

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

OMB No. 1024-0018



296

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: Holden-Leonard Workers Housing Historic District

other names/site number: _____

2. Location

street & number 121-139, 124-150 Benmont Avenue & 105-115, 117-123 Holden Street not for publication N/A
city or town Bennington vicinity N/A
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 of 1986, 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.)

N. E. Boone 4/6/2011
Signature of certifying official Date

Vermont Division for Historic Preservation
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 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 Keeper Date of Action 5/19/11

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Number of Resources within Property

| Contributing | Noncontributing |
|--------------|------------------------|
| <u>13</u> | <u>1</u> buildings |
| <u> </u> | <u> </u> sites |
| <u> </u> | <u> </u> structures |
| <u> </u> | <u> </u> objects |
| <u>13</u> | <u>1</u> Total |

Category of Property

(Check only one box)

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

Number of contributing resources previously listed in the
National Register NA

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: Domestic Sub: Multiple dwelling
Commerce/Trade Department store

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Multiple dwelling
Commerce/Trade Specialty store

7. Description

Architectural Classification (Enter categories from instructions)

Mid-19th century
Italianate

| | |
|-------|---------------------|
| walls | <u>weatherboard</u> |
| | <u>brick</u> |
| | <u>vinyl</u> |
| | <u>asphalt</u> |
| | <u>concrete</u> |
| other | <u>marble</u> |

Materials (Enter categories from instructions)

foundation concrete
brick
stone
roof slate
asphalt
steel

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

See continuation sheets (7-1 through 7-14)

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Holden-Leonard Workers Housing Historic District
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Property Owner List

1. **124-126 Benmont Avenue**
(a portion of Tax Parcel 49-51-70.00)
Ben-South Housing Ltd.
c/o Regional Affordable Housing Corporation
P.O. Box 1247
Bennington, VT 05201
2. **128-130 Benmont Avenue**
(Tax Parcel 49-51-71.00)
Flora B. Mason Life Estate
128-130 Benmont Avenue
Bennington, VT 05201
3. **132-134 Benmont Avenue**
(Tax Parcel 49-51-72.00)
Regional Affordable Housing Corporation
P.O. Box 1247
Bennington, VT 05201
4. **136-138 Benmont Avenue**
(Tax Parcel 49-51-73.00)
Regional Affordable Housing Corporation
P.O. Box 1247
Bennington, VT 05201
5. **140-142 Benmont Avenue**
(Tax Parcel 49-51-74.00)
Regional Affordable Housing Corporation
P.O. Box 1247
Bennington, VT 05201

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6. 144-146 Benmont Avenue
(Tax Parcel 49-51-75.00)

Audrey C. Myers
144-146 Benmont Avenue
Bennington, VT 05201

7. 148-150 Benmont Avenue
(Tax Parcel 49-51-76.00)

Maruti, Inc.
148-150 Benmont Avenue
Bennington, VT 05201

8. 121 Benmont Avenue
(Tax Parcel 50-50-03.00)

Roger D. Harris
121 Benmont Avenue
Bennington, VT 05201

9. 123-131 Benmont Avenue
(Tax Parcel 50-50-04.00)

Cross Realty Corp.
638 Main Street
Bennington, VT 05201

10. 133-135 Benmont Avenue
(Tax Parcel 50-50-05.00)

John C. Chambers
133-135 Benmont Avenue
Bennington, VT 05201

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- 11. 137-139 Benmont Avenue**
(Tax Parcel 50-50-06.00)
Regional Affordable Housing Corporation
P.O. Box 1247
Bennington, VT 05201
- 12. 117-123 Holden Street**
(Tax Parcel 49-51-65.00)
Tony A. Bolio
PO Box 4764
Bennington, VT 05201
- 13. 105-115 Holden Street**
(Tax Parcel 49-51-63.00)
Joseph W. Prandini
605 Gage Street
Bennington, VT 05201

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Holden-Leonard Workers Housing Historic District
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The Holden-Leonard Workers Housing Historic District is a group of residential buildings plus one Mill Store on Benmont Avenue and Holden Street that were originally built by the neighboring mill company between c.1865 and c.1900. The residential properties are all duplexes and multi-family ("tenement") homes and essentially display three designs of workers housing that are repeated in groups creating a rhythmic pattern of matching rooflines and setbacks that give the district its historic character. The district includes 13 buildings all of which retain integrity of location, setting, workmanship, feeling, and association. To varying degrees they also retain integrity of design and materials. Two of the tenement blocks were moved a short distance by the mill company during the period of significance from Benmont Avenue to Holden Street and therefore still retain integrity of location. All 13 primary resources are contributing properties. There is only one non-contributing accessory building built in 2009. The 12 residential resources are all 1 ½ or 2 ½-story rectangular blocks with eaves fronted gable roofs almost all of which retain the original slate. They are largely vernacular in style with some touches of Greek Revival, Queen Anne, and Colonial Revival depending on when the particular building was built or modified. The exception is the gable fronted brick Mill Store (HD #8, 121 Benmont Ave.) which has exuberant Italianate details matching those on the main mill building built at the same time. The large historic Holden-Leonard Mill Complex is adjacent to the district on the north along Benmont Avenue and across Holden Street and was individually listed on the National Register of Historic Places on November 14, 1988.

The 13 contiguous properties were all originally owned and constructed by the Bennington Manufacturing Company, a wool shawl factory, or its successors, the Bennington Woolen Mill Company and Holden-Leonard Company which produced a variety of woolen goods at the adjacent large factory complex. The urban streetscape includes other 19th and early 20th century single and multi-family houses as well but these were not constructed by the mill and so are excluded from the district boundaries. The Walloomsac River, which provided the water power that attracted the first mills here, runs behind the properties fronting the west side of Benmont Avenue and crosses Holden Street at the mill complex. The fairly dense neighborhood is located northwest of the major intersection of Routes 9 and 7, near but not in the central business core of the town and is on the same lower plain of the village. It is also near the railroad station and another former mill further north on Benmont Avenue. Further west beyond the neighborhood, the land rises to the higher plain of Old Bennington. The distinctive tower of the Holden-Leonard Mill rises above the area and is a very visible landmark for this neighborhood of worker's housing.

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In 1988 the Vermont Historic Sites and Structures Survey documented Benmont Avenue and described it as follows:

“Benmont Avenue is a long, industrial, commercial and residential street running north and south between West Main Street to the south and Northside Drive and Hunt Street to the north. It is principally known for being the site of three large mills: the Holden-Leonard textile mill [NR listed, 1988], the Bennington Scales Company, and the Bennington Wax Paper Company, now Ben-Mont Fancy Papers mill. While it was not named Benmont Avenue until perhaps after the Second World War, the street was opened between West Main Street and River Street by the time of the Presdee and Edwards map of 1852 [see Fig. 1]. At this early date, the street was known as Mill Street, after a wadding mill built on the southeast corner above West Main by Asahel Booth c. 1835. This early mill not only gave the street its name, but its early character as a mixed industrial and working-class neighborhood, a character which survives today.”

The Holden-Leonard Workers Housing Historic District is adjacent to the mill which employed most of the residents and is within easy walking distance of the downtown section of Bennington. The district and other nearby residential neighborhoods on the western and northern side of Bennington are filled primarily with modest homes and multi-family units on relatively small lots although some larger homes exist as do commercial and small industrial properties. The district and its surrounding neighborhoods have always been a working neighborhood with mixed uses sprinkled throughout. Despite the modernization of materials and some more extensive renovations to develop affordable housing or expand a commercial use, the buildings in the district are still visually cohesive and distinctive through repetitive massing and slate-covered rooflines to clearly convey their history as third-quarter 19th century company-built workers housing.

District Inventory

1. 124-126 Benmont Avenue, c. 1900, duplex, contributing

124-126 Benmont Avenue is one of a row of seven detached look-alike duplexes (HD #s1-7) along the west side of the street that were built by the companies running the large neighboring woolen mill on Benmont (The Bennington Manufacturing Co. and its successors the Bennington Woolen Mill Co., and the Holden Leonard Co.) to house their workers. Like most worker housing in the state, this building is vernacular in style and very plain in detail. This duplex and its neighbor (HD #2, 128-130 Benmont) were built in c. 1900 by the Holden-Leonard Company

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as worker housing and was designed to closely match the existing line of 5 duplexes that the Bennington Manufacturing Co. had built in c. 1865 (HD #s3-7). Like the whole line of matching duplexes along the west side of this block its most significant feature is its massing as a simple, 2 1/2-story, gable roofed, eave-fronted, house with a slate roof and rear ells. Though it is the same size and massing as the earlier houses, this one and HD #2 have six bays on the first floor but only four windows across second floor of the front (east) façade by two bays deep and a shed roofed one story rear addition. Its other significant features include clapboard siding, plain corner boards, molded box cornice, flat window trim, and paired entry doors centered on the front façade. The early 20th century doors are glazed above a row of three small panels topping a column of three wider panels. The foundation is parged or concrete and the windows contain a mixture of two-over-two light sash and modern, one-light casements in the attic windows. After the 1946 Sanborn map, a Colonial Revival style hipped roof front porch was added with shingled solid balustrade and square posts. The porch has a modern set of concrete steps bisected by a metal hand railing and an asphalt shingled roof. Though described in the 1988 survey and still extant on the matching HD #2, the symmetrical brick interior ridge chimneys have been removed. The two chimneys were another feature that differed from the earlier duplexes which had a centered chimney.

According to deeds, the company sold this house and its neighbor, 128-130 Benmont (HD#2) in 1916 to brothers John and Emile LaFlamme, respectively. Despite a few changes, this house retains its historic character, design and massing that clearly identify the building as one of a matching row, representing a particular 2 1/2-story duplex type. Thus it should be considered contributing.

2. 128-130 Benmont Avenue, c. 1900, duplex, contributing

128-130 Benmont Avenue is one of a row of seven detached look-alike duplexes (HD #s1-7) along the west side of the street that were built by the companies running the large neighboring woolen mill on Benmont (The Bennington Manufacturing Co. and its successors the Bennington Woolen Mill Co., and the Holden Leonard Co.) to house their workers. Like most worker housing in the state, this building is vernacular in style and very plain in detail. This duplex and its neighbor (HD #1, 124-126 Benmont) were built in c. 1900 by the Holden-Leonard Company as worker housing and was designed to closely match the existing line of 5 duplexes that the Bennington Manufacturing Co. had built in c. 1865 (HD #s 3-7). Like the whole line of matching duplexes along the west side of this block its most significant feature is its massing as a simple, 2

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1/2-story, gable roofed, eave-fronted, house with a slate roof and rear ells. Though it is the same size and massing as the earlier houses, this one and HD# 1 have six bays on the first floor but only four windows across second floor of the front (east) façade by two bays deep and a shed roofed one story rear porch. There is a 1-story, shed roofed rear ell instead of the twin 1 1/2-story gabled ells of the earlier blocks. Its other significant features include clapboard siding, plain flat corner boards, molded box cornice, flat window trim, and paired entry doors centered on the front façade. The front doors of early 20th century design are glazed and paneled. In 1916 this house was sold to a private owner (a mill employee) who likely added the simple Queen Anne style hipped roof front porch with turned posts and a spindle railing. A little later, c. 1920, the five earlier houses in the row (HD #s 3, 4, 5, 6, & 7 - still owned by the Holden-Leonard Company) followed suit and each gained simple shed roofed porches. The foundation is parged or concrete and the windows contain two-over-two light sash. The front porch has a modern set of wood steps as well as a wood ADA ramp leading down to the side and a corrugated metal roof. There are symmetrical brick interior ridge chimneys which also distinguish this later style of duplex from the earlier ones in the row which had a central brick chimney.

According to deeds, the company sold this house and its neighbor, 124-126 (HD#1) in 1916 to brothers Emile and John LaFlamme, respectively. A descendant interviewed in 1988 for the Historic Sites & Structures survey said that Damasse Emile Laflamme, Jr. was the name of the purchaser and that he was weaver for the Holden Leonard Company. Damasse LaFlamme was the father of Emile and John and the census for 1920 shows that he lived with his daughter and son-in-law in 124 Mill Street (later Benmont Ave.). When the house was documented in 1988, there was a c. 1920 shed in the rear yard that is no longer extant. Despite a few material changes, this house retains its historic character, design and massing that clearly identify the building as one of a matching row, representing a particular two-story duplex type. Thus it should be considered contributing.

3. 132-134 Benmont Avenue, c.1865-1870, duplex, contributing

132-134 Benmont Avenue is one of a row of seven detached look-alike duplexes along the west side of the street that were built by companies running the large neighboring woolen mill on Benmont (The Bennington Manufacturing Co. and its successors the Bennington Woolen Mill Co., and the Holden Leonard Co.) to house their workers. Like most worker housing in the state, this building is vernacular in style and very plain in detail. Its most significant feature is its massing as a simple, 2 1/2-story, gable roofed, eave-fronted, six by two-bay house with 1 1/2-story

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twin rear gable ells. Its other significant features include the slate roof, molded box cornice, regular symmetrical fenestration pattern, flat window trim, and centered double entry with transoms within a single door surround topped by a deeply projecting molded cornice. The original clapboard siding and flat corner boards have been covered by vinyl clapboards and somewhat narrower vinyl corner trim. The rear ells are connected in a 1993 alteration that added a shed roof between them with a new brick chimney. The windows have replacement one-over-one light sash except for the rear-facing attic windows of the ells which still have original six-over-six light sash. The stone foundation is parged on the exterior. There is a modern unsheltered wood entry stoop serving both front doors and a simple rear porch with square posts serving the rear ell doors and center rear door accessing the stair to the upper floor units that was added within the 1993 connecting addition.

