived in a dwelling with his wife, Honora (also spelled Nora), 38, who is listed as "born in Ireland, keeping house", and his son Edmund, 8, "born in Ireland, attends school." Later census

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

**National Register of Historic Places**  
**Continuation Sheet**

**Carrigan Lane Historic District**  
**Bennington, Bennington County, VT**

Section number 8 Page 3

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records (1880, 1900) tell us that Thomas was born in 1833, immigrated to the United States in 1864, and had a second son, John, a year younger than Edmund, who was also born in Ireland. In the early 1870s Thomas Carrigan appears to have owned the house in which he lived, as the census lists the value of his real estate at \$1,000, and personal property at \$100.

In the 1870s and 80s, Bennington was emerging as an industrial and railroad center in Vermont. Many immigrants of French heritage began to arrive from Canada, joining the ranks of Irish and English who worked primarily as laborers. A large number of the foreign-born adults were listed as unable to read or write. As the influx of new labor stressed housing in Bennington, the census records indicate that by the 1880s more families were doubling up in single family houses, and multi-family dwellings were being built.

Around 1890 Carrigan apparently built three single family rental properties - one property behind 216 Safford Street, first known as 216 1/2 Safford Street, and later called 1 Carrigan Lane, and two closely spaced single family houses at the west end of his lot, on the east side of Division Street, 219 and 221 Division Street. The Vermont Historic Sites and Structures Survey states that between 1887 and 1894, the dwellings at "219 and 221 appear to have been built by Thomas Corrigan as rental houses". The D.L. Miller Map of 1894 indicates that Thomas Carrigan owned these three new dwellings, as well as 216 and 218 Safford Street. This map also shows a common north-south boundary between the Safford Street buildings and the Division Street structures. Prior to the construction of 219 and 221 Division Street, Carrigan's property probably consisted of one large lot between Safford Street and Division Street, with the lot being subdivided when the Division Street houses were built.

Carrigan probably lived in one of the Safford Street houses during the last quarter of the 19th century, while he was planning and building the infill housing in the rear portions of his property. To support this theory, Childs Gazetteer of 1881 states that Thomas Carrigan lived on Safford Street. The 1880 census tells us that Thomas Carrigan continued to reside in a single family dwelling with his wife Nora, still "keeping house." In this census we find that sons Edmund, 17, and John, 16, now both worked as laborers.

Around 1896 Thomas apparently completed construction of his largest rental housing project; the four apartment tenement behind 218 Safford, which appears to have been given the address 218 1/2 Safford. Reference to the new multi-family structure seems evident in an article in the Bennington Reformer of October 23, 1896 which states, "Thomas Carrigan has a tenement house done and occupied" (VHSSS, Carrigan Lane).

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

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 4

**Carrigan Lane Historic District  
Bennington, Bennington County, VT**

Towards the end of the century, it appears that Thomas began to reap financial benefit from his real estate, which no doubt had increased from the 1870 census value of \$1,000. According to Bennington land records (Book 63/455), in 1899 Thomas sold one parcel of property to each of his two sons. The property with rental houses at 219 and 221 Division Street, was sold to Edmund for \$2,500; and John paid \$3,000 for his father's land on the west side of Safford Street, which probably included 216 and 218 Safford Street plus the two infill lots on which 216 1/2 (later 1-3 Carrigan Lane) and 218 1/2 (later 4-10 Carrigan Lane) had by this time been built.

Soon after Thomas sold his houses on Safford Street to his son John, Thomas moved into the new tenement which John now also apparently owned at 218 1/2 Safford Street. The 1900 Census states that Thomas, then age 67, was living at 218 1/2 Safford Street, as were his two children, Edmund, and John, and John's Irish wife, Bridget. The census tells us that John and Bridget could read, write and speak English. By 1910 John had remarried, and with his new wife Francis, had a 2 year old daughter, Honora. John had taken up his father's profession as a machinist, and worked at the Cooper Machine Works. Edmund was a molder for the Olin Scott foundry.

Of the two sons, John appeared to take the lead as land speculator. In 1907 he bought land on Division Street north to County Street, from a Mrs. Lindley for \$2,000 (Bk. 68/418). John appears to have soon profited from sale of this land on Division Street, as in 1922 he and his wife Francis paid \$10,000 to George M. Hawks on West Main Street for lands formerly of the Orrin and Enos Adams Mill (Book 0/20). John also bought land on Gage Street and a homestead on land formerly leased by William Morgan (Book 70/426).

