

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name LeFerriere House

other names/site number Cohen House, 167 Intervale Avenue

2. Location

street & number 171 - 173 Intervale Avenue
not for publication n/a
city or town Burlington vicinity n/a
state Vermont code VT county Chittenden code 007
zip code 05401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Suparna C. Jamile National Register Specialist 6-19-08
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
State or Federal agency and bureau

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

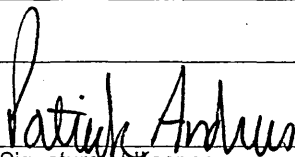
Signature of commenting or other official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.
See continuation sheet.
- determined eligible for the National Register.
See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register
- other (explain): _____


 Signature of Keeper

8/8/2008
 Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
1	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	0	Total

Number of contributing resources previously listed in the National Register

0

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

Historic and Architectural Resources of Burlington, Vermont

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Multiple dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Multiple dwelling

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

_____ Queen Anne

Materials (Enter categories from instructions)

foundation STONE
 roof slate
 walls Vinyl

 other WOOD
BRICK

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

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

_____ Architecture
 _____ Social History
 _____ Ethnic Heritage

Period of Significance c. 1888-1956

Significant Dates c. 1888

Significant Person (Complete if Criterion B is marked above)
n/a

Cultural Affiliation n/a

Architect/Builder LeFerriere, F. M.

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)
SEE CONTINUATION SHEETS

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)
SEE CONTINUATIONS SHEETS

- Previous documentation on file (NPS)
- preliminary determination of individual listing (36 CFR 67) has been requested.
 - previously listed in the National Register
 - previously determined eligible by the National Register
 - designated a National Historic Landmark
 - recorded by Historic American Buildings Survey # _____
 - recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

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

Name of repository: _____

10. Geographical Data

Acreage of Property .15 acres more or less

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>18</u>	<u>642282</u>	<u>4927513</u>	3	_____	_____	_____
2	_____	_____	_____	4	_____	_____	_____

See continuation sheet.

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

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

11. Form Prepared By

name/title Deborah Noble, Principal

Organization Deborah Noble Associates date December 2006

street & number PO Box 106 telephone (802) 695-2507

city or town Concord state VT zip code 05824

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)

Property Owner

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

name Callahan Housing, LP and Champlain Housing Trust (formerly Burlington Community Land Trust)

street & number PO Box 523 telephone (802)862-6244

city or town Burlington state VT zip code 05401

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Section number 7 Page 1

Burlington, Chittenden County, Vermont

LeFerriere House, #171-173 Intervale Avenue, built c. 1888, with later additions c. 1990

The c. 1888 LeFerriere House is a 2-1/2 story, irregularly massed, Queen Anne style, three unit apartment building that was first built as a two family residence initially numbered #167 Intervale Avenue. The overall ell plan of the original portion of the frame building features two gable wings on the east front set side by side which project forward differing amounts from a rear, gable roofed ell with a brick chimney stack centered on the ridge of the slate roof. The wing on the right flank of the façade is the most prominent mass, with a distinguished, two story polygonal tower with a polygonal cap and finial centered on the gable front of the lesser projecting wing on the left flank of the façade. These disparate masses on the façade are unified with a 1 story, polygonal roofed entrance porch in the ell of the plan which radiates from the bay window, and a smaller, second story covered deck with clapboard halfwall. A small, 1 story, flat roofed wing is set in the northwest rear ell of the plan. The large, rear, 2 story, shed roofed wing on the southwest portion of the plan has a concrete foundation and was added c. 1990, extending west from the former rear, enclosed, two story, shed-roofed porch. The vernacular interpretation of the style, the unifying tower and original interior finish and details are locally unique and would have been very special embellishments at the time of construction. Although some features are covered by vinyl siding and not currently visible, the house retains much of its original integrity of location, design, setting, materials, workmanship, and feeling and continues its historic association as a multiple family residence for a succession of immigrants to the city of Burlington.

The original portion of the LeFerriere house rests on a fieldstone foundation, has replacement vinyl clapboards covering original siding and trim still there, and has an original slate roof with a brick chimney stack centered on the gable ridge of the ell. The c. 1990 rear, two story wing is barely visible from the front, has a flat, built up asphalt roof and rests primarily on a concrete foundation with a c. 1990 rear entrance porch sheltered by a gable roofed hood on the west rear. An inset entrance on the south elevation of this rear wing marks the beginning of the c. 1990 addition, which created a third unit. Fenestration is generally paired, with replacement sash and exterior doors throughout the c. 1888 portion of the house. Single windows light the north side elevation of the first floor apartment. The polygonal tower is lit by three tall, narrow 1/1 replacement windows on each of its two stories. The two

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Section number 7 Page 2

Burlington, Chittenden County, Vermont

primary entrances on the front façade flank the polygonal tower and are sheltered by the polygonal entrance porch. The façade trim is obscured with substitute siding with only the molded eaves cornice remaining visible. Iron railings on the entrance porch of the façade replace Queen Anne style wood balustrades. A wood, Queen Anne style sunburst detail in the gable front peak has been covered.

The interior of the front unit on the second floor examined for the nomination retains an entirely late 19th century flavor with the original floor plan as well as unique architectural and trim elements, including engaged Corinthian columns flanking the polygonal tower room which creates a unique space in the corner of the plan. The quality of finish at the time is exceptional reflects the vernacular use of choice high style features found in private upper class homes on "the Hill" section of the city. The winding staircase to this apartment rises from the southern entrance on the east facade; its original massive newel post remains but has been shortened to facilitate the moving of furniture. The staircase leads directly to the sitting room, which has molded baseboards, beaded board wainscoting, molded chair rails, and with symmetrically molded window and door trim having corner blocks. Floors are narrow board hardwood throughout. A diagonal entrance to the northeast front bedroom has original trim with corner blocks and has been partially infilled; it originally had double doors. Another bedroom lies in the northwest rear of the plan that features a closet with a window. The window-filled tower in the southeast corner of the sitting room lends an air of formality and creative irregularity with its engaged Corinthian columns supporting the entablature and framing this delightfully private space. The front porch entrance between the corner window tower and the entrance to the southeast bedroom features a period door having a large, rectangular light framed with bolection molding with twin, rectangular, molded panels below. The large kitchen in the southwest rear of the plan features original cabinets with glass doors over the sink, with a large pantry located over the southeast front entrance stairhall and a bathroom on the northwest rear of the plan, where there is a rear stairhall.

