

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 Estey Organ Company Factory (Boundary Increase)

other names/site number Daly Brothers Shoe Company Building

2. Location

street & number 68 Birge Street

not for publication N/A

city or town Brattleboro

vicinity N/A

state Vermont

code VT

county Windham

code 025

zip code 05301

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

Myronel Gamble National Register Specialist  
Signature of certifying official/Title

11-28-06  
Date

State or 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 commenting or other official/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): \_\_\_\_\_

*Edson H. Beall 1.9.07*

*for*

Signature of Keeper

Date of Action

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

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

Number of contributing resources previously listed in the National Register

29

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

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: INDUSTRY Sub: manufacturing facility  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE Sub: warehouse  
INDUSTRY manufacturing facility  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Description

Architectural Classification (Enter categories from instructions)

Other: wood frame factory  
\_\_\_\_\_  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation Concrete  
roof Rubber  
walls Weatherboard  
other \_\_\_\_\_  
\_\_\_\_\_

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

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.)

Property is:

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 within the past 50 years.

Areas of Significance (Enter categories from instructions)

INDUSTRY  
ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1936-1956  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1936  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation N/A  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder Carlson, Ernest F.  
\_\_\_\_\_

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

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

10. Geographical Data

Acreage of Property 1.47

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	698907	4746618	3	_____	_____
2	_____	_____	_____	4	_____	_____

\_\_\_\_\_ See continuation sheet.

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

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

11. Form Prepared By

name/title Kempton T. Randolph / Historic Preservation Consultant

Organization \_\_\_\_\_ date 10/26/06

street & number 1193 Lovely Road telephone 802-426-3134

city or town Marshfield state VT zip code 05658

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Additional Documentation

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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.

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

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Property Owner

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

name Basketville, Inc.

street & number Bellows Falls Road telephone \_\_\_\_\_

city or town Putney state VT zip code 05346

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Estey Organ Company Factory (Boundary Increase)  
Brattleboro, Windham County, Vermont

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### Physical Description

The Daly Brothers Shoe Company building, constructed in 1936 as a shoe manufacturing facility, is being added to the existing Estey Organ Company Factory and the boundaries for the complex are being increased to include the Daly building and grounds. The building is located at 68 Birge Street just outside the southern boundary of the Estey Organ historic district several blocks from downtown Brattleboro. The building is a U-plan, two-story, post and beam, wood frame structure sheathed in clapboards with a concrete foundation. An example of a transitional period of industrial architecture between late 19<sup>th</sup> century timber frame factory design and the International Style movement of the early 20<sup>th</sup> century, it is distinguished by its flat roof, the rectangular massing of each section that defines the U-plan form, bands of 6/6 wood windows, and lack of ornamentation with no projection at the roof eaves. The Daly building has seen little change since the 1960s when it was first occupied by Basketville, Inc., and few repairs have been made to the structure since then. The Daly building retains remarkable integrity of location, setting, design, materials, workmanship, feeling, and association.

The building (NR #30) was originally constructed with a two-story front block at the north end, a two-story west wing, and one-story east wing, which fronts Birge Street. By 1950 the east wing had been raised to two stories and a new 6 paneled Colonial-style wood door flanked by sidelights and topped with a pediment, as well as picture window installed at the northeast corner of the east elevation in the front office area had been added. The U-shaped layout of the building not only allowed for natural lighting and ventilation to permeate such a large floor space by increasing the area of the exterior walls, but it also created a sheltered courtyard. Bands of 6/6 wood sash windows run nearly uninterrupted on both floors along all facades of the building, and even with the majority now boarded over, still let a large amount of daylight into the interior. Combined with the rhythm of the clapboard siding and the cubical massing, the visual composition of the structure is extremely geometric and unified.

The main entrance to the building is housed in the north elevation of the main block. Double doors topped by a multi-pane transom lead into the lobby. A loading platform occupies the space to the west of the entrance and provides access to two sliding freight doors. A pent roof hung between the two floors and supported by heavy wooden braces protects the entrance and loading dock, although decay has severely deteriorated the western half of the roof. A single story, flat roofed projection from the second floor in the main block to the west of the entrance houses the freight elevator mechanisms.