The front façade has a central double entry and the two wood front doors have three horizontal wood panels below the upper glazing and appear to date to c. 1920 when each house in the row got simple shed roofed front porches added. The transoms, molding and doors on this house differ slightly from those on the other early houses in the row (#s 4, 5, 6, & 7). The 1869 Beers map shows this house but with a slightly smaller footprint than the others suggesting it may have still been under construction in 1869 or was altered later to match the others. The c. 1920 porch on this house had been removed and replaced with a gable entry porch by 1988 when the Vermont Historic Sites and Structures Survey recorded it. This later porch was removed in 1993. The entry is flanked on the first floor by two windows to either side and six regular windows matching these bays on the second floor. On the rear façade there are two original door openings in the original rear ells but one of the doors is modern and the other appears to date to early 20th century stylistically. It has four lights over three panels. In 1993 a shed-roofed rear porch with center gable replaced the shed roofed porch (possibly original) documented in 1988 as well as new doors in the center to access the new rear vestibule. The older front and rear doors have storm doors and the windows all have triple-track storm units. The front roof slope has a bathroom vent stack and the rear roof slope has two 1993 skylights. The rear infill addition between the original ells has a 1993 large brick chimney and another skylight. The rear porch is connected to the porch of #136-138 by a shared concrete ADA ramp with metal railings.

This building and two others in the row (#s 4 and 5) are undergoing a renovation in 2011 by the affordable housing provider that owns it and will be applying for the historic tax credit. Some of the documented earlier features will be restored in this work, including the clapboard siding, six-over-six light sash windows, and new entry porches matching the c.1920 ones removed. Existing features will be preserved and repaired including slate roofs, doors and door surrounds, and trim. Despite a number of material and plan changes, the design and massing are still intact and clearly

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identify the building as one of a matching row, representing a particular 2 1/2--story duplex type. Thus it should be considered contributing.

4. 136-138 Benmont Avenue, c.1865, duplex, contributing

136-138 Benmont Avenue is one of a row of seven detached look-alike duplexes along the west side of the street that were built by companies running the large neighboring woolen mill on Benmont (The Bennington Manufacturing Co. and its successors the Bennington Woolen Mill Co., and the Holden Leonard Co.) to house their workers. Like most worker housing in the state, this building is vernacular in style and very plain in detail. Its most significant feature is its massing as a simple, 2 1/2-story, gable roofed, eave-fronted, six by two-bay house with 1 1/2-story twin rear gable ells. Its other significant features include the slate roof, molded box cornice, regular symmetrical fenestration pattern, flat window trim, and centered double entries with three-light transoms within a single door surround topped by a deeply projecting molded cornice. The original clapboard siding and flat corner boards have been covered by vinyl clapboards and somewhat narrower vinyl corner trim. The rear ells are connected in a 1993 alteration that added a shed roof between them with a new brick chimney. The windows have replacement one-over-one light sash. The stone foundation is parged on the exterior. There is a modern unsheltered wood entry stoop serving both front doors and a simple rear porch with square posts serving the rear ell doors and center rear door accessing the stair to the upper floor units that was added within the 1993 connecting addition. The rear porch is connected to the porch of #132-134 with a shared concrete ADA ramp with metal railings.

The front façade has a central double entry and the two wood front doors have six wood panels that appear to date to 1993. In c. 1920, each of the houses in this row got simple shed roofed front porches added. The porch on this house had been removed by 1988 when the Vermont Historic Sites and Structures Survey recorded it. The entry is flanked on the first floor by two windows to either side and six regular windows matching these bays across the second floor. On the rear façade there are two original door openings in the original rear ells but the doors are modern. In 1993 a shed-roofed rear porch replaced the simple deck that was documented in 1988 as well as new doors in the center to access the new rear vestibule. The front and rear doors have storm doors and the windows all have triple-track storm units. The front façade has modern inoperable window shutters on each window. The front roof slope has a bathroom vent stack and the rear roof slope has two 1993 skylights. The rear infill addition between the original ells has a 1993 large brick chimney.

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This building and two others in the row (#s 3 and 5) are undergoing a renovation in 2011 by the affordable housing provider that owns it and will be applying for the historic tax credit. Some of the documented earlier features will be restored in this work, including the clapboard siding, six-over-six light sash windows, and new entry porches matching the c.1920 ones removed. Existing features will be preserved and repaired including slate roofs, doors and door surrounds, and trim. Despite a number of material and plan changes, the design and massing are still intact and clearly identify the building as one of a matching row, representing a particular 2 1/2--story duplex type. Thus it should be considered contributing.

5. 140-142 Benmont Avenue, c.1865, duplex, contributing

140-142 Benmont Avenue is one of a row of seven detached look-alike duplexes (HD #s1-7) along the west side of the street that were built by companies running the large neighboring woolen mill on Benmont (The Bennington Manufacturing Co. and its successors the Bennington Woolen Mill Co., and the Holden Leonard Co.) to house their workers. Like most worker housing in the state, this building is vernacular in style and very plain in detail. Its most significant feature is its massing as a simple, 2 1/2-story, gable roofed, eave-fronted, six by two-bay house with 1 1/2-story twin rear gable ells. Its other significant features include the slate roof (on rear slope only), molded box cornice, regular symmetrical fenestration pattern, flat window trim, and centered double entries with three-light transoms within a single door surround topped by a deeply projecting molded cornice. The original clapboard siding and flat corner boards have been covered by vinyl clapboards and somewhat narrower vinyl corner trim. The front roof slope has asphalt shingle roofing. The rear ells are still extant but have been connected in a late 20th century alteration that added a shed roof between them with a brick chimney. The windows have replacement sash. The stone foundation is parged on the exterior. There is a modern unsheltered, two-step, wood entry stoop serving both front doors and a 1993 rear shed porch with a centered gable and square posts serving the rear doors and center rear door that was added in the late 20th century to access a new boiler room. On the side of the rear porch is a concrete ADA ramp with metal railings.

The front façade has a central double entry and the two wood front doors have six wood panels that appear to date to the late 20th century renovation. In c. 1920, each of the houses in this row got simple shed roofed front porches added. The porch on this house was still extant in 1988 when the Vermont Historic Sites and Structures Survey recorded it but it was removed later. The

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entry is flanked on the first floor by two windows to either side and six regular windows matching these bays across the second floor. These and the first and second floor side windows all have modern one-over-one light double hung sash while the rear ells have modern six-over-six light double hung sash on the second floor and modern multi-pane casement windows on the first floor. The gable third floor windows have similar multi-pane casements. On the rear façade there are two original door openings in the original rear ells but the doors are modern. After 1988, the present rear porch replaced a platform on the 142 side and an enclosed porch on the 140 side. The two apartment rear doors have storm doors and the windows all have triple-track storm units. The front façade has modern inoperable window shutters on each window. The rear infill addition between the original ells has a large brick chimney.

This building and two others in the row (#s 3 and 4) are undergoing a renovation in 2011 by the affordable housing provider that owns it and will be applying for the historic tax credit. Some of the documented earlier features will be restored in this work, including the clapboard siding, six-over-six light sash windows, and new entry porches matching the c.1920 ones removed. Existing features will be preserved and repaired including slate roofs, doors and door surrounds, and trim. Despite a number of material and plan changes, the design and massing are still intact and clearly identify the building as one of a matching row, representing a particular two-story duplex type. Thus it should be considered contributing.

6. 144-146 Benmont Avenue, c.1865, duplex, contributing

144-146 Benmont Avenue is one of a row of seven detached look-alike duplexes (HD #s1-7) along the west side of the street that were built by the companies running the large neighboring woolen mill on Benmont (The Bennington Manufacturing Co. and its successors the Bennington Woolen Mill Co., and the Holden Leonard Co.) to house their workers. Like most worker housing in the state, this building is vernacular in style and very plain in detail. Its most significant feature is its massing as a simple, 2 ½-story, gable roofed, eave-fronted, six by two-bay house with 1 ½-story twin rear gable ells. Its other significant features include the slate roof, molded box cornice, regular symmetrical fenestration pattern, flat window trim, and centered double entry with three-light transoms within a single door surround topped by a deeply projecting molded cornice. The double entry is sheltered by a shed roofed simple porch with asphalt shingle roofing, spindle railing, square posts, and a triangular lattice valance on either end that was added c. 1920. The two front doors are modern replacements. The original clapboard siding and flat corner boards have been covered by asphalt shingle siding. The

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windows have six-over-six light older sash. The stone foundation is parged on the exterior. There is a capped and partially removed center brick chimney and a concrete block modern chimney near it. Despite the change in siding and loss of original doors, this duplex is the most architecturally intact of the early row of five (HD #s3-7) and compares very well to an image of the row from the 1939 auction catalog when the Holden-Leonard Mill and residential properties were sold off. It is a model for the original form including a single center chimney and separate rear gable ells serving the two sides of the duplex. It also has the only surviving porch on the west side of Benmont that was added by the Holden-Leonard Company to all its housing in c. 1920.

7. 148-150 Benmont Avenue, c.1865/c. 1940, duplex converted to store, contributing

148-150 Benmont Avenue, *Goodhue's* Corner Store, was originally one of a row of seven detached look-alike duplexes (HD #s1-7) along the west side of the street that were built by the companies running the large neighboring woolen mill on Benmont (The Bennington Manufacturing Co. and its successors the Bennington Woolen Mill Co., and the Holden Leonard Co.) to house their workers. Like most worker housing in the state, this building is vernacular in style and very plain in detail. Since being converted to a store in c. 1940, it has been altered in several ways with additions on the front and rear. Originally it was similar to its neighboring line of matching duplexes – HD #s 3-6 and still retains its 2 ½-story main block massing and slate roof that continues the distinctive line of matching rooflines in the row. The c. 1940 store conversion added a 1-story, 3 bay, store front that was further altered more recently by the addition of the gable roof. The conversion also altered one of the 1 ½-story twin rear gable ells by connecting it to the other and adding a new larger roof. The massing and half of the original slate roof of the other rear ell is still intact on the Holden Street (north) façade. There is a very large 1-story gable rear addition attached to the back of the altered ells that has extended the structure to the entire lot. It is presently vinyl-sided except at the rearmost addition which has painted concrete block walls. The store front has a central recessed entry, a brick façade under an awning with three fixed plate glass windows. The main block has an original central brick chimney and slate roof. The first floor fenestration has been covered by the storefront on the front façade and is infilled on the side gable. The second floor windows of the front façade have been replaced with two small modern double hung windows on the ends of the façade remaining over the large added gable of the storefront. The side gable still has its original fenestration of two windows on the second floor and one original six-over-six light attic sash window in the attic. Despite substantial alterations, this structure retains massing and slate roofing on the main

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block, fenestration and part of one ell on the visible side street façade and thus is still contributing due to its continued ability to convey its historic significance as part of the series of early workers housing along this side of the street.

8. 121 Benmont Avenue, c. 1865, Mill store and tenement, contributing

121 Benmont Avenue was built as a store in c. 1865 by the Bennington Manufacturing Co., which built and operated the large woolen mill that later become the Bennington Woolen Mill Company and then the Holden-Leonard Mill. The Italianate style brick, 2 ½ story, 3x8 bay gable front store has exuberant cornice and corbeling details that match those on the earliest c. 1865 mill building at the Holden-Leonard Complex which was built at the same time by the Bennington Manufacturing Co. It has a marble random ashlar foundation, 7-course American bond brick construction (header rows have alternating headers and stretchers), and a slate roof. The central entrance on the front (west) façade has original double-leaf glazed and paneled doors under a segmental brick arch. There is a second entrance on the south eaves façade which has an Italianate door with round-headed lights. According to the 1988 Vermont Historic Sites and Structures Survey, the rear loading bay which is not publicly accessible, has double-leaf hinged diagonal matchboard doors and an infilled bay above. There are segmental brick arches above all window openings, marble sills and a combination of six-over-six light, six-over-one light, and two-over-two light sash throughout. This building has a distinctive double tiered, corbelled cornice with decorative arcading in a bracket-like pattern. The same decorative motifs can be seen on the tower and main mill building of the Holden-Leonard Mill Complex as well as one of the older mill outbuildings, which were all built around the same time by the mill company. There are two brick chimneys placed symmetrically along the roof ridge. The 1988 survey description noted "According to old photographs some of the south eaves openings are not original and a porch formerly spanned the gable front." In 1988 it also had a rear addition that is no longer extant.

The store continued in mill ownership from when it was built in c. 1865 to 1939 when all the mill properties were sold. The store was apparently leased to various storekeepers and the upstairs became tenements, as shown on the 1906 and 1912 Sanborn Fire Insurance maps. According to the census records, in 1910, the store was run by Benjamin and Sarah Shumlinski, Russian Jews, who owned the business but not the real estate. They lived in the building along with their five children and two French Canadian families: the Plantes with three children and

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the Rousseaus with six children. This property is exceptionally intact architecturally and is the best preserved of all the district resources.

9. 123-131 Benmont Avenue, c.1875, tenement block, contributing

123-131 is a very simple, vernacular 1 ½ story, 15x1 bay eaves front gable roof tenement house with five entrances along the front (west) and rear facades. The front façade has three c. 1920 shed roofed porches with square posts, solid clapboarded balustrades, triangular lattice valances at the ends and exposed curved rafter tails. The rear façade has paneled concrete stoops and shed roofed door hoods. The windows are grouped in regular bays of four and there are no windows over the door bays. The first floor windows have replacement one-over-one light sash. There are ten replacement one-over-one kneewall windows on the second floor of the front facades, giving the building a Greek Revival style look. The tenement has vinyl clapboard siding that abuts but doesn't cover the plain, flat window and door trim. It has a stone foundation and an original slate roof. The simple, molded cornice has a beaded detail and the front façade has a flat frieze at the top of the wall (not covered by vinyl siding) that abuts the tops of the kneewall window surrounds. The doors are all modern replacements. There is an exterior concrete block chimney on the rear façade.