The original c. 1888 apartment house occupied lot #76 of the 1886 Shaw plan and was united with lot #73 of the plan in 1912 under the ownership of Rebecca Cohen. A barn was apparently constructed c. 1912 on the adjoining lot that fronted on St. Mary Street at that time which is evident on Sanborn Insurance maps available for the area from 1919 through 1978 when it served

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Burlington, Chittenden County, Vermont

Section number 7 Page 3

as a garage. This former barn and other sheds evident on the maps are no longer standing, with the barn/garage removed after 1985 when it is shown on a plan in the land records.

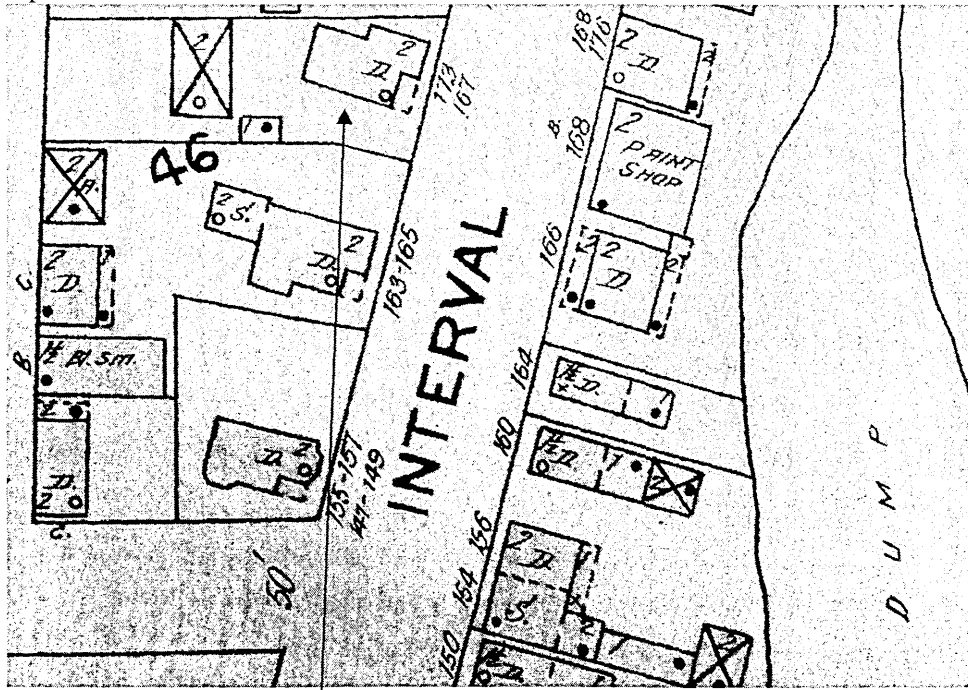


Figure 1 - Sanborn Insurance Map of 1926 showing building footprint of LeFerriere House with c. 1912 barn, shed - notice address change from #167 to #173

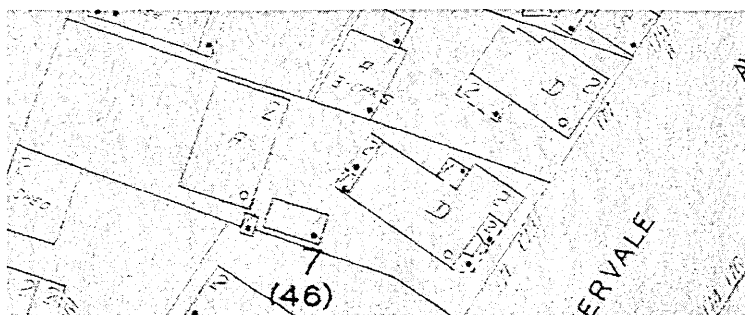


Figure 2 - Sanborn Insurance Map of 1942 showing detailed footprint of LeFerriere House with bay window and two story front porch, one/two story rear porch, small 1 story addition in ell, former barn now garage, present rear ell not in evidence

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

LeFerriere House,

Burlington, Chittenden County, Vermont

The LeFerriere House is a uniquely designed example of multi-family housing built c. 1888 in the vernacular Queen Anne style that reflects its construction as an ongoing investment in the quality of building components, workmanship and design by the original immigrant owner/builders. In continuous use since construction as worker housing, it retains a majority of the significant historic architectural features that distinguish it as a late 19th century apartment house, including form, massing fenestration size and door placement. The vernacular interpretation of the style, the unifying tower and original interior finish and details are locally distinctive and would have been very special embellishments at the time of construction. The ethnic neighborhood surrounding Intervale Avenue in the North End continues to provide an original setting of mixed housing, shops, industries, religious buildings and parks that each wave of new immigrants proudly contributed to as part of the dynamic process of immigration and the creation of a livelihood and way of life unique to each.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Section number 8 Page 1

Burlington, Chittenden County, Vermont

STATEMENT OF SIGNIFICANCE:

LeFerriere House, #171-173 Intervale Avenue, built c. 1888, with later additions c. 1990