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The southern elevation of the building visually differs from the other elevations because of its disjointed composition when compared to the uniformity of the other facades. The east wing is nearly twice as long as the west, and somewhat shelters this area of the building from Birge Street. Both wings have loading doors in their south walls. The east wing has two overhead doors on the first floor and a sliding door on the second accessed by a steel frame platform and stairs. The south wall of the west wing has a single overhead door on the first floor.

A two-story appendage that was built to house the original boiler room in the basement, with storage and bathrooms on the upper floors, has enclosed walkways on the east and west sides that connect the boiler appendage to the two wings. Like the main building, the boiler appendage was originally one-story tall (with basement) and was increased to two-stories by 1950. The enclosed walkways that join the central boiler structure to each wing are at various floor levels suggesting that the walkways were built somewhat later than the larger boiler room structure. The basement boiler room appears to have been abandoned around 1960 when a smaller new, one-story boiler room was constructed at the northwest corner of the connector, and a concrete block chimney replaced the original tall, narrow chimney stack. The large central connector appendage serves little use now, as the original boiler room in the basement is no longer used, and the large second floor bathroom is empty with all plumbing fixtures removed by the former owner.

From the main entrance on the north elevation, a staircase to the second floor ascends to the west of the lobby just inside the door. An office area takes up the corner of the building to the east of the lobby. To the west of the stairwell, an operable freight elevator original to the building runs from the basement to the second floor. The interior factory floor is nearly entirely open, punctuated only by rows of wooden framing timbers. Much of the first story has a concrete floor, and the second story as well as areas of the first located over the basement level are floored with softwood. The interior trim is sparse and simple, the most ornate being the beaded paneling and square newell posts with molded caps found in the stairwell. Exposed framing, wood walls and ceilings, and the repetitious bands of window sash define the interior space.

A c. 1936 small, square, hip-roof, wood frame compressor house (NR #31) built on a concrete slab is located in the courtyard area between the wings and appears to be contemporaneous to the main building. According to historic maps the building was used for many years to house paints.



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Exposed rafter tails under the overhanging eaves, plain corner boards and novelty siding are the building's few ornamental details. It has wire mesh lath on the interior walls and ceiling covered with stucco. One wood panel door on the west side has a multi-light window. The building has no windows. The asphalt roofing shingles and novelty siding are worn and near the end of their useful life, and the interior mesh lath is rusted and the stucco finishes are crumbling. The building is vacant.

A c. 1975, non-contributing, metal sided (NR #32) storage shed is located at the west side of the site. The buildings occupy a 1.47 acre parcel of land with the warehouse located in the northern portion and gravel parking in the southern portion.

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### Statement of Significance

The Daly Brothers Shoe Company factory building, constructed in 1936, is being nominated to the National Register by means of an amendment to the Estey Organ Company Factory that was entered in the National Register of Historic Places on April 17, 1980. The building is a U-plan, two-story, post and beam, wood frame structure sheathed in clapboards with a concrete foundation, built in a vernacular adaptation of International Style. It is distinguished by its flat roof, the rectangular massing of each section that defines the U-plan form, bands of 6/6 wood windows, and lack of ornamentation with no projection at the roof eaves. The building has seen little change since the 1960s, and retains a high degree of its original materials, feeling, association, craftsmanship, location, setting and workmanship. The Daly building appears eligible for the National Register under criterion A for its associations with the Estey Organ Company and under criterion C for its significance as a well-preserved example of a transitional timber frame factory building reflecting 19<sup>th</sup> century construction techniques and American International Style design constructed during the first half of the 20<sup>th</sup> century in Vermont.