This building was built in c. 1875 by the Bennington Woolen Company that took over the former Bennington Manufacturing Co. Mill and its earlier housing. Its form and fenestration/door arrangement is a 1 ½ story version of a tenement type seen in the 2 ½ story tenements added by the mill company at the same time (HD #s12 & 13) and also other examples documented at textile mills in Winooski/Burlington. Despite some change and alterations to materials, the building still easily conveys its original massing and design and thus still contributes to the district.

10. 133-135 Benmont Avenue, c. 1865, duplex, contributing

133-135 Benmont Avenue is one of the earlier duplexes built in c. 1865 by the Bennington Manufacturing company. It is a vernacular, 1 ½ story, 6x3 bay, eave-front, gabled frame house with gabled smaller scale 2 x 1 bay, 1-story, rear ells, and a replacement gabled front porch. This duplex is similar to 137-139 Benmont Avenue (HD# 11 as it was originally built). It has a stone

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foundation, vinyl siding, and original slate-shingle roofing with original interior brick end chimneys. The twin central entrances on the front (west) façade have infilled transoms above the doors that are currently sheltered by a modern gable roofed entry porch supported by metal posts. The doors are flanked by two windows on each side and these have replacement one-over-one light double hung sash. There are two bays of replacement knee wall windows over the doors. Despite some change and alterations to materials, the building still easily conveys its original massing and design and thus still contributes to the district.

10a. Garage, 133-135 Benmont Avenue, c. 2009, non-contributing

The garage in the rear of 133-135 Benmont Avenue is a large, 2-story, gambrel roofed building with vertical wood panel siding and an asphalt shingle roof. Its gable front has one car bay on one side and no opening in the other bay of the ground floor. The second story has a centered three-part picture window flanked by small octagon windows. There is likely a side door as well but access to the private lot was limited. This garage was built in c. 2009 and replaced an earlier, c. 1965 garage that had been documented in the 1988 historic sites survey. It is non-contributing due to age.

11. 137-139 Benmont Avenue, c. 1865, duplex, contributing

137-139 Benmont Avenue is one of the earlier duplexes built in c. 1865 by the Bennington Manufacturing company. It is a vernacular, 1 ½ story, 7x3 bay, eave-front, gabled frame house with gabled smaller scale 2x1 bay, 1-story, rear ells, and now has a single centered entry sheltered by a bracketed shed canopy. Based on the 1988 Vermont Historic Sites and Structures Survey documentation, this duplex was nearly identical to 133-135 Benmont Avenue (HD# 10) but was altered after a subsequent fire. It has a concrete foundation and asphalt-shingle roof with a new center brick chimney that replaced the original twin interior end chimneys. The original double entry has been replaced by the present single entry and the original centered pair of small windows in the front kneewall has been replaced by two symmetrically placed pairs of small windows at each end of the façade which align with the double hung windows on the first floor. The building has wood clapboard siding, a full entablature along all eaves and molded window trim. The windows have replacement 6/6 sash where double hung on the first floor and on the gable ends and replacement six-light awning sash in the four kneewall windows. A c. 1920 shed roofed porch and slate roof documented in 1988 were lost in the fire and not replaced. Despite

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the alterations to the materials, door arrangement, and fenestration, this building still conveys its history and significance as a company built tenement through the preservation of its overall massing which still correlates closely to that of its neighboring property (#10) and thus, in the context of this district of repetitive forms, the property should still be considered contributing.

12. 117-123 Holden Street (formerly 152-162 Mill St/Benmont Ave.), c. 1875/c. 1923, tenement block, contributing

117-123 Holden Street is a vernacular, 2 ½ story, 12-bay, side-gabled, four-tenement house with a full-length replacement shed porch roof across the main (north) façade sheltering three separate wooden stoops which serve the four entrance doors and have their stairs on the sides between stoops. The end stoops each serve one door and the central, wider stoop serves the center two doors with a privacy screen in the center. There is also a shallow, full length shed-roofed rear porch. The building has a brick foundation, vinyl siding, and original slate roofing. The windows have replacement 1/1 light double hung sashes. The front façade has regular fenestration with four windows between the door bays which have no windows above them. The second floor windows line up over the four on the first floor. There are no windows on the gable ends. The basement windows have been infilled with painted wood on the front façade where exposed. There are two, original, interior brick chimneys along the ridge as well as a modern exterior concrete block chimney on the east end. The front stoops have modern box posts, solid vinyl clapboarded balustrade, and the continuous shed roof is clad in corrugated metal.

According to the 1988 survey, Jeannette Laflamme remembers that this tenement house, like its neighbor, 105-115 Holden Street, was moved from its original site on Benmont Avenue in the 1920s. Sanborn maps support that it was moved in c.1923. A 1909 photograph by Lewis Hine, shows this building and its neighbor (#13) still on Mill Street/Benmont. In that photograph, the front façade arrangement of window bays grouped in fours punctuated by the door bays is the same. The simple style and arrangement of this tenement block was a type used in other Vermont mill towns in the third quarter of the 19th century that were also documented by Hine. His 1909 photograph of a tenement at the Chace woolen mill in Winooski shows a nearly identical 4-unit two-story block. The current front porch/stoops of 117-123 Holden Street are modern replacements of the earlier ones shown in the Hine photograph but are in the same locations and roughly the same sizes; however the continuous shed roof across the façade is an alteration. Despite this change and alterations to materials, the building still easily conveys its original

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massing and design and is a good representative of the 19th century two-story, mill tenement type mentioned above. Thus it still contributes to the district.

13. 105-115 Holden Street (formerly 164-170 Mill Street/Benmont Ave.), c. 1875/c. 1923, tenement block, contributing

105-115 Holden Street is a vernacular, 2 ½-story, 18 bay, side-gabled, six-tenement house with shed roofed replacement porches on front and rear. It is very similar in design to 117-123 Holden Street (#12). The building has a concrete foundation, vinyl clapboard siding, and original slate roofing. There are 6 entrances on the main (north) façade sheltered by 4 entrance porches that replaced earlier porches. The new porches have distinctive solid battered balustrades clad with vinyl clapboard, modern square posts, and concrete steps. The two central porches each serve two entrances with a privacy screen between them. The entrances have glazed, paneled wood doors with metal storm doors each topped by a three-light transom. The windows have replacement one-over-one light double hung or single light casement/awning sash. The fenestration is regular with groups of four windows aligned first to second floor between the door bays. There are no windows above the doors nor any on the gable ends. Decorative features include flat corner boards, frieze, and window trim and a simple boxed eave. There are three original interior brick chimneys placed symmetrically along the ridge. There are four shed roofed porches on the rear façade.

According to the 1988 survey, Jeannette Laflamme, a resident of North Street, who was raised on Benmont Avenue, remembers that when the Holden-Leonard Mill expanded in the 1920s this building was moved from its original site on Benmont Avenue to its present location. The Sanborn maps support that it was moved in c.1923. A 1909 photograph by Lewis Hine, shows this building and its neighbor (#12) still on Benmont. In that photograph, the window bays grouped in fours punctuated by the door bays are the same. The simple style and arrangement of this tenement block was a type used in other Vermont mill towns in the third quarter of the 19th century that were also documented by Hine. His 1909 photograph of a tenement at the Chace woolen mill in Winooski shows a nearly identical, though shorter, 4-unit two story block with the same window and door grouping and same massing as this building. The current front porch/stoops of 105-115 Holden Street are modern replacements of the earlier ones shown in the Hine photograph but are in the same locations and roughly the same sizes. Despite some change and alterations to materials, the building still easily conveys its original massing and design and represents an important type of two-story tenement design. Thus it still contributes to the district.

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 within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Community planning and development

Industry

Architecture

Period of Significance

c. 1865-1939

Significant Dates

c. 1865

c. 1875

c. 1900

c. 1920

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance : See continuation sheets (8-1 through 8-9)

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

9. Major Bibliographical References

(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: Bennington Museum

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The Holden-Leonard Workers Housing Historic District is a well-preserved collection of housing specifically built by a very large manufacturer to house their employees and is an excellent example of this type in the state. It is particularly significant because of the early dates of construction and the long connection to the neighborhood mill. The bulk of the duplexes and tenements were built between 1865 and 1875 by the Bennington Manufacturing company and its successor, Bennington Woolen Company (later to become the more successful, Holden-Leonard Company) which produced shawls, woolen cloth and a variety of other woven goods in Bennington. The houses of the district were not only built by the company but were owned and managed as part of the mill property and business from 1865 through 1939 (the district's period of significance), far longer than similar developments in other parts of the state. The buildings represent an intact streetscape of early company-sponsored housing that is adjacent to the well-preserved associated Holden-Leonard Mill Complex which was listed on the National Register of Historic Places on November 14, 1988. Architecturally, the dense cluster of housing on Benmont Avenue and Holden Street appears to represent the best collection of third quarter 19th century worker housing in the state and is one of only a few very good examples of worker housing concentrations of any era in Vermont. The Holden-Leonard Workers Housing Historic District is significant under criterion C in the area of architecture exemplifying an important building type. Although individually some of the simple buildings have lost details and have had replacement siding or windows, the regular repetition of the distinctive massing is intact and enables the block to clearly convey its origins as a uniformly developed neighborhood of early rental housing. The district is also significant under criterion A as an embodiment of the development practices of very large Vermont 19th & 20th century industries and the impact they had on Vermont villages and communities.

In 1988 the Vermont Historic Sites and Structures Survey documented Benmont Avenue and described it as follows:

"Benmont Avenue is a long, industrial, commercial and residential street running north and south between West Main Street to the south and Northside Drive and Hunt Street to the north. It is principally known for being the site of three large mills: the Holden-Leonard textile mill [NR listed, 1988], the Bennington Scales Company, and the Bennington Wax Paper Company, now Ben-Mont Fancy Papers mill. While it was not named Benmont Avenue until perhaps after the Second World War, the street was opened between West Main Street and River Street by the time of the Presdee and Edwards map of 1852. [See Fig. 1] At this early date, the street was known as Mill Street, after a wadding mill built on the southeast corner above West Main by Asahel Booth c. 1835. This early mill not only gave the street its name, but its early character as a mixed

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*industrial and working-class neighborhood, a character which survives today.”*¹ The urban character of closely sited, detached row and tenement housing is still quite evident in the block of the district between River and Holden Streets and is dominated by the company-built housing that is distinctly closer together than the neighboring single family and duplex houses that were privately owned and built. The district's early urban density distinguished the houses as company-built at a time when the working neighborhoods of Vermont villages and towns were still largely filled with small single family houses on larger lots. The largest and oldest of the Bennington mills surviving into the mid-20th century was the Holden-Leonard Mill which presides over the neighborhood through its large mill complex crowned by a high bell tower that can be seen from many blocks away. Holden-Leonard and its predecessors, the Bennington Manufacturing Company and the Bennington Woolen Company, operated Bennington's largest textile mill, was the town's largest employer in the post-Civil War period, and developed the housing in the district.

Many very large companies emerged in Vermont between the introduction of the statewide railroad system in the 1850s and the period immediately following the Civil War. These large companies dominated neighborhoods and even whole towns in rural Vermont as the main employer and economic engine. Civil War contracts for woolen cloth, clothing, shoes, guns, and other goods used for the troops created substantial expansion in existing businesses and also fueled new enterprises. There was an economic transformation in many Vermont towns from the pre-war decades in which there were many small firms and locally focused mills to the giant mills and large, outwardly focused companies that became more and more common post-war and which became the major engines in their respective towns. According to the Vermont Historic Preservation Plan's theme study on Industry and Commerce: “...*declining local industries were replaced by the development of fewer, large-scale industries. This was especially true in the textile industry in Vermont which, after 1850, continued to consolidate into fewer and fewer concerns until by the late 19th century textile manufacture was almost exclusively carried out in the so-called 'giant' mills such as the Winooski Mill and the Holden-Leonard mill in Bennington.*”²

As early as 1869, the Beers Atlases which documented in great detail the counties and towns of Vermont showed the emergence of these larger manufacturers as well as the trend with some of them to build or acquire housing to serve their workforces. Many of these large firms often

¹ Benmont Avenue Survey form, 1988, by David W. Deacon for Bennington Community Development.

² Vermont Division for Historic Preservation. *Vermont Historic Preservation Plan's theme study on Industry and Commerce*, 1989.

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dramatically increased the town population so suddenly that there simply wasn't existing housing available. For example the respective Beers maps in Bennington (Bennington Manufacturing Co., [see Fig. 3], North Bennington (Vermont Mill Co. & H.D. Hall cotton mills & N. Bennington Boot & Shoe Co.) , North Pownal (Plunkett & Barber cotton factory), and Winooski (Burlington Woolen Co.,) all show company-owned housing around the textile mill or factory. Other industries showed similar patterns of creating and/or owning worker housing in particular the extraction and heavy industries. Examples include the Eagle Slate Quarry in Poultney, Hydeville Company in Castleton, Sheldon & Slason Marble Co. in West Rutland, Brandon Iron Co. & Brandon Mining Co in Forrestdale (Brandon), and the Windsor Manufacturing Co. cutlery & foundry in Windsor. Some of the company owned housing such as in Bennington and Winooski is in rows of identical footprints suggesting intentional construction of identical units rather than acquisition of existing houses. This would have been a business necessity in places where large cadres of families (mostly first generation immigrants) were attracted to work in the new mills but had no place to live. Some factories created dormitories for single men or women but others, like Bennington Manufacturing/Bennington Woolen Mill created rental housing for families. The pattern of creating company-built housing by very large manufacturers in Vermont continued in the expansion years of the late 19th century and into the early 20th century especially around and after World War I and is documented through the National and State Registers of Historic Places in Windsor (Windsor Machine/National Acme Co.), Burlington (Lakeside Historic District), and Winooski (Winooski Falls Historic District).