The LeFerriere House at 171-173 Intervale Avenue in the City of Burlington, Chittenden County, Vermont, features an extremely unique yet vernacular interpretation of the Queen Anne style that continues to convey the majority of its architectural integrity. The multi-unit worker dwelling was originally numbered #167 Intervale Avenue and is located in the North End, the district of choice for the succeeding waves of foreign newcomers who flocked to this economically vital port on Lake Champlain and the Winooski River. The City of Burlington is the largest urban area in the most rural state in the nation with the only neighborhood of such enormous scale and scope of working class residents in the state. Built by the LeFerriere family of French Canadian immigrants, and the home from 1912 until 1961 of the Jewish family of Rebecca and Hyman Cohen who emigrated from Russia (Poland), the house is primarily significant under Criterion A under the areas of Social History and Ethnic Heritage for this long association with immigrant, multi-family working class housing which embodies the complex connections within the social fabric of the ethnic neighborhood. The associated history of the apartment house enables the personal immigrant stories of its builder, owners, occupants, and neighbors to become tangible realities and reveals important information about local ethnic groups and the dynamic process of settlement and business generation. The LeFerriere House is also important under Criterion C for its special vernacular Queen Anne style design features. The vernacular interpretation of the style, the unifying tower and polygonal porch, and original interior finish, plan and architectural details are locally unique and would have been very special embellishments at the time of construction. The house retains its original form, massing, paired narrow windows, fenestration placement, and door openings and the majority of the design specific elements that make it a singular model of multi unit housing and unusual architecture. The apartment house is being nominated to the National Register under the "Historic and Architectural Resources of Burlington, Vermont" multi-property documentation form, context on The Evolution of Worker Housing in Burlington, Vermont. It meets the Registration Requirements for the multi-unit worker housing property type.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

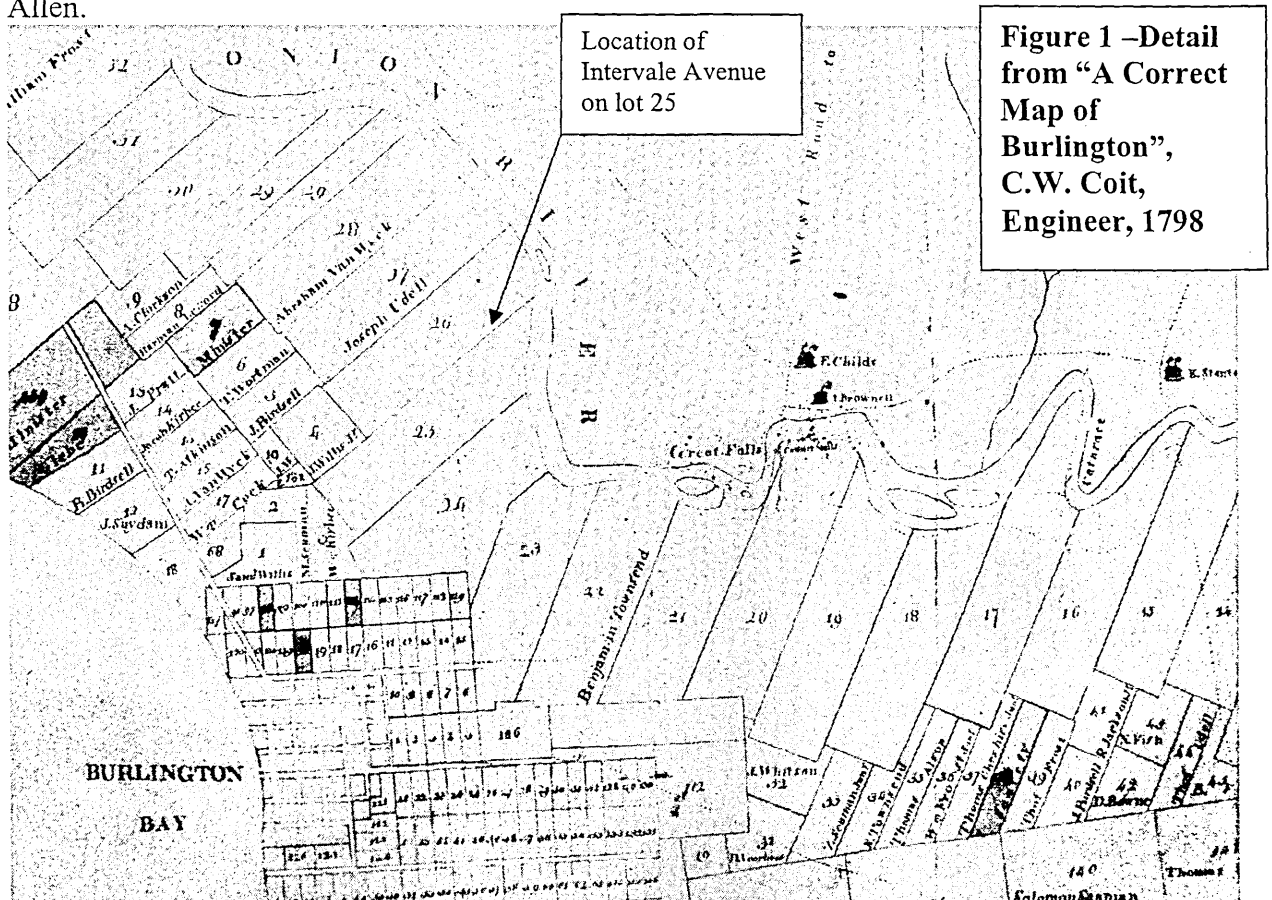
Burlington, Chittenden County, Vermont

Section number 8 Page 2

Historical background and significance:

Intervale Avenue (also early spelled "Interval") is a largely residential street in the "North End" of Burlington that runs diagonally in a northeasterly direction from the mixed commercial/residential neighborhood of east-west running North Street (listed as a National Register Historic District in 2001).