By the 1920s, John owned what appears to have become the family homestead at 501 Gage Street, an address for Bennington residents of generally greater prosperity than their former addresses on upper Safford Street and Carrigan Lane. The descendants of Thomas Carrigan that now lived at this Gage Street address included his sons Edmund and John, John's his wife Francis, daughter Honora, 12 (listed here as Eleanor), and son John Jr., as well as 3 boarders.

Edmund finally moved out on his own. He left Gage Street, to live in the house he owned at 219 Division Street. Edmund is listed in Bennington Directories at this address from 1921 until he apparently died in the mid 1930s, at which time his widow, Harriet is listed as resident until 1949. The home, like 221 Division Street, continues to be a single family residence today (1997).

The upper Safford Street, Carrigan Lane and Division Street neighborhood at the turn-of-the-century was comprised of residents of English, Irish, and Scottish descent. By the early 20th

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Carrigan Lane Historic District  
Bennington, Bennington County, VT

Section number 8 Page 5

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century, the number of immigrants from French Canada had increased. These people were of comfortable but modest means; they worked as laborers and machinists and achieved a good measure of prosperity. These were the tenants in the Carrigan properties; and those of greater financial success may have owned their homes in the neighborhood.

The tenants in the Carrigan Lane properties in 1900 included, at 216 Safford, Edwin Welch and his wife Eleanor, who were both from Ireland, and had 2 young children; Edwin emigrated in 1850 and worked as a carpenter. 216 1/2 Stafford (1-3 Carrigan Lane) was the home of a widow who emigrated from Scotland in 1869 and had 3 boarders of Scottish descent, 2 of whom worked in the knitting mills. Outside the Carrigan Lane Historic District, at the west end of Carrigan Lane, Anna Slocomb, age 50, and her 4 children lived at 219 Division Street; Anna, of Irish descent, arrived in America in 1861. Telegraph operator John Glass, from the state of New York, lived at 221 Division Street with his wife and 4 children.

By the 1920s, Carrigan Lane is named, and is listed as an address in the Bennington Directory. The people who lived there were knitters, railroad and insurance employees, teamsters, and traveling salesmen. Some widows took in boarders to help with the rent. The single family dwelling, formerly called 216 1/2 Safford Street, was given the address of 1 Carrigan Lane in the 1925 Directory; this building continued to be a single family dwelling until the 1960s, after which it became a duplex. The 1925 Directory lists the large, four apartment tenement as 4, 6, 8, and 10 Carrigan Lane. In the early 1970s, after a fire in the building, owner Richard Sleeman increased the number of apartments to ten.

From the 1920s to the 1960s, 216 and 218 became duplex housing. The buildings were again modified in the 1970s, and additional units were added, for a total of 4 units in 216, and 3 units in 218. All four buildings in the Carrigan Lane Historic District are currently being rehabilitated for low and medium income housing by the current owner, Bennington Regional Affordable Housing Corporation.

**Criterion A: Community Planning and Development**

The practice of constructing tenement houses for multiple family occupancy occurred as early as the first half of the 19th century in Bennington, when streets were being developed generally in a grid pattern in the areas of milling activity near the Walloomsac River. The majority of the early residential neighborhoods developed on the north side of the river, with streets and construction

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

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 6

**Carrigan Lane Historic District  
Bennington, Bennington County, VT**

of housing extending in a northerly direction as the century unfolded. Therefore, most of the single and multi-family housing at the northern ends of the streets, in the vicinity of the Carrigan Lane Historic District, generally date from the last quarter of the 19th century. The last dwellings built in the century tended to be infill housing on existing lots; the lots were either subdivided for new construction, or, additional structures were crowded into a single lot. The first quarter of the 20th century saw the infill of most of the remaining lots, and the addition of garages.

Two types of infill housing are represented by the investment housing built by Thomas Carrigan, although only one type is embodied in the Carrigan Lane Historic District. The first and earliest type of housing was infill housing on back lots that resulted in the development of a new street. An example of this type of back lot development occurred on Division Street prior to the development of Carrigan Lane. Division Street, parallel to and west of Safford, is a good example of how an entire side of a street evolved from back lot development by an earlier street. The earliest houses on the west side of Division were built on the back portions of lots fronting Gage Street; hence their lots are not as deep as other lots fronting on Division, yet under the influence of the generally prosperous owners on Gage Street, the houses built on these small sites are among the largest on the street. The houses that Carrigan built on the east side of Division Street are also examples of this type of back lot development by an earlier street, this example being the back lots of Safford Street. The construction of 219 and 221 Division Street were part of a boom of six homes constructed on Division Street between 1887 and 1894 (Vermont Historic Sites and Structures Survey).