In Bennington, maps made in 1852 and 1856 [see Fig. 1-2] show the impact of the railroad coming to Bennington in 1854 with a very rural pattern of development seen in the 1852 map and many more houses and businesses near the railroad on the 1856 map. However, they both show how sparse the existing housing and development still was in the part of town that also had enough land for a large new factory prior to the construction of Bennington Manufacturing Co. According to statistics reported in *Freedom & Unity: A History of Vermont*³, Bennington's exploding textile industry after the Civil War included firms which employed 80, 100 or, in the case of the largest – Bennington Manufacturing/Bennington Woolen Co., 400 people, making Bennington Vermont's fourth largest town in 1870 and 1880.

The eight earliest buildings in the Holden-Leonard Workers Housing historic district, (HD #s 3-7, 8 & 9-10) were built by the large textile producer Bennington Manufacturing Co. owned at the time by Hunt & Tillinghast, starting in 1865 when they also built the main brick mill on the

³ Sherman, Michael, Gene Sessions & P. Jeffrey Potash, *Freedom and Unity: A History of Vermont*, 2004, p. 296

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street (now the core buildings of the Holden-Leonard Mill complex). They are all duplex houses built close together in regular matching rows: five on the west side (HD #s 3-7, 132-134 through 148-150 Benmont Ave.) are 2 ½-story, while the two on the east side (HD #s 9 & 10, 133-135 & 137-139 Benmont Ave.) are 1 ½-story. The company also built the 2 ½-story brick store (HD # 8, 121 Benmont Ave.) in an Italianate style matching the embellished brick corbel detailing of the main factory. These are shown on the 1869 Beers map all labeled as owned by the Bennington Manufacturing Company [see Fig. 3]. Deed records and the fact that the buildings appear in the ownership of the mill on a map made right after the lots were acquired by the company are evidence that the company in fact built the housing specifically for its workforce, which initially included a large number of Scottish immigrants. According to local histories, Mill Street was informally called “Scotch Avenue” in this period and indeed the 1870 U.S. census indicates the large families living nearest the mill were first generation Scottish and to a lesser extent Irish immigrants. The census reports that almost all worked in the “shawl factory” meaning the Bennington Manufacturing Company woolen mill including children as young as 8 and 9.

A bird’s eye view of Bennington from 1877 [see Fig. 4] shows the addition of three tenement blocks to the group of company housing. These were HD #9, 123-131 Benmont (a five-unit, 1 ½-story block) on the east side and on the west side: HD #13, 152-162 Benmont (a six unit, 2 ½-story building later re-located around the corner to #105-115 Holden Street) and HD #12, 164-170 Benmont (a four unit, 2 ½-story building later re-located around the corner to #117-123 Holden Street. In 1874, the mill changed hands and became the Bennington Woolen Company which expanded the factory considerably and likely built the additional tenements before 1877. By 1880, according to Child’s *Gazetteer and Business Directory*, the firm employed 400. An 1887 birds-eye view [see Fig. 5-7] shows the mill neighborhood even more clearly with most of the district properties constructed. Since 1874, the mill ownership had shifted a few times and different business models had been tried but in 1887 the mill, with the workforce down to a low of about 200, and its housing were auctioned off. By 1889, the mill and all the housing was sold to John S. Holden and George F. Leonard who formed the Holden-Leonard Company which not only expanded the mill complex but became the most stable and successful company to run the factory. The name of the National Register listed mill complex as well as the housing of this district carry the name “Holden-Leonard” because this firm became the giant economic engine that is most closely associated with the mill and housing in Bennington. The Holden-Leonard Company owned and operated the rental housing from 1889 through 1939 when the company folded and all the property was auctioned off. One of the companies to emerge as an owner after that auction was an existing Bennington manufacturer of wax paper – Ben-Mont, which

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established a second operation in part of the former Holden-Leonard mill. It was from this period that "Mill Street" was re-named "Benmont Avenue."

Comparable examples of extant mill housing to the collection in the Holden-Leonard Workers Housing Historic District are documented in Winooski and adjacent portions of Burlington through the National Register of Historic Places in the 1993 Boundary Increase to the Winooski Falls Historic District. However, the remaining housing in Winooski is not as visually cohesive or intact as the district collection in Bennington. The several examples of mill housing and tenements listed in the Winooski district include one building (13-19 Mill Street, a Burlington Cotton Company tenement) which was an earlier c. 1853 mill structure that was re-located in 1874 by the mill company and converted into a four unit tenement. Based on the nomination description and photograph, despite modern changes, its arrangement of doors in bays with no windows above, windows in regular blocks of four, simple two-story massing, use of wood clapboards and a slate gabled roof closely match the original condition of the c. 1875 four-unit Holden-Leonard tenement, (HD # 12, 117-123 Holden St.) as depicted in a 1909 Lewis Hine photograph of Mill Street in Bennington [see **nomination photograph #27**] that was part of his investigative work for the National Child Labor Committee. The Burlington Cotton Company tenement also appears quite similar to another building photographed by Hine in 1909⁴ [see **Fig. 18**] and identified by him as a four-unit tenement next to the Chace mill in Burlington. It is possible that the building in the Winooski Falls historic district is the same as that in the Hine photograph or that there were more than one of these types in the mill neighborhood. If the Winooski dates given in the nomination are accurate, the conversion of an older building there by Burlington Cotton Co. in 1874 may have provided a model for others in the Winooski/Burlington area and indeed may have provided a model for the Bennington Woolen Mill to use when constructing its tenements shortly afterward. Bennington has at least one other extant example of a tenement matching this two-story model near the mill though not built or owned by the company. It is located across from the Holden-Leonard Mill at 203-209 Benmont. Through a review of many of Hine's photographs of mills and worker houses in both New England and the south taken between 1909 and 1913, the two story tenement model described here was depicted only in Vermont (Burlington and Bennington) and a two-unit version in brick

⁴ Lewis Hine, took a photograph in May 1909 labeled "four-family house crowded close to the Chace Cotton Mill, Burlington, Vt.", the negative is in the Library of Congress, the image is available on the website: <http://lewishinephotographs.com>. Hine took this photograph as part of his investigative work for the National Child Labor Committee.

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was depicted in Lonsdale, Rhode Island⁵. This type is a simple and repeatable model that was clearly used multiple times in Bennington.

The Holden-Leonard Company mill ownership of all the housing and mill store begun in 1889 continued into the 20th century as documented on an 1894 map of Bennington [see Fig. 8-9] showing property ownership and then subsequent deed inventories. An historic photograph taken in c. 1895 shows the Holden-Leonard Mill and its adjacent housing and Mill Store on Mill Street [see Fig. 20 & 21]. In c. 1900, one of the partners, John Holden, added the last two district buildings as additional housing in the form of two more duplexes (HD #s 1, 124-126 Benmont Ave. & HD #2, 128-130 Benmont Ave.) nearly matching and in line with the earlier five on the west side of Benmont/Mill Street. By the time the mill-owned inventory was recorded in a 1909 deed, these two were part of the collection of housing owned by the mill company which formed the Holden-Leonard Realty Co. at that time. The Lewis Hine photograph [see nomination photograph #27] taken the same year further documented what the collection on Mill Street (later Benmont Ave.) looked like originally. The historic view looking south at the west side of Mill Street shows HD #13, 152-162 Mill St. and HD #12, 164-170 Mill St. in their original locations and some of rest of the row (HD #s 7-5, 148-150 through 142-144 Mill St. The photograph shows not only the distinctive arrangement of windows and doors but also unusual doors of three vertical panels over three vertical panels that also appear on the Burlington tenement in Hine's 1909 photograph. Sanborn Fire Insurance Company maps [see Fig. 10-17] document the street from 1901 (east side only) through 1946 and show the re-location of the two tenements (HD #s 12 & 13) to Holden Street in order to accommodate the construction in c. 1923 of a reservoir on the corner of the mill complex where they had been. They also document the construction prior to 1906 of the last two duplexes (HD #s 1 & 2) on the west side of Mill Street and the addition in c. 1920 of porches to all but one (HD #s 2-7 & 8-11) of the residential buildings on Benmont in the district. By 1946 HD # 1, 124-126 Benmont also had gained a porch and one of the early duplexes on the west side (HD #7, 148-150 Benmont) had become a store with both front and rear additions. According to 1916 deeds and to an interview with someone who grew up there, the company started selling a few of their housing properties (including the last two built, HD #s 1 & 2) after World War I to some of their mill employees. However, much of the company's housing stock and the brick store were still owned by the Holden-Leonard company when all the property was auctioned off in 1939⁶.

⁵ Lewis Hine, photograph for Child Welfare Exhibit 1912-1913, "Housing conditions, Lonsdale, R.I." November 1912, the negative is in the Library of Congress, the image is available on the website: <http://lewishinephotographs.com>.

⁶ 1939 Auction catalog for the Holden-Leonard properties (library collection of the Bennington Museum)

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The Holden-Leonard Company, which as noted above, was the most successful and long-lived business to run the large mill, took the workforce from a low of about 200 in 1890 to 325 in 1903 and had its greatest period of expansion following World War I, during which demand for uniform fabric drove tremendous expansion. According to the 1988 Holden-Leonard Mill Complex National Register nomination by Hugh Henry, the period of the late 1910s and early 1920s represented the peak of production, facility construction, and employment. By 1920, about 800 people worked at the mill, many of them living in the company owned housing of the district.

A snapshot of life in the district and neighborhood during the mill's heyday is provided by the U.S. Census records of 1900, 1910, and 1920⁷. By 1900, the population had changed from primarily Scotch and Irish immigrants who were documented in 1870 to overwhelmingly first generation French Canadian families working in the mill, a trend that was echoed in mill towns across Vermont. French Canadian families represented 89% of the two hundred people living in the 33 units of company-owned housing of the district. In 1900, unlike in 1870, families did not report to census takers that young children worked. However, Lewis Hine, working for the National Child Labor Committee, took many photographs and notes at the Holden-Leonard Mill in 1909 and 1910, and documented that children as young as 8 were still working in the mill [see **Fig 19**]. In 1900, the residents of the district housing would have provided about a third of the mill workforce of 325. In the following two decades of 1910-1920, this percentage declined as the mill expanded. By 1910, the first generation families headed by parents who immigrated in the 1880s or 1890s, continued to live in the neighborhood as did their adult children. There were some newer immigrants but primarily there was stability and a growing number of second and third generation families continuing to 1920. In one example, a first generation French Canadian family living in rental mill housing in 1910, owned their own house on the block in 1920 and were sharing it with two other families. In addition the neighborhood included many families of intermarriage between second generation French Canadian immigrants and second or third generation Irish immigrants. The families of the district tended to be very large, averaging 6 people and the units in the district were quite crowded with over a dozen people in several cases. Some families took in boarders and most included older children ranging in age from teens through twenties still living with their parents and working at the mill. The neighborhood's population was at a high point in 1910 with 252 people living in the district's company housing including over the mill store. The average number of people per housing unit in the district was about 8. In addition the percentage of first or second generation French Canadian families living

⁷ Note that Vermont census records for 1880 and 1890 are not available due to the loss of records by fire.

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in mill-owned housing was higher than that in privately owned or rented neighborhood houses and duplexes. However, with about 800 employees in 1920, the mill's workforce was more widely spread than it had been, aided in part by the trolley lines seen in the 1909 Hine photograph of Mill Street. In addition to the French Canadian, Irish and Scottish families, other residents of note documented in the census records included Russian Jewish immigrant families who ran the neighborhood stores including the mill store (HD #8), as well as a few German, Welsh, and Italian families who worked in the mill or mill-related businesses.

Through the powerful lens of investigative photographer Lewis Hine, the Holden-Leonard Mill, its employees and the houses they lived in gained national attention along with the several other mills Hine documented in Vermont. Not only did the working and living conditions of Vermont mill workers strongly influence national child labor laws through the National Child Labor Committee's work, but Hine's powerful images helped catalyze the effort in Vermont to pass more effective state laws protecting children in the workforce. However, by the time the laws were enforced and had meaningful effect in Vermont, the fortunes of the Holden-Leonard mill were declining in the depression-era of the 1930s.

On Benmont Avenue, the connection of the housing to the neighborhood industry is very clear and lasted longer than in many other places where a large company may have built or owned housing and then sold it into private hands after a few years as soon as mill ownership changed. In Bennington, the companies maintained control of the workforce housing closest to the factory. The c. 1865 housing built by the Bennington Manufacturing Company passed to the subsequent owners as part of the mill property and was augmented through additional construction. The housing remained a coherent collection through the years of the Holden-Leonard company until the company's demise in 1939. Two of the tenement buildings (now #s 105-115 & 117-123 Holden St.) were moved during the period of significance in order to accommodate changes on the mill property at the height of its success and continued as part of the company owned housing collection for nearly another two decades.