The nearby intervale, or floodplain, of the Winooski River to the north was very fertile and was the site of Native American settlements from the period after the retreat of the glaciers and especially c. 500 A.D. This rich intervale was also the site of early successful farms during the period of European settlement of the town of Burlington, including that of early proprietor, large land speculator with the family Onion River Land Company, and Green Mountain Boy, Ethan Allen.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Section number 8 Page 3

Burlington, Chittenden County, Vermont

These farms, marshes and the rise of land to the south of the river began to be subdivided by the mid-19th century as the demand for housing increased due to a progressively more prosperous economy, the opening of the Champlain, Chambly and Erie Canals, and the advent of railroad transportation. The concentration of public and religious buildings, industry, commerce and related housing had become so dense that by 1865 the City of Burlington had been politically delineated from Burlington town. By 1880 Burlington was the third largest port in the United States after the post Civil War lumber boom due to better access to outside markets by water and rail. Located at the time downstream of and near the many large mills on the Great Falls of the "French" or "Onion" River (Winooski River) as well as near the burgeoning waterfront on Lake Champlain, land speculators saw that the "North End" became home to many of the city's new immigrants as they located in Burlington over the years.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Burlington, Chittenden County, Vermont

Section number 8 Page 4



Figure 2 – Detail from Beers Map of Burlington, 1869, showing corner of Intervale Avenue and Oak Street on lot 25, just north of site of LeFerriere House

As various waves of immigrants moved to take advantage of the prospering economy of Burlington, beginning with the Irish in 1840, French Canadians peaking in 1870, and European Jews in 1890-1910, the demand for worker housing caused widespread land speculation and development. Various well established local residents bought up large acreages of land and submitted subdivision plans with street patterns that followed the original diagonal lot lines of lots 21 through 26 in what was developing as the “North End” where new immigrants settled. As seen on a detail of “A Correct Map of Burlington” from 1798 (Figure 1), these lot lines were oriented in this diagonal manner in order to be relatively perpendicular to the alignment of the Winooski River, which they abutted (see also Figure 2).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Section number 8 Page 5

Burlington, Chittenden County, Vermont

William G. and George B. Shaw were attorneys with offices in Shaw's Block on Main St. in Burlington who invested in land in the North End for subdivision and development. Representative of the first settlers of Burlington who were of "Old Yankee" English stock from southern New England, these prominent men lived and worked on "the Hill", the location of large single family homes of Burlington's most prosperous residents near the University of Vermont.

The portion of the North End of Burlington north of Spring Street where Intervale Avenue is located is seen in G. B. Shaw's Plan of his subdivision as received May 15, 1851 (*Burlington Land Records*, Book 22, page 367). This subdivision plan of G. B. Shaw's land is still shown on the Hopkins Map of 1890 (see Figure 3) depicting the many small lots and streets laid out on a rise of land with steep ravines just south of the Vermont Central Railroad and what was early denoted equally as often as the "interval" or "intervale". The landform elements in this area also featured deep gullies and damp, swampy areas which became used as dumps before they were later filled in (e.g.: just east of Intervale Avenue running southeast through Archibald Street). The land associated with the LeFerriere house is delineated in town records as part of original lot #45 on the Plan of G.B. Shaw's Land of 1851 (Figure 3) and as lots #73 and #76 on Shaw's land plan of 1886 (Figure 4). Lot #73 was added to lot #76 on which the house was built c. 1888 when Rebecca Cohen acquired the property in 1912; the new lot in common ownership continued west from its east front on Intervale Avenue to its rear on what was to become St. Mary Street (Figure 4).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Burlington, Chittenden County, Vermont