The second type of infill housing is embodied in the Carrigan Lane Historic District, where an alley or cul-de-sac is created by infill housing on back lots between major streets, and where the new buildings do not front major streets, but rather front the new alley or cul-de-sac. Besides the infill housing built by Carrigan on Carrigan Lane, other examples from the turn-of-the-century in Bennington include three vernacular, wood frame duplexes built by W. E. Hawks, Jr. on land behind his house, 321 School Street, which is a cul-de-sac known as Hawks' Place.

These patterns of community development, characterized by various types of multi-family housing, have been documented in a Multiple Property Documentation form for Residential Historic Districts in St. Johnsbury, Vermont. A comparison of residential housing development in Bennington generally parallels the trends in St. Johnsbury, largely because the towns both experienced similar economic and demographic changes. For example, St. Johnsbury, like Bennington, had established residents who settled in town from areas in southern New England, and who responded to the need for more housing by becoming housing developers, or by taking in

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

**National Register of Historic Places  
Continuation Sheet**

**Carrigan Lane Historic District  
Bennington, Bennington County, VT**

Section number 8 Page 7

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roomers. Houses often were crowded with several families, related or unrelated, and the practice of converting single family residences and building apartments for rental purposes peaked at the beginning of the 20th century (MPDF, F 4). In both towns, the economic boom ended with the Great Depression, which also marked an end to the need for more multi-family housing.

As with Carrigan Lane in Bennington, the Clarks Avenue area of St. Johnsbury reveals a trend for Irish immigrants to quickly rise to the position of developer/ landlord for later immigrants. French Canadian and Irish immigrants later became landlords themselves, as their social stature improved after coming to the town.

In St. Johnsbury, the Maple Street and Elm Street areas of town disclose the practice of constructing areas of closely spaced houses in an alley/ court arrangement, which was revealed through research to be connected with the French Canadian social practices of the original occupants, who tended to be close relatives. It appears that this tendency was evident with Irish immigrants as well, particularly seen in the development in Bennington at Carrigan Lane, by Thomas Carrigan for his family, and other Irish immigrants who resided there.

**Criterion C: Architecture**

In prosperous 19th century industrial areas in Vermont, such as Bennington and St. Johnsbury, where manufacturing centers developed because of each town's proximity to water power, and as each town became a major railroad center, this prosperity was accompanied by an increase in housing for the expanding workforces. Architecture was influenced by technological innovation which led to a differentiation of house forms. The balloon system of framing replaced heavy timber framing, steam-powered planes, jigsaws, and lathes manufactured architectural components, the contracting system organized carpenters, masons, and other trades, and lending institutions increased in number, capital and flexibility.

The Vermont Historic Sites and Structures Survey, Part II, survey report for Bennington Village, comprising the architecture in the northeast quadrant of the urban compact in which the Carrigan Lane Historic District is located, states, "nineteenth century workers' housing is perhaps the most significant historic resource in this part of Bennington. A wealth of existing examples remain in a well-preserved state...built ... to accommodate the growing population of mill and factory workers" (pp.11,12).

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet****Carrigan Lane Historic District  
Bennington, Bennington County, VT**Section number 8 Page 8

The multi-family property type, defined in the St. Johnsbury MPDF for multi-family housing (p. F 8), is comprised of a number of different types of buildings related to residential housing: a historically single family house that was altered during the historic period to include apartments, a double house with separate living units and facilities, an apartment house (tenements or flats) with some shared entrances but separate units (often built at the turn-of-the-century as infill apartment houses in existing neighborhoods), guest houses, and hotels. Most multi-family housing is likely to be contained in residential historic districts. Three of the four structures in the residential Carrigan Lane Historic District embody at least one of the building types defined by the St. Johnsbury MPDF. 216 and 218 Safford Street are historically single family houses that were altered during the historic period to include two apartments. 4-10 Carrigan Lane was built as an apartment or tenement. 1-3 Carrigan Lane was built as a single family house apparently for rental purposes, and was altered after its historic period to include apartments.

The following elements of a residential historic district and multi-family property type are found in the buildings and distinguishing features of the Carrigan Lane Historic District: structures having a main block, ells and wings, porches (which tended to be replaced as the originals deteriorated), and a setting with natural plantings, driveways and sidewalks. The 2-story and 2 1/2 story Carrigan Lane Historic District buildings are within the most typical range of 1-3 stories in height, are densely built and set relatively close to the road. Among the most significant features embodied by the Carrigan Lane District is the variation in arrangement represented by the alley or court with buildings arranged along the roadway and principal entrances generally oriented to the alley.