The collection of district resources has been altered a bit and individual buildings modernized here and there since 1939. However, the group of buildings is a distinguishable entity that still retains the most salient characteristics of massing and matching slate roofs to make the industrial history of the block clear. One of the duplexes (HD #7, 148-150 Benmont Ave.) was altered considerably into a store by 1946 with front and rear additions. However, its main block still matches the rooflines and massing of the rest of the row so that it is apparent that it was once identical as photographs and maps show. Another duplex (HD # 11, 137-139 Benmont) had a

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fire in recent years and was re-constructed with fenestration and entry changes but still retains its massing and clearly once matched its neighbor (HD #10, 133-135 Benmont Ave.). In this district, even some fairly major changes are not enough to make some resources ineligible because they still visually complete the collection and contribute to its powerful visual effect as a whole. The buildings' older style of simple gable forms, paired and single doors with transoms, regular fenestration, and matching slate roofs are hallmarks of basic Vermont industrial design and that of vernacular worker housing in the third quarter of the 19th century. The housing and store of the Holden-Leonard Workers Housing Historic District were created by the dominant company in the local textile industry and represent one of the important components in the expansion of large manufacturing companies in 19th century Vermont. In order to expand and grow as businesses, the companies had to provide the housing for an unprecedented workforce size in most Vermont small towns. This development was part of the industrialization process and occurred in mill towns across Vermont transforming many rural communities and setting the pace for future development of urban neighborhoods. The Holden-Leonard Workers Housing Historic District had a significant impact on the local history of Bennington and helps tell the story of industrial and community development in Vermont.

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Also:

Bennington Town Clerk's and Assessor's Offices, various notes, deeds, land records and other public records on file.

United States census data

Archival material from the Bennington Museum Library including:

- Auction catalog for the Holden-Leonard properties, 1939
- “Day Papers”
- Clippings from the Bennington Souvenir
- Hine, Lewis W. “*Row of mill houses belonging to Holden, Leonard co., woolen mill, Bennington, Vt.*” Photograph dated May, 1909 (collection of the Bennington Museum).

=====

10. Geographical Data

=====

Acreage of Property Roughly 4.5 acres

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

| | Zone Easting | Northing | | Zone Easting | Northing |
|---|--------------|----------------|---|----------------|-----------|
| 1 | <u>18</u> | <u>0646749</u> | | <u>4749126</u> | |
| 2 | <u> </u> | <u> </u> | 3 | <u> </u> | <u> </u> |
| | <u> </u> | <u> </u> | 4 | <u> </u> | <u> </u> |

 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 Lyssa Papazian, Historic Preservation Consultant

organization date January 27, 2011

street & number 13 Dusty Ridge Road telephone (802) 387-2878

city or town Putney state VT zip code 05346

=====

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) –Copies of historic photographs, maps, and documents

=====

Property Owner

=====

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

name see attached sheets

street & number telephone

city or town state zip code

=====

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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Verbal Boundary Description

The boundaries of the Holden-Leonard Workers Housing Historic District follow the property lines of all the properties on the borders. The description will use the following Bennington Tax map notation to identify each property:

[Map #] -[Lot #]- [Parcel #], (HD Inventory #, street address). (For example, 49-51-70.00, (#1, 124-126 Benmont Ave.) means the parcel is on Map #49, in lot #51 and is parcel # 70.00; is also listed in the Historic District Inventory as #1; and is known as 124-126 Benmont Avenue.

Starting at a point A on the western side of Benmont Avenue at the southeast corner of property 49-51-70.00, (#1, 124-126 Benmont Ave.) near the corner of Benmont Avenue and River Street. Then proceed west 100' along the southern lot line to point B. Then turn 90 degrees and proceed north to a point C where the perpendicular intersects the southern lot line of property 49-51-71.00 (#2) 128-130 Benmont Ave.). Then turn 90 degrees and proceed west along the said southern lot line to a point D on the bank of the Walloomsac River at the southwest corner of the same lot. Then proceed northerly along the eastern shore of the Walloomsac River to point E located at the southwest corner of lot 49-51-73.00, (#4, 136-138 Benmont Ave.). Then continue northwesterly across the river to point F on the western shore at the southeast corner of lot 49-51-63.00, (#13, 105-115 Holden St.). Then turn and proceed west to point G at the southwest corner of the same lot. Then turn and proceed northerly to point H on the southern side of Holden Street at the northwest corner of the same lot. Then turn and proceed east along the southern side of Holden Street to point I on the southeast corner of the intersection of Holden Street and Benmont Avenue also being the northeast corner of lot 49-51-76.00, (#7, 148-150 Benmont Ave.). Then turn 90 degrees and proceed south along the west side of Benmont Avenue to point J at the southeast corner of lot 49-51-74.00, (#5, 140-142 Benmont Ave.). Then turn 90 degrees and proceed east across Benmont Avenue in line with the northern line of lot 50-50-06.00, (#11, 137-139 Benmont Ave.), continuing east to point K at the northeast corner of the same lot. Then turn 90 degrees and proceed south to point L at the southeast corner of lot 50-50-05.00 (#10, 133-135 Benmont Ave.). Then turn 90 degrees and proceed west to point M at the northeast corner of 50-50-04.00, (#9, 121-133 Benmont Ave.). Then turn 90 degrees and proceed south to point N on the north side of River Street also being the southeast corner of lot 50-50-03.00, (#8, 121 Benmont Ave.). Then turn 90 degrees and proceed west along the north side of River Street to point O at the southeast corner of the intersection of River Street and Benmont Avenue also being the southwest corner of the same lot. Then turn and proceed northwesterly across Benmont Avenue to beginning point A.

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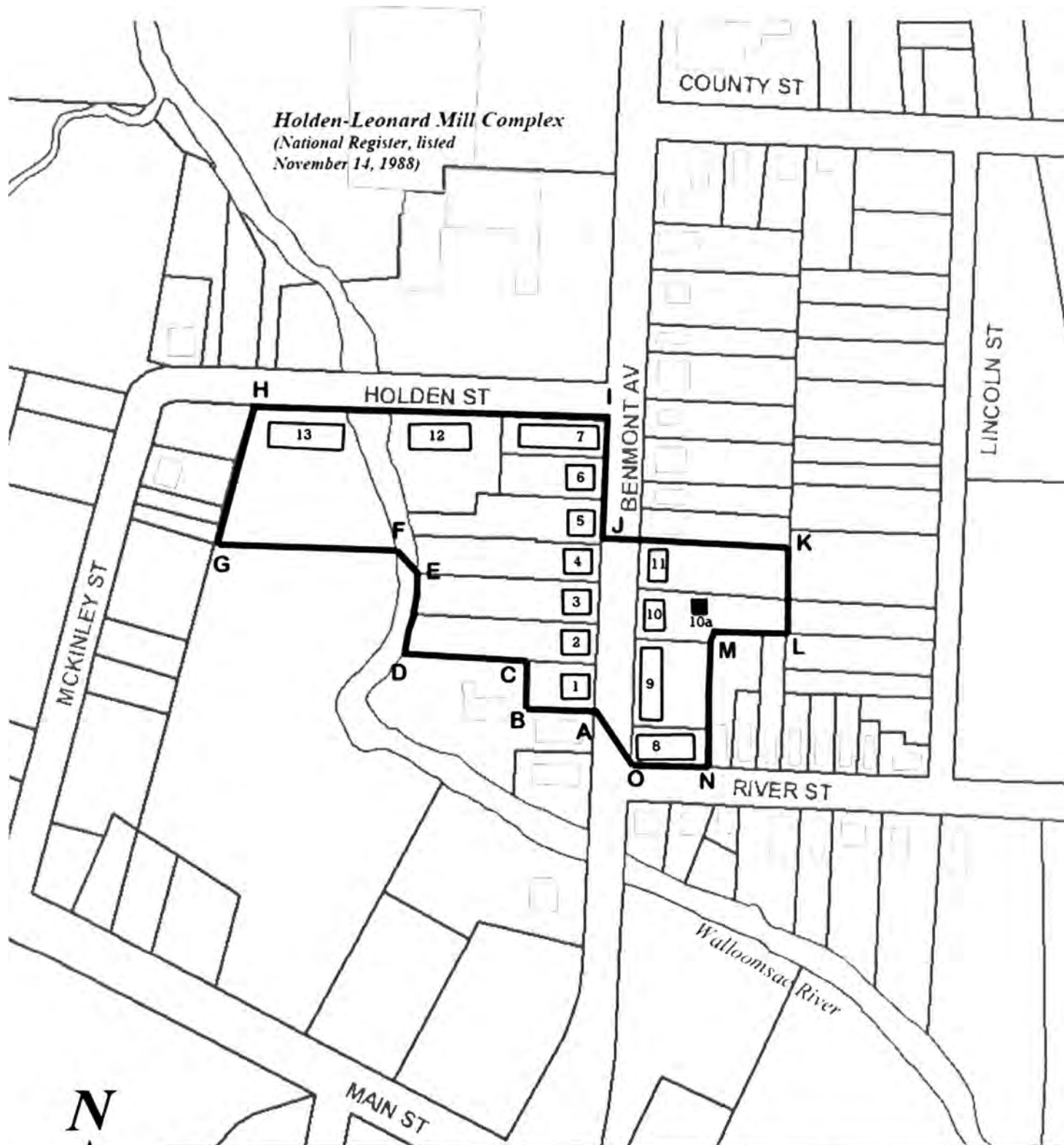
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Boundary Justification

The thirteen properties were chosen because they represent a cohesive and contiguous group of housing and a store/tenement all built and owned by the Holden-Leonard Mill or its predecessor company. Although mill workers certainly lived in other, privately owned houses and apartments in the neighborhood on Benmont Avenue, Holden Street, River Street, and County Street, the buildings documented here represent the company-built and owned housing for the mill workforce developed over 35 years and maintained by the company for about 75 years. The housing and tenements are immediately adjacent to the Holden-Leonard mill which is listed individually on the National Register of Historic Places.



Sketch Map of Holden-Leonard Workers Housing Historic District
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(Not to Scale)

Key:



= Contributing Resource



= Non-contributing Resource

— = District Boundary (letters correspond to Section 10 boundary description)

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An aerial photograph of the J. Edgar Hoover Building complex in Washington, D.C. The building is a large, rectangular structure with a central section and several wings. It is situated on a corner lot. The surrounding area includes streets labeled 'MAIN STREET', 'J. Street', 'K Street', 'L Street', 'M Street', 'N Street', 'O Street', 'P Street', 'Q Street', 'R Street', 'S Street', 'T Street', 'U Street', 'V Street', 'W Street', 'X Street', 'Y Street', and 'Z Street'. The Potomac River is visible to the left of the building. The image is a black and white aerial photograph.

Figure 1



Figure 2

Left: Fig. 1 - Detail of 1852 Presdee & Edwards map of Bennington, showing just a spur line of the railroad.

Right: Fig. 2 - Detail of 1856 County Map (Walling) both showing very early mills ("Wadding Factory" Booth Mill) and use of water power on the Walloomsac River with Mill Street laid only until River Street. The railroad is fully developed but not so the future site of the Bennington Woolen Mill/Holden-Leonard Factory and the extension of Mill/Benmont Street to the north.

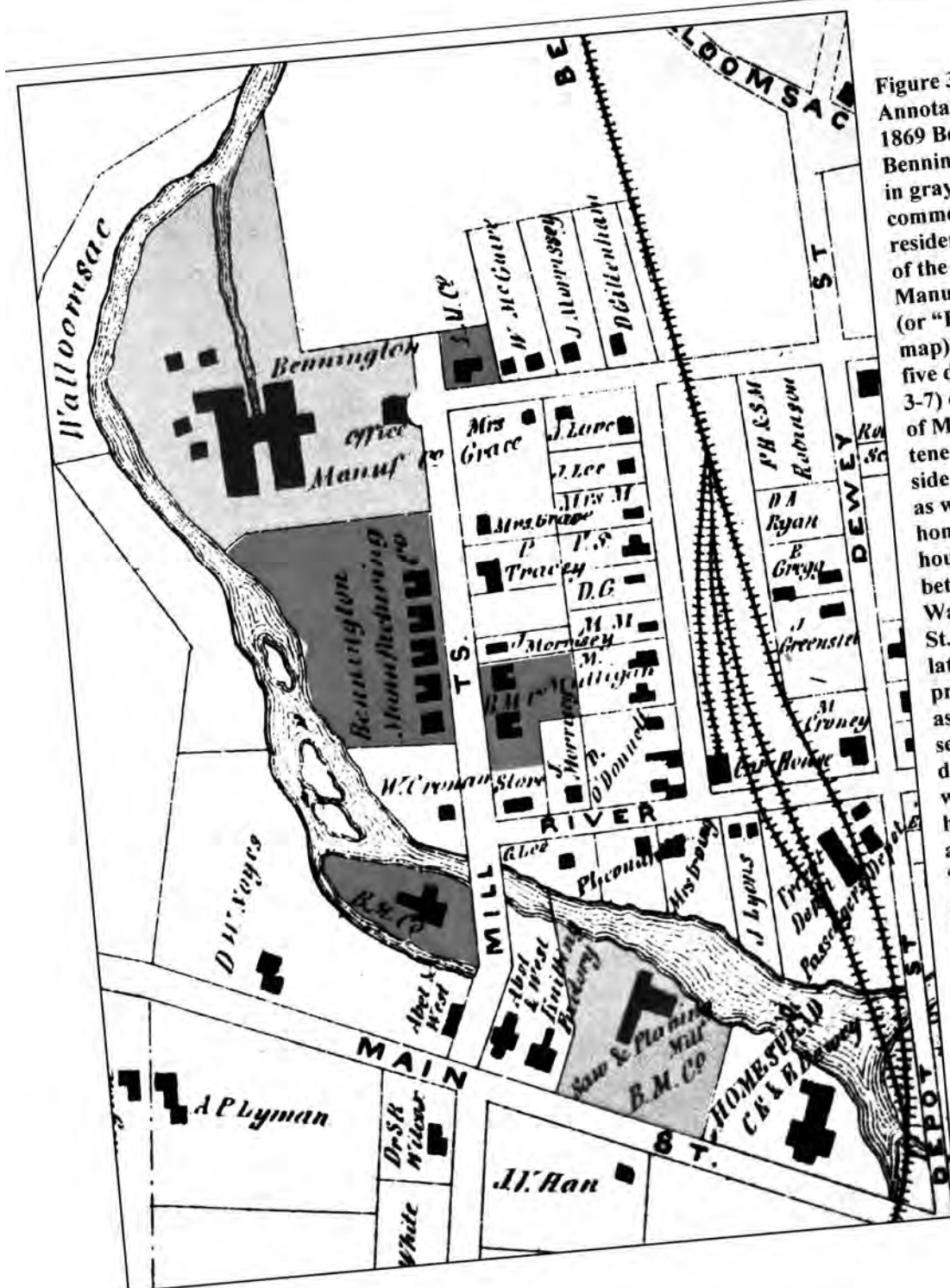
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Figure 3 -
Annotated detail of
1869 Beers map of
Bennington showing
in gray shading the
commercial &
residential properties
of the Bennington
Manufacturing Co.
(or "B. M. Co." on
map) including the
five duplexes (HD #s
3-7) on the west side
of Mill Street and two
tenements on the east
side (HD #s 10 & 11)
as well as a larger
home that may have
housed an owner
between the
Walloomsac and Main
St. According to a
later deed these
properties were
assembled from 8
separate lots and
developed with a
woolen mill and
housing between 1862
and 1867. The former
"Wadding Factory" of
earlier maps is labeled
here a "Saw &
Planing Mill" for the
Bennington Mfg. Co

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Figure 4



Figure 5

Bennington Bird's Eye Views.
Top: Figure 4 - Detail of an 1877
view by J. J. Stoner showing the c.
1875 addition of three tenement
blocks to the housing shown on the
1869 Beers map

&

Below: Figure 5 - Detail of an 1887
view by L. R. Burleigh showing the
neighborhood of the Bennington
Woolen Mill and its company-built
housing

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Figure 6

Above and below:

Figure 6 - Detail of 1887 Birds Eye View showing the Bennington Woolen Mill/future Holden-Leonard Mill and the company-built housing in seven blocks along the west side of Benmont Avenue – the two larger tenements on the north (right) and the five duplexes; as well as the three small blocks on the east side.