Section number 8 Page 6

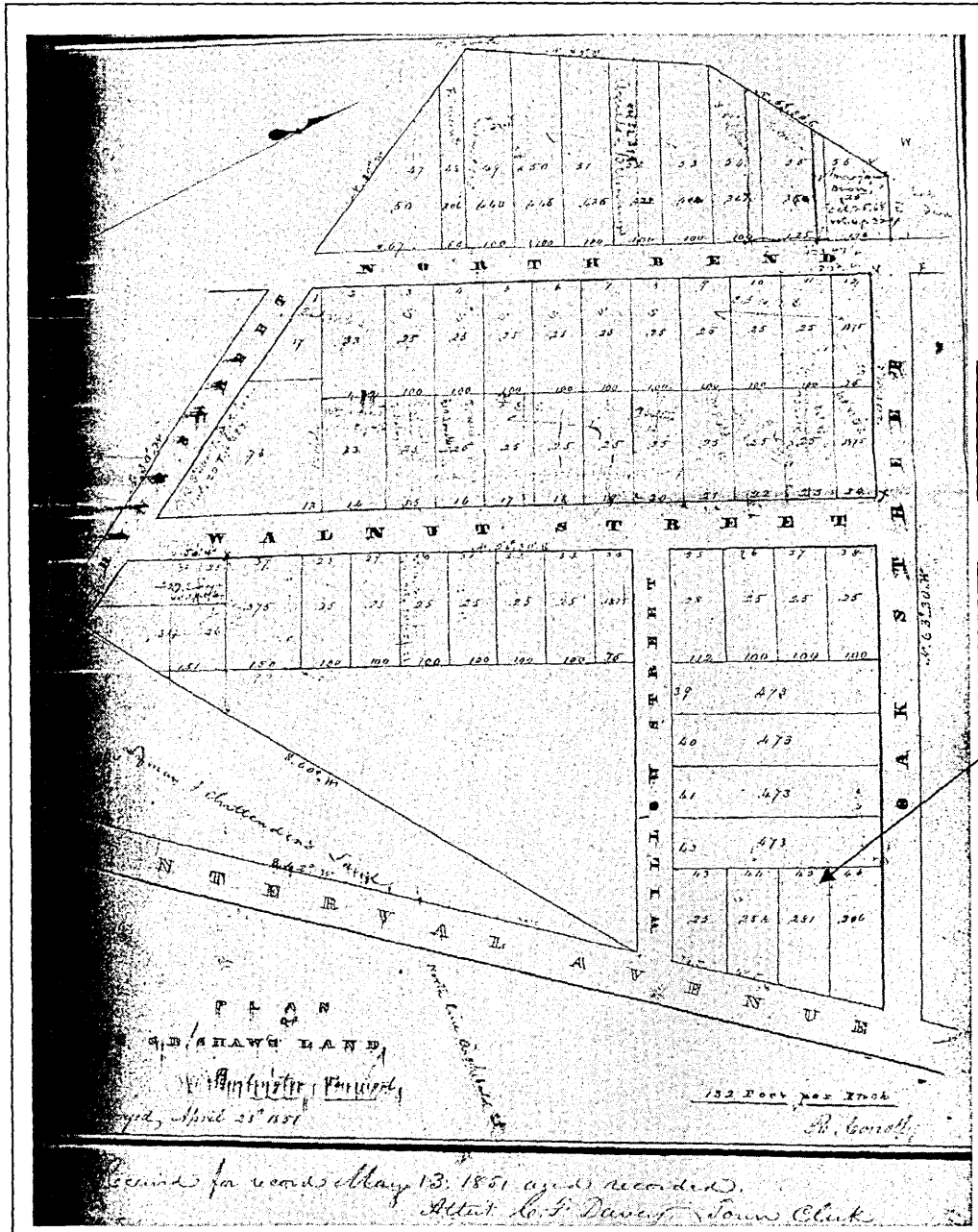


Figure 3 - 1851
Plan of G.B.
Shaw's subdivision

Part of Lot
#45 is the site
of LeFerriere
House

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Burlington, Chittenden County, Vermont

Section number 8 Page 7

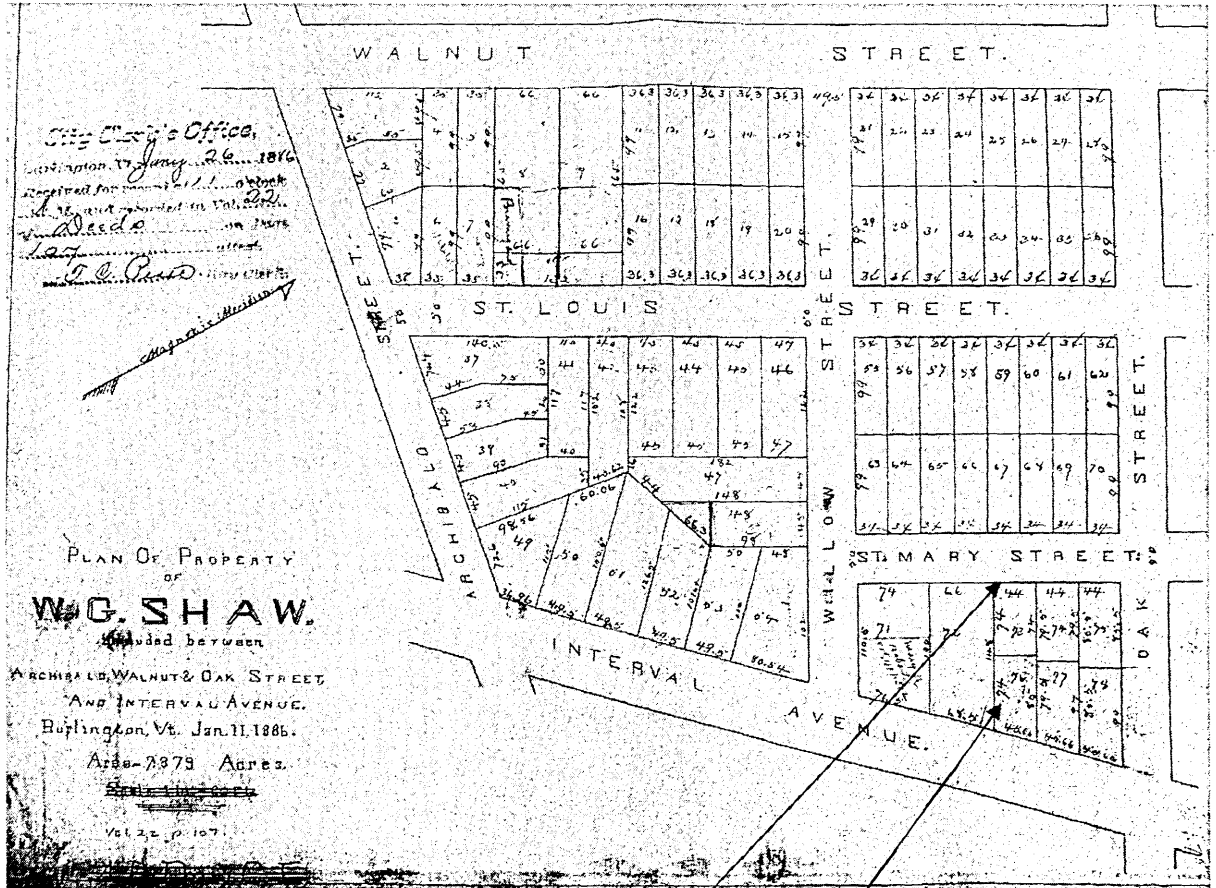


Figure 4 - W.G. Shaw's Plan of 1886, showing LeFerriere House property as lot #76 joined in 1912 with lot #73 under Cohen common ownership and including frontage on St. Mary Street.

The North End was still a rural community into the 1840's with barns, cows and gardens. The occupancy of the LeFerriere House is illustrative of the succession of immigrants' nationalities which followed one another on Intervale Avenue after the development schemes and land speculation took hold. A house and barn were first built c. 1888 on lot #76 by French Canadian F.M. LeFerriere, part of the G.B. Shaw subdivision.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Section number 8 Page 8

Burlington, Chittenden County, Vermont

A detail from the Hopkins map of 1890 (Figure 5) shows the occupant and/or owner F. M LeFerriere of then #167 Intervale Avenue and a building footprint that is similar to the existing building without the enlarged rear ell. By 1890, maps show that the increased density of the settlement in this portion of the North End had changed the character from the earlier more rural neighborhood to an increasingly urban quality (Figure 6).