The Estey Organ complex holds statewide significance both for its historical role in the United States organ industry and its unique architectural character. By 1900 the family-owned complex had become the largest organ factory in the world and ranked among the largest industries in Vermont. At the core of the complex are seven, unique, intact structures that are sheathed in slate shingles. The buildings in the historic district date from 1870 to 1930. The complex ceased to operate as an organ manufacturing facility in 1961 and today the buildings have been sold into separate ownership and have been adapted to various commercial and residential uses.

Although the Daly building was not included in the NR district as it was less than 50 years old when the nomination was prepared in the late 1970s, it relates to a later phase of the Estey Company in the first half of the 20<sup>th</sup> century. This was a period marked by economic hardship and upheaval for the company, as described in section 8 of the original district nomination. Prior to the 1930s, the lot at the southern end of the Estey complex had been used as a rail yard as well as for lumber storage. A rail spur ran from the main line in Brattleboro to the factory, and was critical for the arrival of raw goods and the shipment of finished organs from the factory. But by the 1930s, as motor trucks began to take over the shipping, especially over short distances, maintaining a rail line to the factory doors that consumed valuable real estate became less of a

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priority. It is likely that Estey Organ Company sold the lot to raise capital after the company was adjudged bankrupt in 1933. The Estey Company was not involved with the property again after the 1950s, when some of their manufacturing was housed there under the name Minshall-Estey Organ, Inc. during which time they occupied the second floor, including the new second story addition over the east wing.

Construction of the Daly building began in early 1936. A group of local investors formed the partnership Brattleboro Shoe Building, Inc., which purchased the property at the south end of the Estey Organ complex, and raised an initial \$50,000 to finance construction of the factory. While the building and property were locally owned, the space was designed and constructed to house a manufacturing facility for the Daly Brothers Shoe Company, which then leased the building from Brattleboro Shoe.

By August of 1936 the building was nearly completed, and as reported in the Brattleboro Reformer on August 28, Leo and John Daly and Philip Mulvahill of Daly Brothers Shoe along with an architect from United Shoe Machinery Company toured the nearly completed factory. The building was constructed by Ernest F. Carlson, a contractor out of Springfield, MA. By mid October the completed factory was employing a skeleton crew of 40 as the final touches were being completed on the building. The Brattleboro plant was not the only manufacturing facility for Daly Shoe. The plant produced only one type of shoe, a surface nailed work shoe. 500 dozen pairs a day was the target production capacity of the work force, which numbered 275 at its peak. Both men and women were employed in the factory, most between the ages of 25 and 35. At a time of high unemployment during the Great Depression, the opportunity for factory work must have been eagerly welcomed by the people of Brattleboro.

However, the occupancy of the Daly building by Daly Shoe would prove to be short lived. By 1938 the property was listed as vacant in the city directory, the shoe factory having lasted less than two years. A & G Spalding Brothers, Inc., the well-known sporting goods manufacturer, became the building's next tenant in 1939. Their occupancy in the space lasted for nearly a decade, during which time tennis rackets among other sporting goods products were manufactured in the building.

By 1950, the building was being used by the Estey and later Minshall-Estey Organ Company during their brief period of production expansion during the late 1940s and 1950s, as discussed in

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section 8 of the original district nomination. Estey Organ most likely moved into the second floor of the Daly building during the brief three-year period when the company returned to full family control under the ownership of Jacob P. and Joseph G. Estey. Military contracts from World War II and diversification of the product line aided sales during this period. Although family control of the company was brief, when Rieger Organ Inc, bought the company in 1953, the product line was again expanded to include the first electronic organs built by Estey. At the same time, the company workforce had reached 325, the largest in decades. Although it is unclear what manufacturing operations took place in the Daly building during this period, with an increase in products offered as well as in the workforce, the expanded production space was surely of great value to the corporation. The first floor of the building housed Belgrade Press, a local printing and binding company during this period.

After a series of accounting manipulations damaged the company in the late 1950s, Minshall-Estey severely downsized their Brattleboro operations before relocating to California in 1961, leaving the Daly building again vacant. By 1966, Basketville, Inc., a Vermont-based basket manufacturing company, had moved their storage, shipping and dyeing operations there. By 1973, Basketville had purchased the property and continues to own and utilize the building to a limited extent today.