Figure 7 – Annotated detail of 1887 view shows housing and Mill Store (HD # 8 on extreme left) all marked with stars.



Figure 7

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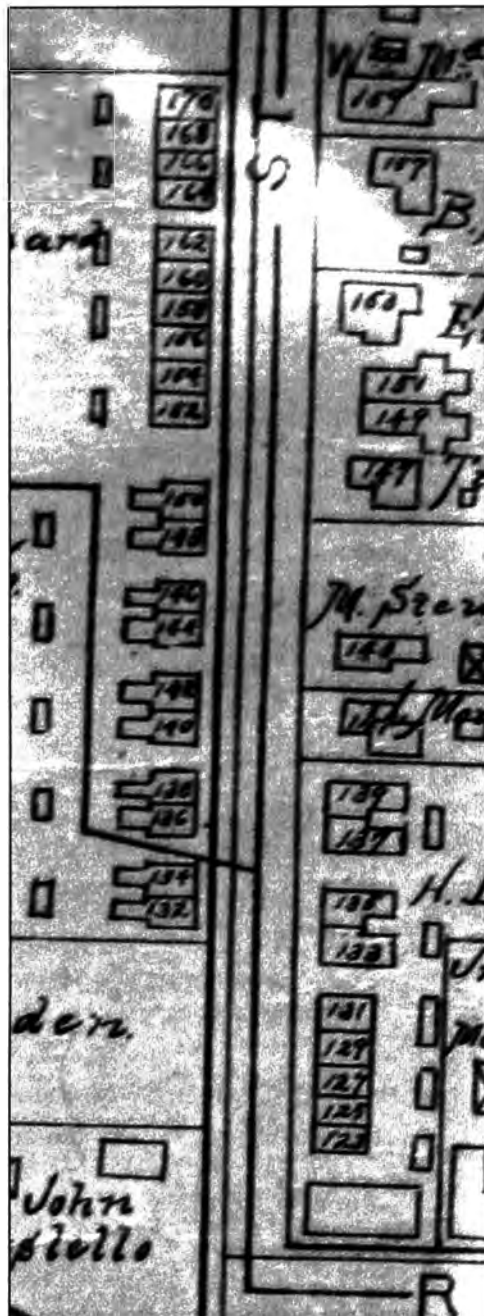
Figure 8-
Annotated detail
of the 1894 map of
Bennington by
D.L. Miller (very
large wall map on
display in the
Town Assessor's
offices) showing
the extent of the
real estate
holdings by the
Holden Leonard
Co. in gray
shading. In
addition there are
two properties
owned by partner
John Holden. The
Holden Leonard
Co. properties
include the main
mill & factory at
the top as well as
tenement houses,
the mill store, and
a large single
family dwelling
house along Mill
Street – all of
which were built
by the company
between 1865 and

1894. In addition the company's property includes two other industrial properties on Main Street that had been independent but which were acquired by Holden-Leonard. The properties owned by John Holden include his large dwelling in Main Street as well as undeveloped land on which two more duplex tenements were constructed in c. 1900 on Mill Street. This map corresponds to the inventory listed in a 1909 Quit Claim deed from John S. Holden's estate to the Holden-Leonard Co.

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Left: Figure 9 - Close up detail of 1894 Miller map showing clearly that on the west side of Mill Street there were: Five identical duplexes (#'s 132-134; 136-138; 140-142; 144-146; and 148-150.) with rear sheds; a 6-unit tenement building (#152-162) and a 4-unit tenement building (#164-170); and on the east side were: the brick store at the corner; a 5-unit tenement building (#123-131); 2 duplexes (#s 133-135 & 137-139). The additional two duplexes that were added to the row on the west side of Mill Street were not built yet though the property on which they would be built was owned by one of the mill owners: John S. Holden;

Right: Figure 10 - Detail of 1901 Sanborn Map of Bennington (Sheet 2) showing only the east side of Mill Street

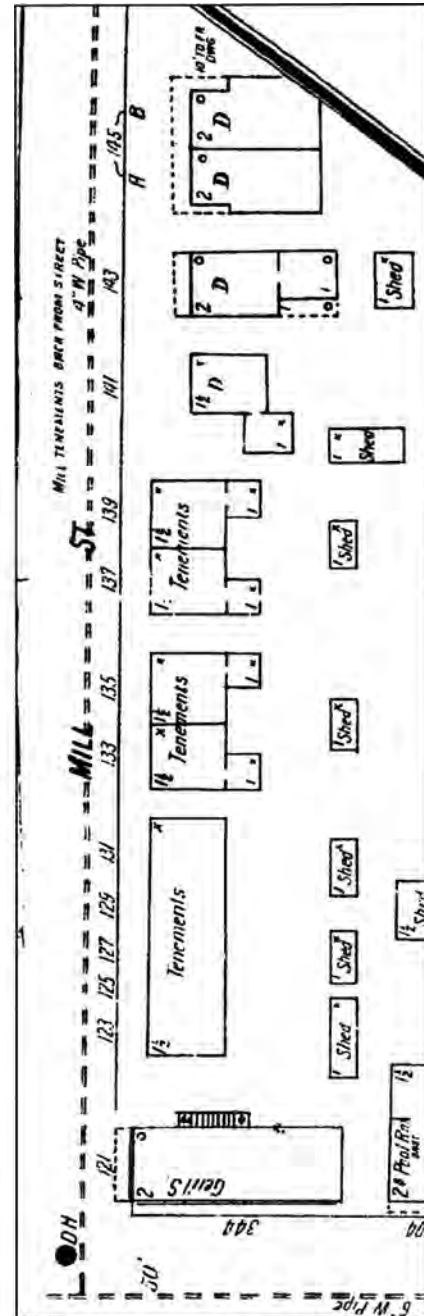


Figure 9

Figure 10

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET -Historic Maps, etc
Page 7

Holden-Leonard Workers Housing Historic District
name of property
Bennington, Bennington County, Vermont
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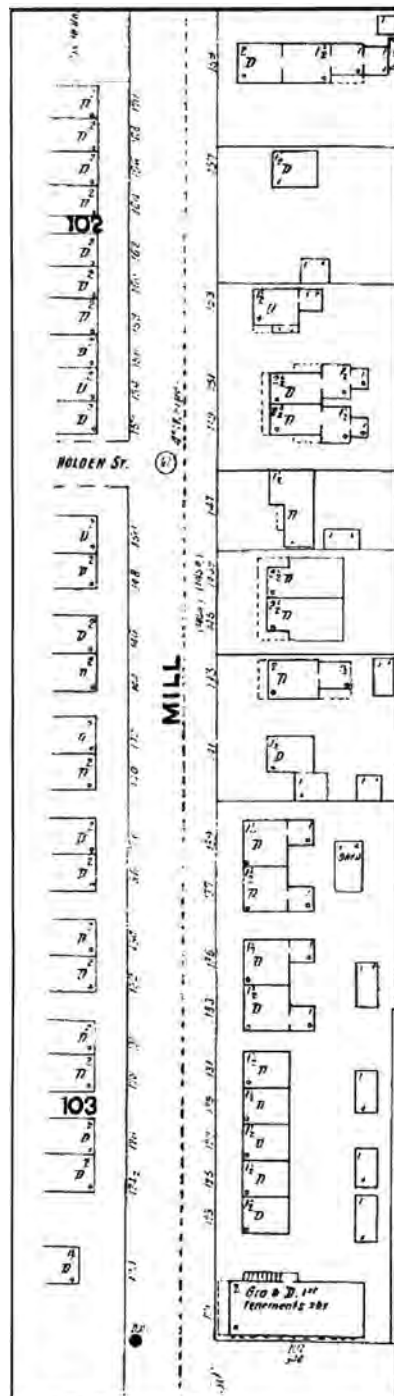


Figure 11

&

Right: Figure 12 - Detail of the 1912 Sanborn Map of Bennington (Sheet 7) Both showing Mill Street and the c. 1865/1900 company-built housing of the proposed NR Historic District. Earlier Sanborn maps don't have detail of this street.

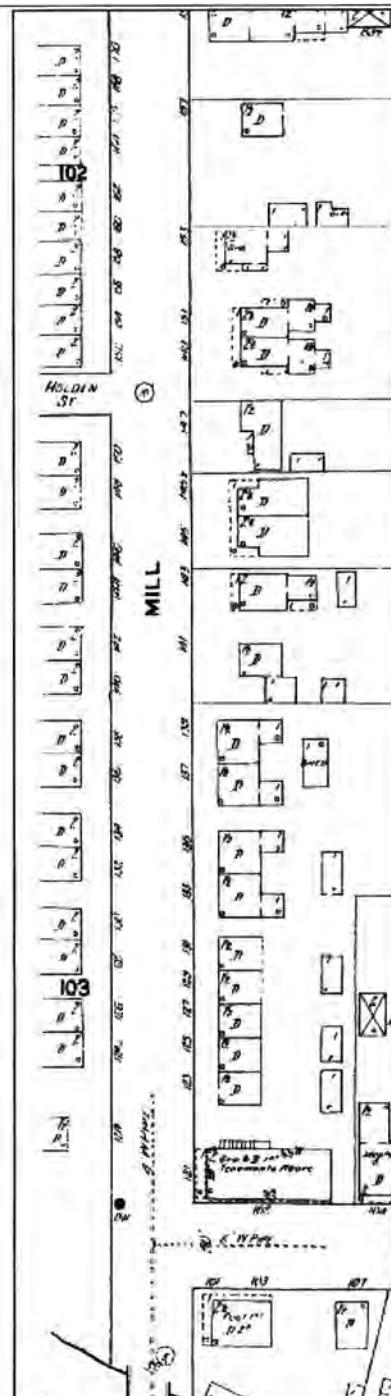
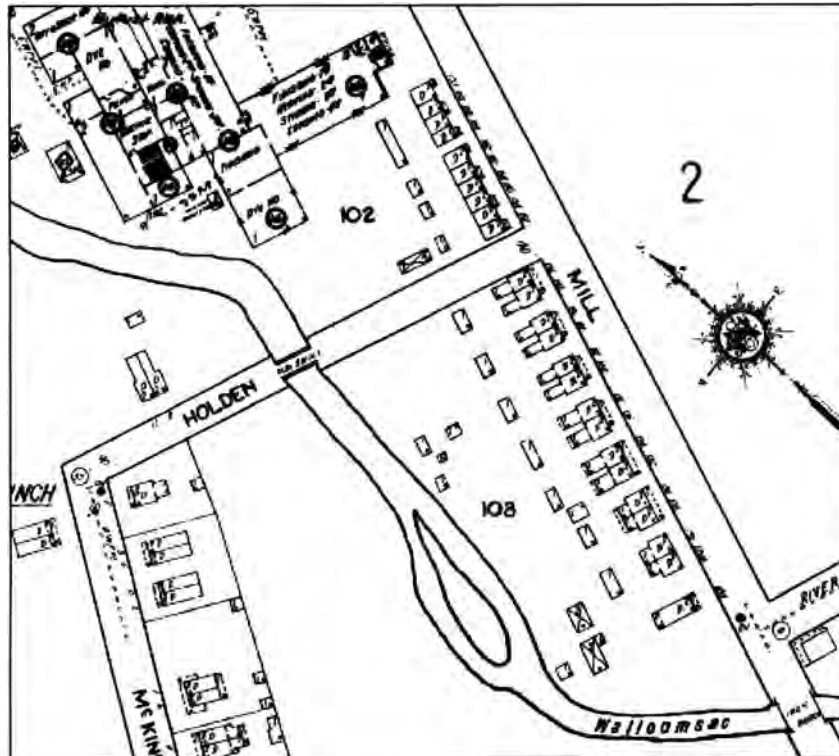


Figure 12

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET -Historic Maps, etc
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Left: Figure 13 - 1921 Sanborn Fire Insurance Map of Bennington (Detail of Sheet 12) showing two tenement blocks (HD #12 & HD #13) on Mill/Benmont that were later moved to Holden when a reservoir was built on the corner of the mill lot.