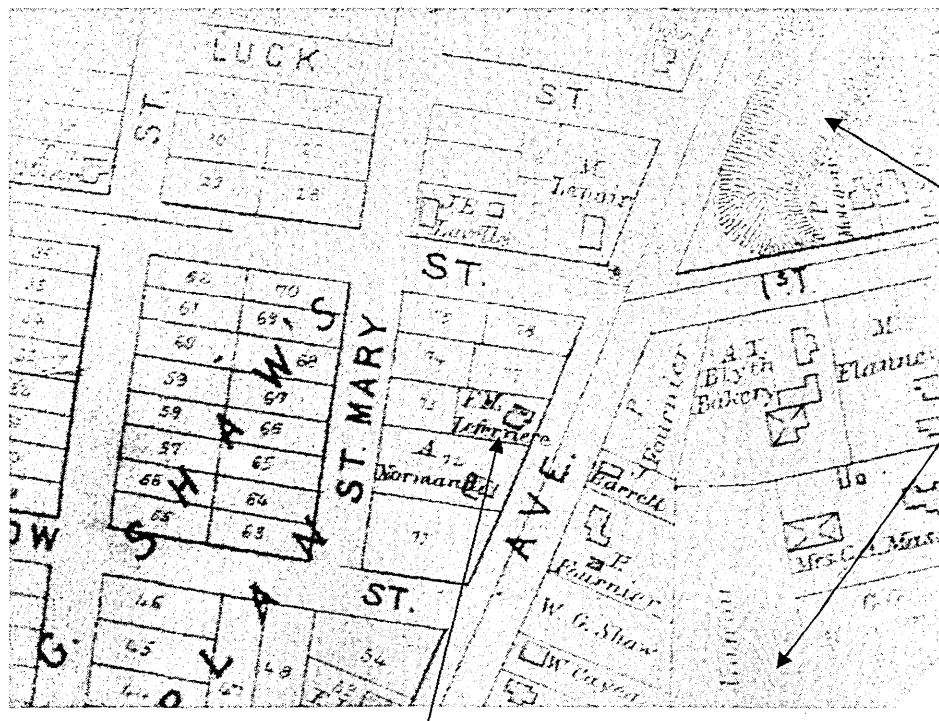


Figure 5 – Detail from Hopkins Map of 1890, showing the LeFerriere House location and building footprint

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Burlington, Chittenden County, Vermont