The period of development for Safford Street spanned a century, from the mid-1850s until the mid-1950s. The street thus has a variety of architectural styles and building types. Styles range from the Italianate, and Carpenter Gothic, to the Colonial Revival. Building types include, in addition to houses, a wood-working shop, a brick fire station, a cigar store (now demolished), a taxidermist shop, and a grocery store.

The earliest buildings on Safford Street include 200 and 210 Safford, two c. 1865 vernacular houses with vestigial Greek Revival elements, and A. Y. Adams' higher style c. 1865 Italianate house at 306 Safford. The Tiffany family figured prominently in the early history of the street with the construction of Eli Tiffany's c. 1872 Carpenter Gothic house at 319, the Frank Tiffany House at 304, and the partial sponsorship of the fire station. The Tiffanys were involved in the manufacture of knit underwear and knitting machinery, owning a mill complex on the north side of the intersecting Scott Street a short distance west of Safford Street. Eli J. Tiffany, the



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number     8     Page     9    

Carrigan Lane Historic District  
Bennington, Bennington County, VT

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patriarch of the family, was the inventor of various knitting machines (the Tiffany factory and mill have been replaced by a parking lot).

Lower Safford Street (south of the Scott Street intersection) has been the site of light industry next to the Walloomsac River. By the mid-1880s, a flume ran from the river under the street and down to the Olin Scott foundry and other enterprises on Pleasant Street. Remains of the flume are still evident on some properties. The flume powered a carpentry shop, a laundry, and a wood-working shop into the 1920s. Early in the 20th century a baseball field occupied "Morgan's Lot" (now Memorial Park) along the east side of the street.

The last quarter of the 19th century brought a building boom on Safford Street with eighteen houses being constructed in the less developed area north of Gage Street and three to the south in the earlier, more densely built portion of the street. Thomas Carrigan's two dwellings, 216 and 218, are part of this late 19th century building boom at the north end of the street. The Safford Street dwellings are a modification of the typical early-to-mid 19th century, gable front, sidehall plan, rectangular form, main block, single family residence. The side gabled ell projecting from the gable front main block, identifies the buildings as examples of the tri-gable ell plan of late 19th century Victorian architecture. The Carrigan Lane buildings are more typical of mid-19th century vernacular buildings, with their modest plans, rectangular main blocks and lower, attached wings and ells, which are recessed to the rear or side of the main blocks. The tenement, although larger in size than the other three buildings, actually appears to have been constructed as two gable roofed dwellings that were connected end to end by their attached ells. All four Carrigan Lane buildings exhibit modest stylistic details common to late 19th century, vernacular dwellings in Vermont - here seen in various Italianate features such as the entrance doors with paired arched lights, and the peaked lintels and cornice caps on the Safford Street buildings, and the trapezoidal, hipped roof bay windows of the Carrigan Lane dwellings.

All four buildings in the Carrigan Lane Historic District have retained a high degree of integrity. Based on Sanborn fire insurance maps, the dwellings have been altered very little since their construction. Three porches on the tenement were probably added shortly after 1925; since then the only changes have been the replacement of porch posts on each building, and the infill of several windows on 4-10, probably done when the buildings were remodeled c. 1970.

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

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 10

**Carrigan Lane Historic District  
Bennington, Bennington County, VT**

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The Carrigan Lane Historic District is significant architecturally in the context of the practical art of designing and constructing buildings to serve human needs rather than as examples of high style compositions by masters. Built according to the needs of the inhabitants, the Safford Street properties are more elaborate than the Carrigan Lane properties, presumably because more care and expense were taken to build single family homes, which were usually built for and financed by the future inhabitants. On the other hand, the infill housing behind the Safford Street properties was most likely built for rental use, and as is often the custom when building workers housing, the structures were constructed as simple, less expensive, utilitarian dwellings, void of excessive ornamentation. Overall, the buildings are generally modest in style and detail, resulting in a cohesiveness in style, massing, materials and setting in the small district.