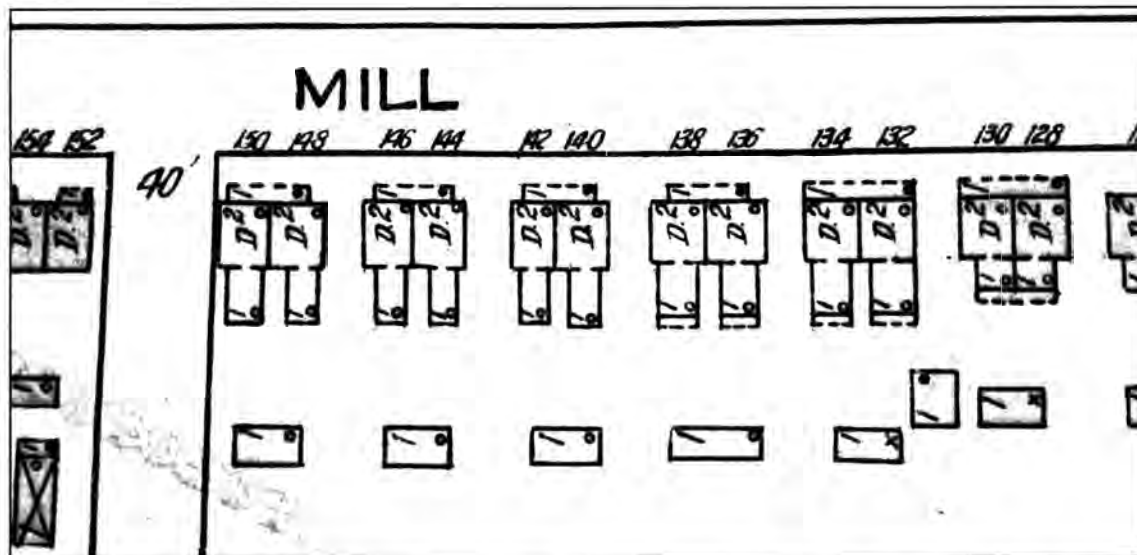
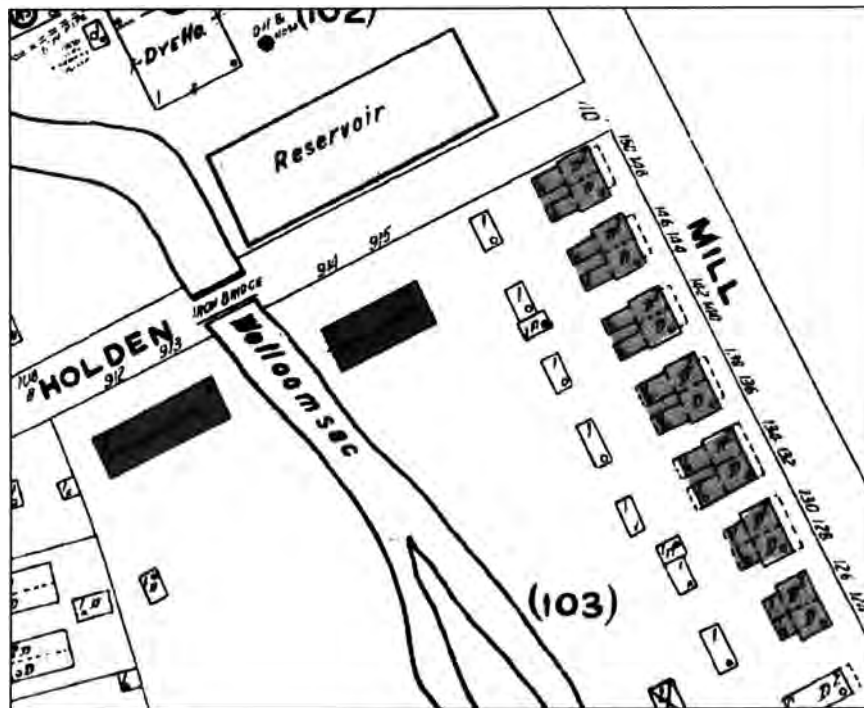


Figure 14 - Detail of 1921 Sanborn Map of Bennington (Sheet 12) (courtesy collection of Bennington Museum) showing the addition of porches to the row houses and tenements.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
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Holden-Leonard Workers Housing Historic District
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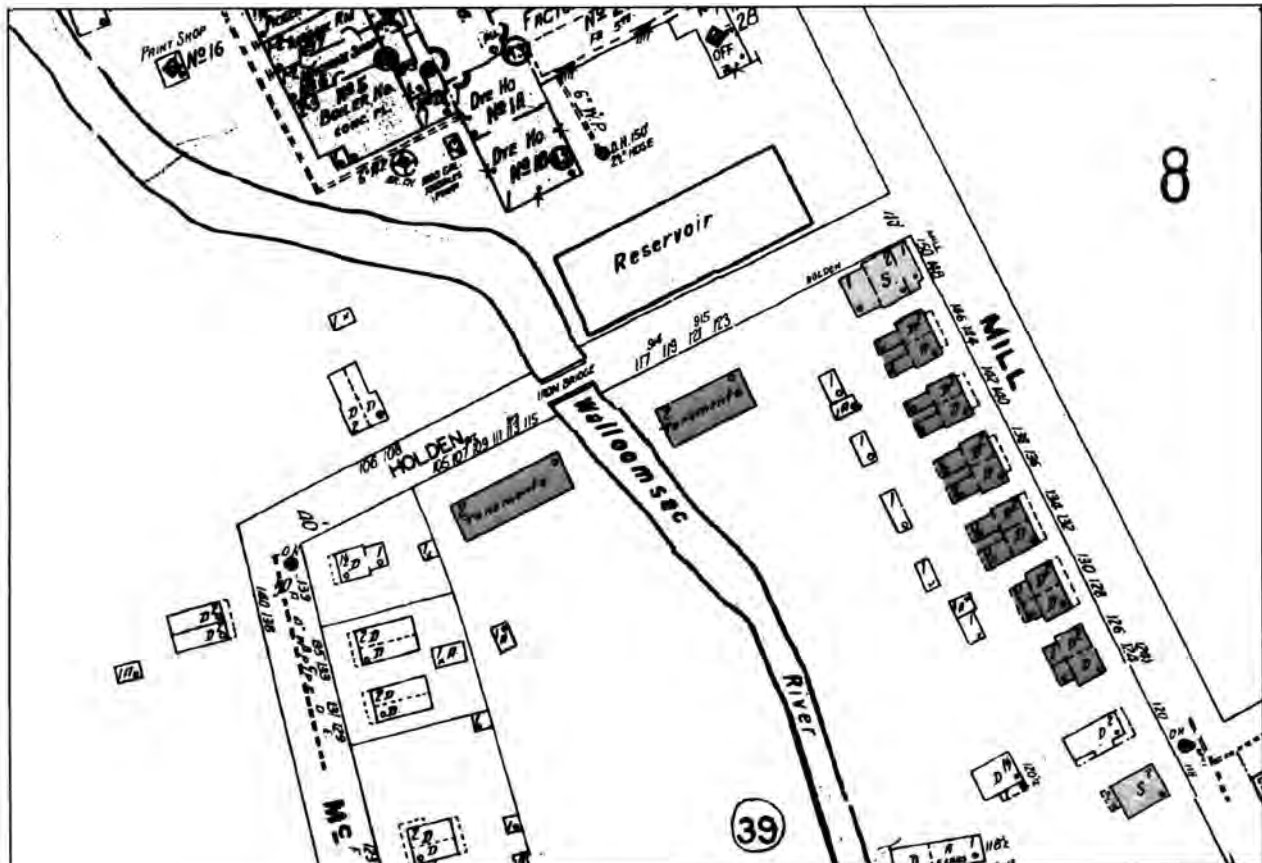


Figure 17 - Annotated detail of 1946 Sanborn Map of Bennington (Sheet 15) showing the same buildings with new addresses on Holden (HD #s 13, 105-115 and 12, 117-123) and the conversion of two dwellings into stores – one of the original company duplexes (HD #7, 148-150) and a c. 1920 four-square at #114

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Page 11

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Figure 18: "A four-family house crowded close to the Chace Cotton Mill, Burlington, Vt." Burlington, Vermont. May 1909 by Lewis Hine.



Figure 19: "Noon hour, Holden-Leonard Co., Bennington, Vt. Some of the youngsters working there. Work was slack and the force small." Bennington, Vermont. August 1910, by Lewis Hine.

[Figures 18 & 19 - Hine photographs for National Child Labor Committee in the collection of Library of Congress, accessed through website - <http://lewishinephotographs.com>.]

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET -Historic Maps, etc
Page 12

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Figure 20: Historic view, c. 1895, by photographer Madison Watson of the Holden-Leonard mill (on left) housing and the Mill Store on Mill Street, looking east taken from the Bennington Monument. (Courtesy Bennington Museum)



Figure 21: Annotated detail of c. 1895 historic view above, by Madison Watson showing (l. to r. between arrows) HD #s 12 (then at 164-170 Mill St., rear view); 13 (then at 152 -162 Mill St., rear view); 7 (148-150 Mill St., rear view); 6 (144-146 Mill St., rear view); 5 (140-142 Mill St., rear view); 4 (136-138 Mill St., rear view); 3 (132-134 Mill St., rear view); 9 (123-131 Mill St., front view); & 8 (Mill Store, 121 Mill St., front view)

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National Park Service

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Page 12

Holden-Leonard Workers Housing Historic District
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Figure 20: Historic view, c. 1895, by photographer Madison Watson of the Holden-Leonard mill (on left) housing and the Mill Store on Mill Street, looking east taken from the Bennington Monument. (Courtesy Bennington Museum)



Figure 21: Annotated detail of c. 1895 historic view above, by Madison Watson showing (l. to r. between arrows) HD #s 12 (then at 164-170 Mill St., rear view); 13 (then at 152 -162 Mill St., rear view); 7 (148-150 Mill St., rear view); 6 (144-146 Mill St., rear view); 5 (140-142 Mill St., rear view); 4 (136-138 Mill St., rear view); 3 (132-134 Mill St., rear view); 9 (123-131 Mill St., front view); & 8 (Mill Store, 121 Mill St., front view)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
- Photograph labels, p. 1

Holden-Leonard Workers Housing Historic District
name of property
Bennington, Bennington County, Vermont
Town, County and State

Photograph Labels

The following information is the same for all photographs:

Holden-Leonard Workers Housing Historic District

Bennington, Bennington County, Vermont

Digital images are on file at the Vermont Division for Historic Preservation

Photograph

| Number | Description | Date | Credit |
|---------------|--|-------------|---------------|
| 1 of 27 | View looking northwest on Benmont Avenue with (l. to r.) HD #s: 3 (132-134 Benmont), 4 (136-138 Benmont), 5 (140-142 Benmont), & 6 (144-146 Benmont) with mill spire in distance | 08/24/2010 | L. Papazian |
| 2 of 27 | View looking southwest at corner of Benmont Ave. & Holden Street, with HD #s: 1-7 (124-126 through 148-150 Benmont) on the left & 12 (117-123 Holden) on right | 08/24/2010 | L. Papazian |
| 3 of 27 | View looking southeast on Benmont Avenue with (l. to r.) HD #s: 11 (137-139 Benmont), 10 (133-135 Benmont), 9 (123-131 Benmont), & 8 (Mill Store, 121 Benmont) | 08/24/2010 | L. Papazian |
| 4 of 27 | View looking northeast with the rear facades and ells on (l. to r.) HD #s 6 & 5, (144-146 & 140-142 Benmont Ave.) | 08/24/2010 | L. Papazian |
| 5 of 27 | View looking southwest on Benmont Ave. with HD #s 1 (124-126 Benmont) & 2 (128-130 Benmont) on immediate right & 2 houses outside HD beyond on left | 08/24/2010 | L. Papazian |
| 6 of 27 | View looking northwest of HD #7 (The Corner Market, 148-150 Benmont Ave.) and the Holden-Leonard Mill complex just beyond HD | 08/24/2010 | L. Papazian |
| 7 of 27 | Detail of Holden-Leonard Mill brick buildings with embellished corbelling matching that on the Mill Store (HD # 8) | 08/24/2010 | L. Papazian |
| 8 of 27 | View looking east on Holden Street toward intersection with Benmont with HD #s 13 (105-115 Holden) & 12 (117-123 Holden) on right & rear of 7 (148-150 Benmont) in distance | 11/04/2010 | L. Papazian |

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
- Photograph labels, p. 2

Holden-Leonard Workers Housing Historic District
name of property
Bennington, Bennington County, Vermont
Town, County and State