Section number 8 Page 9

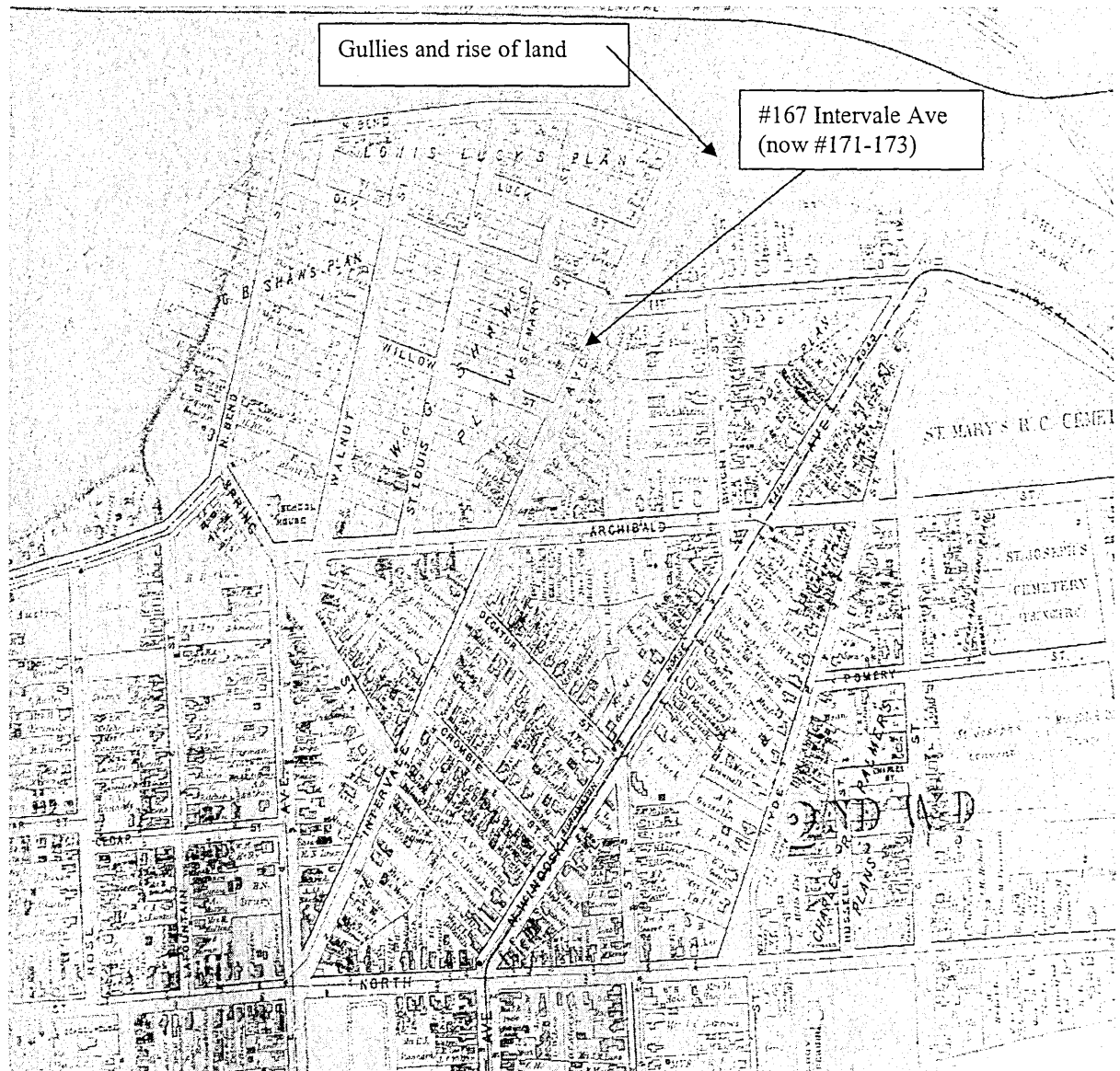


Figure 6 – Detail of Hopkins Map of 1890 showing the increasing density of the North End north of North Street and the associated religious properties of the Irish Roman Catholic and French Canadian Catholic immigrants who were the predominant occupants at that time. Note the location of the Burlington Horse Railroad on N. Winooski Avenue that provided transportation to the large mills nearby at Winooski Falls

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

LeFerriere House,

Section number 8 Page 10

Burlington, Chittenden County, Vermont

Deed research for the property has no record of F. M. LeFerriere, but there is a link to George LeFerriere and his wife, Merritte, who conveyed the subject house and other buildings on lot #76 to Maggie Martelle on November 23, 1895, and on which she gave a mortgage deed on the same day. According to local directories, George LeFerriere lived at #170 Intervale Avenue (across the road from this apartment house) from 1888 until 1894, and at #147 Intervale Avenue from 1895 until 1897. When George "moved from town", according to the listing in the 1898 directory, perhaps it was to avoid the repayment of his mortgage that was secured on this Maggie Martelle's "homestead premises" (?). When Maggie Martelle quit claimed her home to V.A. Bullard, a Burlington lawyer, on October 18, 1898, Maggie made sure to put in writing that "this conveyance in no way effects [sic] the liability of George LeFerriere to pay any note endorsed by him and secured upon said premises." The numerous LeFerriere family in close proximity indicate that there were apparently several members of the extended family who would have assisted both financially, through mortgages, or physically through building construction, the first LeFerriere occupants with the erection of the two unit house as was common among French Canadian immigrants at the time.

The LeFerriere House appears to have been originally constructed as a multi-family residence, based upon physical examination of building elements. The US Census is valuable in providing social information that can be used to create life-like snapshots of the history and everyday lives of the residents of the LeFerriere House. Beginning in with the US Census of 1900, what was then listed as #167 Intervale Avenue was occupied as a two unit residence by two rather large extended working class families of French Canadian extraction. Isaac Rogers, a 72 year old slater and joiner, his 68 year old wife Mary L., his daughter Mathilda, a 44 year old box maker and cotton weaver, his son William, a 33 year old slater and teamster for an ice company, and Clara, his 30 year old daughter-in-law are the occupants of one of the units. It appears that Isaac Rogers had lived on nearby Bright Street in 1880, and had five children and a younger wife named Louisa (who apparently is deceased), as well as his French Canadian mother-in-law, Mary Pariseau, living with them there. It is interesting to note that another son of Isaac Rogers, Ed, a carpenter, lived next door at #165 Intervale Avenue at the time of this 1900 census. The second unit in the LeFerriere House was rented by Alfred Garneau, a 31 year old paperhanger and painter who emigrated from Canada in 1884, his wife and five children aged 1 - 10 years old, a 68 year old uncle, Frank LaBountie who

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 11

LeFerriere House,
Burlington, Chittenden County, Vermont

emigrated from Canada in 1853, and a 27 year old cousin, Alena Young, a cotton spooler who emigrated from Canada in 1873. The living conditions for each family must have been very crowded as the units are not overly large, with two bedrooms, a living room, bathroom, pantry and a kitchen in the present configuration. The cultural practice of sharing living quarters with many relatives is particularly prevalent in the immigrant generation and generally was carried on for a longer period of time among French Canadian settlers.

The Rogers family occupied the house for the next few years, with son, William and family occupying one unit and father Isaac and family living in the other unit, according to the directory listing. After the Rogers families moved, the next few years show a number of short term residents: Mrs. Sophronia Paya, who had previously lived with her husband, Eli, next door at the Mintzer House at #169 Intervale Avenue, Napoleon Limoge, a printer for the Free Press, Louis Clavelle, and Eugene Latulippe, a laborer, Jacob Feinberg, and I. Pustilnec all rented the house for only a year or two.

This northern end of Intervale Avenue remained the home for many interrelated French Canadian families until c. 1910. The Irish Roman Catholic Church and the French Church and cemeteries were situated nearby in the North End just west of North Prospect Street and flanking Archibald Street. By this time, the Irish and Canadians had become established in their jobs and the Irish were moving upward in status and elsewhere in the city, making room for different nationalities to pursue the economic opportunities in Burlington. French Canadian residents tended to remain in their social neighborhoods longer than other immigrants.

Beginning in 1907, it is evident from the ownership pattern and nationalities of the renters that the Russian Jewish immigrants were beginning to come to Burlington in increased numbers. This area of the North End contained three synagogues by this time: the Ohavi Zedek Synagogue on Hyde/Archibald Streets built 1887, the Chi Adam Synagogue on Hyde Street built in 1889 and the Ahavath Gerim Synagogue built in 1908 on Archibald Street as well as a Hebrew Free School established in 1902.