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

**National Register of Historic Places  
Continuation Sheet**

**Carrigan Lane Historic District  
Bennington, Bennington County, VT**

Section number 9 Page 1

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

**National Register of Historic Places  
Continuation Sheet**

**Carrigan Lane Historic District  
Bennington, Bennington County, VT**

Section number 10 Page 1

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**Verbal Boundary Description**

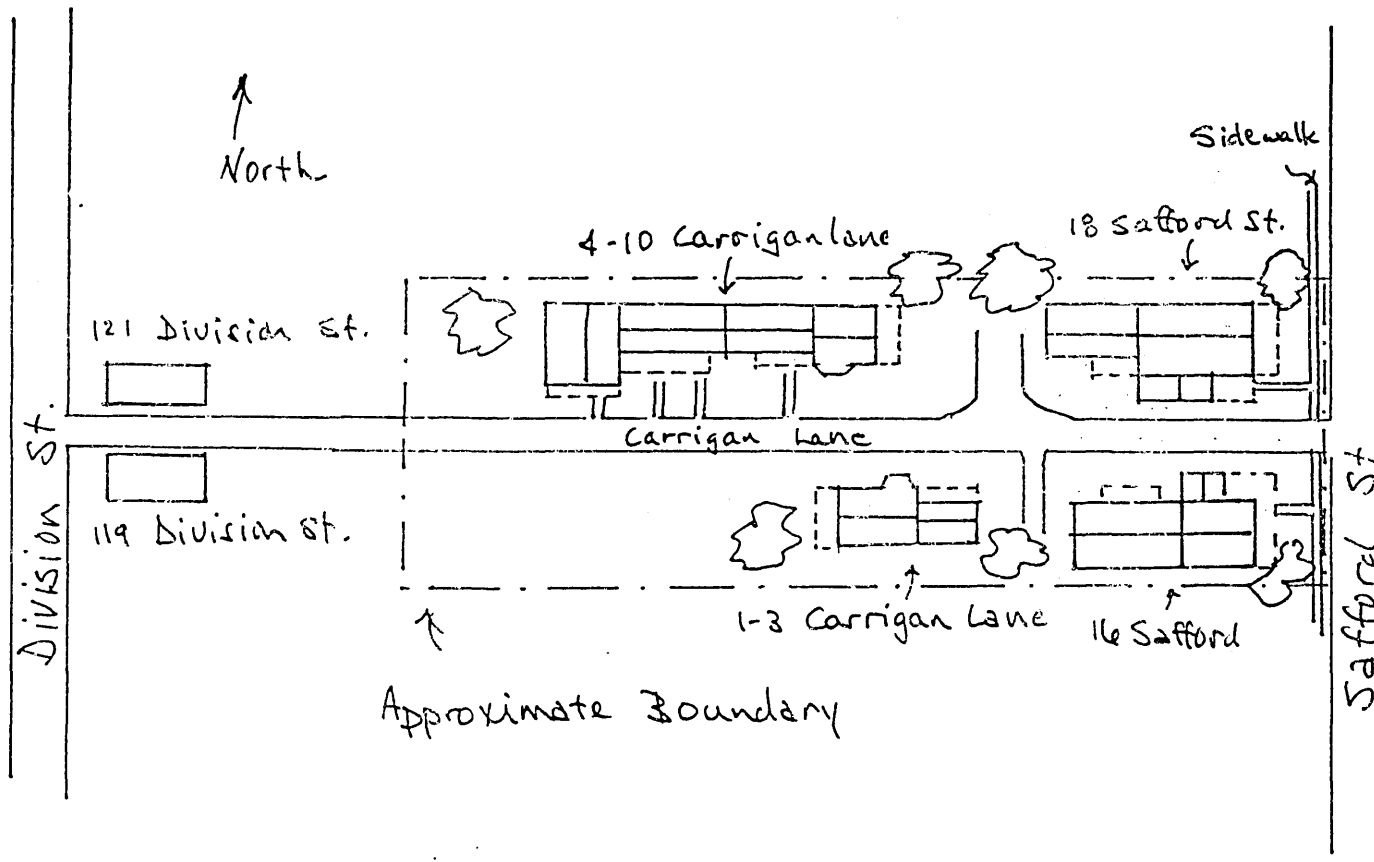
The Carrigan Lane Historic District is a rectangular district bounded on the east by Safford Street. The boundaries of the Carrigan Lane Historic District are indicated on Bennington tax map number 51524800. The map is located in the Department of Assessment, Town of Bennington.

**Boundary Justification**

The boundary of this rectangular shaped parcel of land includes four buildings, Carrigan Lane, and the surrounding landscape historically associated with the four dwellings, all of which maintains historic integrity.

# Carrigan Lane Historic District

Bennington County  
Bennington, Vt.



Approximate Scale: 1/2" = 40 ft.

Researcher: Liz Pritchett