Photograph

| Number | Description | Date | Credit |
|---------------|---|-------------|---|
| 9 of 27 | HD #1 (124-126 Benmont Ave.), looking southwest | 08/24/2010 | L. Papazian |
| 10 of 27 | HD #2 (128-130 Benmont Ave.), looking southwest | 08/24/2010 | L. Papazian |
| 11 of 27 | HD #3 (132-134 Benmont Ave.), looking southwest | 08/24/2010 | L. Papazian |
| 12 of 27 | HD #4 (136-138 Benmont Ave.), looking southwest | 08/24/2010 | L. Papazian |
| 13 of 27 | HD #4, detail of front doors | 08/24/2010 | L. Papazian |
| 14 of 27 | HD #5 (140-142 Benmont Ave.), looking southwest | 08/24/2010 | L. Papazian |
| 15 of 27 | HD #6 (144-146 Benmont Ave.), looking southwest | 08/24/2010 | L. Papazian |
| 16 of 27 | HD #7 (The Corner Market, 148-150 Benmont Ave.), looking southwest | 08/24/2010 | L. Papazian |
| 17 of 27 | HD #8 (Mill Store, 121 Benmont Ave.), looking southeast | 08/24/2010 | L. Papazian |
| 18 of 27 | HD #8 (Mill Store, 121 Benmont Ave.), looking northeast | 08/24/2010 | L. Papazian |
| 19 of 27 | HD # 8, detail front door and steps | 08/24/2010 | L. Papazian |
| 20 of 27 | HD #9 (123-131 Benmont Ave.), looking southeast | 08/24/2010 | L. Papazian |
| 21 of 27 | HD #9 (123-131 Benmont Ave.), looking northeast | 08/24/2010 | L. Papazian |
| 22 of 27 | HD #10 (133-135 Benmont Ave.), looking northeast | 08/24/2010 | L. Papazian |
| 23 of 27 | HD #10a (Garage, 133-135 Benmont Ave.), looking east. Non-contributing | 08/24/2010 | L. Papazian |
| 24 of 27 | HD #11 (137-139 Benmont Ave.), looking east | 08/24/2010 | L. Papazian |
| 25 of 27 | HD #12 (117-123 Holden St.), looking southwest | 11/04/2010 | L. Papazian |
| 26 of 27 | HD #13 (105-115 Holden St.), looking southwest | 11/04/2010 | L. Papazian |
| 27 of 27 | Historic View of Mill Street (Benmont Ave.), looking southwest at (r. to l.) HD #s 12 & 13 (in their original locations of 164-170 & 152-162 Mill St. respectively) & 7, 6, 5, & 4 (148-150 through 136-138 Mill St.) | 1909 | Lewis Hine courtesy: Bennington Museum |

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Holden--Leonard Workers Housing Historic District

MULTIPLE
NAME:

STATE & COUNTY: VERMONT, Bennington

DATE RECEIVED: 4/08/11 DATE OF PENDING LIST: 4/25/11
DATE OF 16TH DAY: 5/10/11 DATE OF 45TH DAY: 5/24/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000296

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: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 5/19/11 DATE

ABSTRACT/SUMMARY COMMENTS:

*Worker housing specifically built by manufacturer
considered best example of this type of housing in the
state. POS c.1865-1939. ADS: Architecture, Comm. Plan + Dev. &
Industry.*

RECOM./CRITERIA Ac C

REVIEWER Wm. Davis

DISCIPLINE Historic

TELEPHONE _____

DATE 5/19/11

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.



Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. #1 of 27



Holden - Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. #2 of 27



Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. #3 of 27



Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo # 4 of 27



Holden-Leonard Workers Housing Hist-Dist
Bennington, Bennington Co., VT
Photo. #5 of 27



Holden - Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. # 6 of 27



Holden-Leonard Workers Housing Hist. Disk.
Bennington, Bennington Co., VT
Photo # 7 of 27



Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. # 8 of 27



Property #1 (124-126 Benmont. Ave.)
Holden-Leonard Workers Housing Hist. Dist.
Photo. #9



Property #2 (128-130 Benmont Ave.)
Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. #10 of 27



Property #3 (132-134 Benmont Ave.)
Holden-Leonard Worker's Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo # 11 of 27



Property #4 (136-138 Benmont Ave.)

Holden-Leonard Worker's Housing Hist. Dist.

Bennington, Bennington Co., VT

Photo #12 of 27



Property #4 (136-138 Benmont ave.)
Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. #13 of 27



Property #5 (140-142 Benmont Ave.)
Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo #14 of 27



Property #6 (144-146 Benmont Ave.)
Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. #15 of 27



Property #7 (148-150 Benmont Ave., "The Corner Mkt.")
Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. #16 of 27



Property #8 (121 Benmont Ave., The Mill Store)
Holden-Leonard Worker, Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. #17 of 27



Property # 8 (121 Benmont ave, Mill Store)
Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. # 18 of 27



Property #8 (121 Benmont Ave., Mill Store)
Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. # 19 of 27



Property #9 (123-131 Benmont Ave.)
Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. # 20 of 27



Property #9 (123-131 Benmont ave.)

Holden-Leonard Workers Housing Hist. Distr.

Bennington, Bennington Co., VT

Photo # 21 of 27



Property #10 (133-135 Benmont Ave.)

Holden-Leonard Workers Housing Hist. Dist.

Bennington, Bennington Co., VT

Photo. # 22 of 27



Property #10a (133-135 Benmont Ave., garage.)
Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. 23 of 27



Property #11 (137-139 Benmont Ave.)
Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. #24 of 27



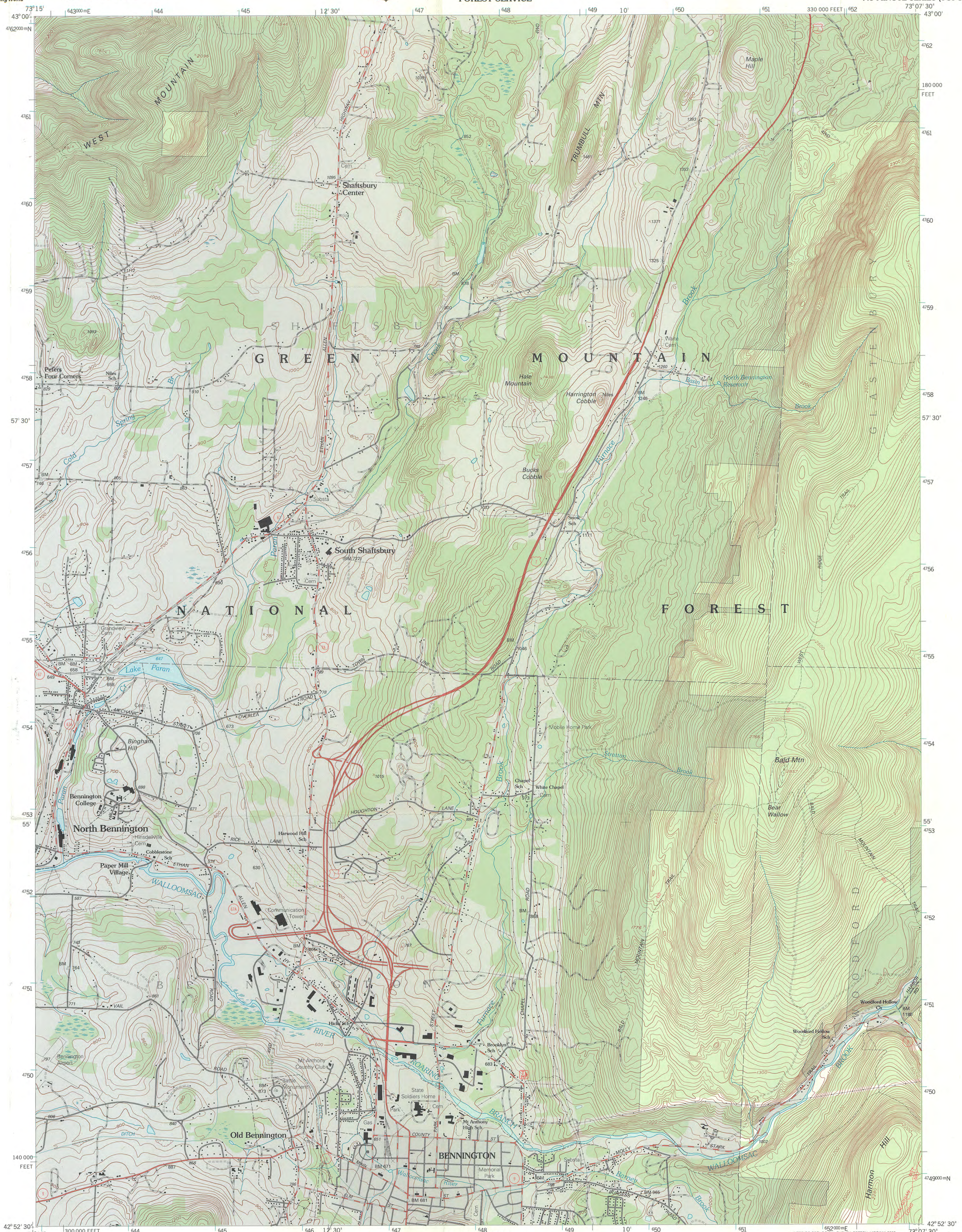
Property #12 (117-123 Holden St.)
Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo. #25 of 27



Property #13 (105-115 Holden St.)
Holden-Leonard Worker's Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo #26 of 27

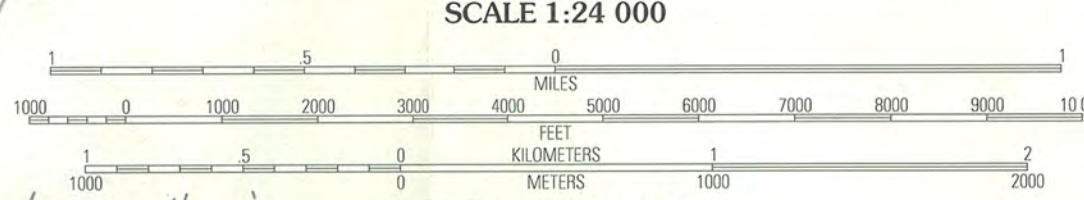


Holden-Leonard Workers Housing Hist. Dist.
Bennington, Bennington Co., VT
Photo # 27 of 27



Produced by the United States Geological Survey 1954
Revision by USDA Forest Service 1997
Topography compiled 1942. Planimetry derived from imagery taken 1992 and other sources. Survey control current as of 1997
North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: Vermont coordinate system, (transverse Mercator)
Blue 1000-meter Universal Transverse Mercator ticks, zone 18
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software
Non-National Forest System lands within the National Forest
Inholdings may exist in other National or State reservations
This map is not a legal land line or ownership document. Public lands are subject to change and leasing, and may have access restrictions; check with local offices. Obtain permission before entering private lands

UTM GRID AND 1999 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
14.1°
256 MILS
1.14°
22 MILS



*Holder-Leopard Workers Housing
Historic District
Bennington, Bennington Co., VT*
UTM: 18 8646749 E
47 49 126 N

CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



| | | |
|---|---|---|
| 1 | 2 | 3 |
| 4 | 5 | 6 |
| 7 | 8 | |

ADJOINING 7.5' QUADRANGLES

| HIGHWAYS AND ROADS | |
|---|---------------------------|
| Interstate | Primary highway |
| U. S. | Secondary highway |
| State | Light-duty road |
| County | Composition: Unspecified |
| National Forest, suitable for passenger cars | Paved |
| National Forest, suitable for high clearance vehicles | Gravel |
| National Forest Trail | Dirt |
| | Unimproved, 4 wheel drive |
| | Trail |
| | Gate; Barrier |

BENNINGTON, VT
1997
42073-H2-TF-024
NIMA 6369 1 NW - SERIES V813



**CERTIFIED LOCAL GOVERNMENT
FINAL REVIEW & RECOMMENDATION SHEET**

Submit this completed form to the Vermont Division for Historic Preservation, National Life, Drawer 20, Montpelier VT 05602.

Bennington Historic Preservation Commission

Name of CLG

Holden-Leonard Workers Housing Historic District

Name of Property

Benmont Ave.

Address

Regional Affordable Housing Corporation and others.

Owner

Regional Affordable Housing Corporation.

Nomination requested by

Site Visit: ☒ Yes ☐ No

Date nomination received by CLG: February 16, 2011

Date reviewed by CLG: March 3, 2011

Date of sent to Division: 3/9/11

Was nomination distributed to CLG members? ☒ Yes ☐ No:

1. Did the CLG seek the Division's assistance in evaluating the eligibility of this property? ☐ Yes ☒ No

2. National Register Criteria Met:

☒ Historic Association

☒ Architectural Merit

☐ Association with Famous People

☐ Likely to Yield Important Information

3. Exceptions to Criteria Apply:

☐ Cemetery

☐ Reconstructed Property

☐ Religious Use

☐ Moved Property

☐ Grave

☐ Less Than 50 Years Old

☐ Birthplace

☐ Commemorative Property:

4. Criteria Considerations Apply: _____

5. Level of Significance: ☒ Local ☒ State ☐ National

6. Possesses Sufficient Integrity: ☒ Yes ☐ No

7. Additional Comments: _____

7. How was the public invited to comment in the national register nomination process?

☒ Commission's agenda was published in newspaper 15 days prior to meeting.

☒ Copies of the proposed nomination were made available to the public.

8. CLG recommendation: ☒ Approve ☐ Deny _____

The CLG wholeheartedly supports this nomination.

March 4, 2011

Date

Meg Campbell
CLG Commission Representative

9. Local Government Official recommendation: ☒ Approve ☐ Deny _____

Bennington has agreed to waive the 60 day CLG notification period.

March 4, 2011

Date

Susan Ashford
Chief Elected Official



State of Vermont
Division for Historic Preservation
One National Life Drive, Floor 2
Montpelier, VT 05620-1201
www.HistoricVermont.org

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

*Agency of Commerce and
Community Development*



April 6, 2011

J. Paul Loether
National Park Service
National Register of Historic Places
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

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

Holden-Leonard Workers Housing Historic District, Bennington, Bennington County, Vermont

This property is being submitted under the Preservation Act of 1966, as amended in 1980, for inclusion in the National Register of Historic Places.

Part One Tax Credit applications for 132-134, 136-138, and 140-142 Benmont Avenue were approved on 12/02/10.

The Bennington Historic Preservation Commission, a CLG commission, approved the nomination on March 3, 2011. A copy of the review sheet is enclosed.

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

DIVISION FOR HISTORIC PRESERVATION

Nancy E. Boone
State Architectural Historian/ Deputy State Historic Preservation Officer

Enclosures