The Daly building remains as an outstanding example of a factory built in the vernacular American International Style during first half of the 20<sup>th</sup> century in Vermont. The factory is architecturally significant for its contrast between style and building technology. In form the building was on the cutting edge of stylistic industrial design of the period. The cubical, angular American International Style form of the building is similar to other Vermont factory buildings of the period, such as the 1946-47 addition to the Tauber-Lipton Shirt Company in Rutland. Although the Daly building was not stylistically as advanced, there exists much similarity in lines and massing between the two buildings. However, the Daly building is constructed in much the same way as a late 19<sup>th</sup> century factory building, such as the 1896 Willard Manufacturing Company building in St. Albans, Vermont. Both buildings share heavy, exposed timber frame construction with large, repetitive window bays along all elevations. Built before the increased economic feasibility of steel and concrete construction that came after the Second World War, but designed in a time of great advancements in industrial aesthetics, the Daly building represents a unique crossroads in factory design.

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Overall, the U-plan facility retains its historic characteristics that qualify it for listing in the National Register, including the two-story form, wood siding, six-over-six wood windows, the north end entry with double door and transom above (the doors are replacements), the north end loading dock and sliding door, a freight elevator, the primary stair system off the entry vestibule, beaded board wall and ceiling finishes, wood flooring, and the open interior floorplan with exposed framing. The period of significance for the Daly Brothers Shoe Company building is 1936 to 1956. These years span the period during which the factory operated as an important historic manufacturing facility in Brattleboro, and for part of that time was associated with Estey Organ, Inc.

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### **Bibliography:**

Estey Organ Company Historic District Nomination, National Register of Historic Places,  
Washington, DC.

Manning's Brattleboro (Vermont) directory : including Guilford, Marlboro and Putney, Vt. and  
Hinsdale, N.H., Springfield, Ma.: H. A. Manning Co., 1935-1970.

"Shoe Factory Employing 40." Brattleboro Daily Reformer, October 20, 1936, p. 1.

"Shoe Plant To Start Oct. 1." Brattleboro Daily Reformer, August 28, 1936, p. 1.

"To Ship Shoes First of Week." Brattleboro Daily Reformer, November 6, 1936, p. 1-8.

### **Maps:**

Sanborn Fire Insurance Maps, 1920, 1950.

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### Geographical Data

### Verbal Boundary Description

The property at 68 Birge Street, Brattleboro, Windham County, Vermont, is the city lot associated with the building. It is recorded in the Brattleboro Tax Lot Map as lot 325521.

### Boundary Justification

The boundary is the land historically associated with the building.

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### Photographs

All photographs were taken with a 6 megapixel digital camera and printed with a Hewlett Packard HP Photosmart 7850 inkjet printer on HP Premium Plus Glossy Photo Paper using HP Vivera ink cartridges 99 and 92. Please see the attached report from Wilhelm Research on the archival stability of this ink and paper combination.

The following applies to all photographs

Daly Brothers Shoe Company Building  
Estey Organ Company Factory (Boundary Increase)  
Brattleboro, Windham County, Vermont  
Photographer: Kempton T. Randolph  
Date: October 14, 2006  
Digital files stored at the Vermont Division for Historic Preservation

Photograph 1  
North and east elevations along Birge Street (#30)  
View looking southwest  
Filename: VT\_WindhamCounty\_Estey1.tif

Photograph 2  
South and east elevations of building showing remainder of Estey factory (#30)  
View looking northwest  
Filename: VT\_WindhamCounty\_Estey2.tif

Photograph 3  
South elevation showing connector between east and west wings (#30)  
View looking north  
Filename: VT\_WindhamCounty\_Estey3.tif



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Photograph 4

Compressor house in courtyard of factory (#31)

View looking northeast

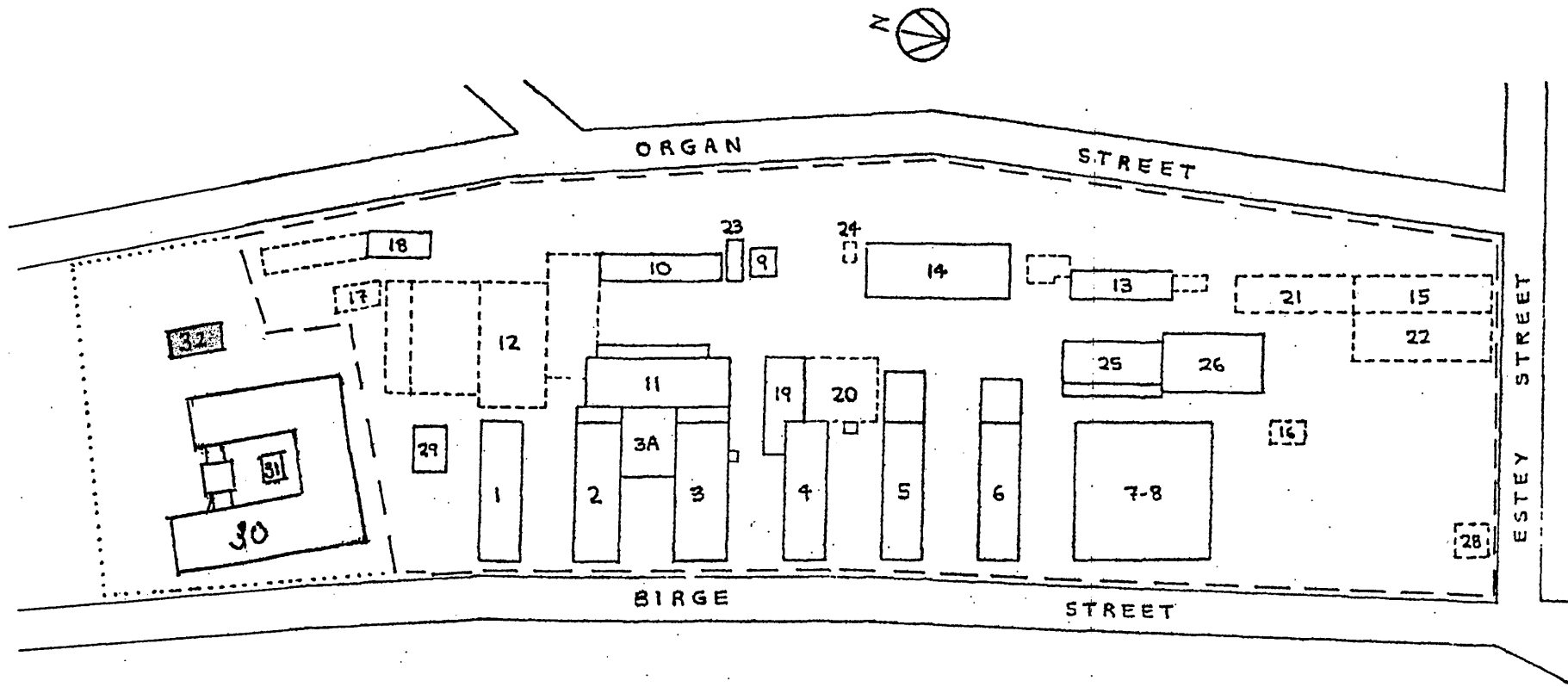
Filename: VT\_WindhamCounty\_Estey4.tif

Photograph 5

Interior of west wing (#30)

View looking south

Filename: VT\_WindhamCounty\_Estey5.tif



(FORMER) ESTEY ORGAN COMPANY FACTORY (BOUNDARY INCREASE)  
 WINDHAM COUNTY BRATTLEBORO, VERMONT

November 2006

Not to Scale

□ Buildings Existing in 1979

□ Buildings Existing in 1942  
 (Gangways Not Shown)

■ Noncontributing

--- District Boundary

..... Increase Area