In 1907, Harris and Sarah Miller, who are listed as living in one of the units, quit-claimed the property to Abraham Likovsky: "occupied by us as a

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

LeFerriere House,

Section number 8 Page 12

Burlington, Chittenden County, Vermont

homestead, V.A. Bullard gave his bond for a deed". Harris Miller had emigrated in 1885 from Vilna, Russia, and his wife, Sarah Perleman, emigrated from Covenia, Russia in 1886 with her family of origin. In 1900 the Census lists the family with four children and mother-in-law, Anna Perleman as living at nearby 344 North Winooski Avenue. After moving from the LeFerriere House at #167 Intervale Avenue when they quit-claimed it to the Likovsky's in 1907, the Miller family relocated to nearby #169 Archibald Street, where Harris Miller is listed as a salesman for a dry goods and a department store in 1910 and 1920.

When attorney and owner V. A. Bullard subsequently deeded the LeFerriere House to Abraham and Rose Likovsky in 1910, it was the beginning of a long period of occupant/ownership that extended until 1961 by one of only two working class Russian Jewish immigrant families who used the other unit for rental income. Although these new arrivals were noted as Russian and speaking Yiddish in the US Census of 1900, in the US Census of 1930 these same people were recorded as Jewish immigrants from Poland who spoke Hebrew. The Census listing records the fact that the ethnic Jewish community preserved their language as part of the social fabric of what became known as "Little Jerusalem" in Burlington's North End.

The Likovsky family was young: the couple was each only 23 years old, had emigrated from Russia in 1904 and 1901, respectively, and had one small child, Samuel, who was under a year old. Abraham worked as a tinsmith and carpenter in a factory. The second unit was rented to Afron Gardensky, a Russian immigrant (who changed his name to Harry Gardner, an Americanization that is practiced by other Russian neighbors as well) and his wife, mother-in-law, and five children ranging in age from 3 months to 9 years old. Afron had emigrated in 1904 and was employed as a house carpenter. His wife, Ida and her mother, Bessie Shusen (sp?) had emigrated from Russia in 1905.

The new Jewish neighbors on this portion of Intervale Avenue immediately began to form bonds as evidenced by renting each other's buildings, sharing common property investments and helping each other become established in their new homeland by supporting one another's livelihoods. United States Census records reveal that many of the Russian Jewish immigrants were from the same towns, although some may have met

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Section number 8 Page 13

Burlington, Chittenden County, Vermont

while living in England or other European ports in preparation for the long boat trip to America. Many became acquainted with each other in their ports of entry to the United States, and ship passenger declarations reveal that many settlers had relatives that they were going to live with. For instance, Hyman Cohen went to New York, where his brother, Morris, a tailor, had already settled. However, when they moved to the Intervale Avenue neighborhood, the new transplants used their ethnic heritage to advantage and quickly became the new entrepreneurs of the North End, accumulating wealth through multiple means.

The Abraham Likovsky's sold #167 Intervale Avenue to Rebecca Cohen in 1912 and the house remained her home until her death in 1961, when it was known as #171-173, after renumbering of Intervale Avenue in 1923. The adjoining rear lot #73 on St. Mary Street was purchased in Rebecca's name from H. B. Shaw in order to increase the size of the homestead and build a barn. Rebecca was married to Hyman Cohen, a Jewish junk peddler and later meat dealer with his own business. Hyman was born in Russia (Poland) in 1866 and immigrated to the United States in 1900. His wife, Rebecca, also born in Russia (Poland) in 1882, apparently met him in New York after she emigrated in 1902, since their oldest son was born there in 1906. In 1910, the Cohen family had moved from New York to the North End of Burlington and first rented across the street from the LeFerriere House at #154 Intervale Avenue. This half of a double house was owned by a Jewish compatriot, Udal Likovsky, a relative of Abraham Likovsky who still owned the subject LeFerriere House across the street at #167 Intervale Avenue that the Cohen's would purchase in 1912. Hyman Cohen's younger brother, Morris Cohen, a ladies tailor with a shop, lived at and owned nearby #166 Intervale Avenue with his family, which was directly across the street from the LeFerriere House at #167 Intervale Avenue that was to be the Hyman Cohen home for many decades.

Hyman Cohen illustrates the multi-faceted and ongoing investment of time and money that this Jewish immigrant population used to create wealth in the community of their choice. Soon after settling into his new multi-family home, the LeFerriere House, in 1912, Hyman Cohen purchased the adjacent apartment houses on the Normand House property at #165 Intervale Avenue from the A. Normand estate in his name in 1915. He later deeded the Normand property to his son, Jacob Cohen, a practice that ensured his family was

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Section number 8 Page 14

Burlington, Chittenden County, Vermont

provided for in the event of his death. Hyman used the rear portion of this multi-family Normand House at adjacent #165 Intervale Avenue for his meat business and rented out the other four dwelling units in the two apartment buildings on that adjoining property. Although Cohen is listed as a junk peddler and/or meat dealer, he also was a landlord with rental income from several properties in his wife's and children's names: Jacob Cohen owned the Normand House at #165 Intervale Avenue just to the south, Mary Cohen Green owned #146 Intervale Avenue on the corner of Archibald Street, and Sarah Cohen Kaplan owned #71 Archibald Street and #38 Drew Street, which were in very close proximity in the North End.

The Cohen's occupied one unit of the LeFerriere House at #167 Intervale Avenue and rented out the other unit, with much turn-over in the renting working class families. Among these were: Arthur Thompson, who was employed at a chocolate factory, James Linton, and Morris Lazaroff. By 1920, the United States Census reveals Hyman and Rebecca Cohen had four children: Bennie, Mary, Sarah and Jacob and lived at the subject LeFerriere House at #167 Intervale Avenue. They rented the other unit in the building to Antonio Face, a 35 year old Spanish screen shop laborer at a woolen company who had immigrated in 1908 and his New York born wife, Emma, a winder in the woolen mill. Cohen apparently constructed and/or used the rear portion of the adjacent Normand House property at #165 Intervale Avenue that he had purchased in 1915 as a meat store at that time.

It is interesting to note that one of the tenants in adjacent Normand House at #165 Intervale Avenue in 1920 may have worked in his meat business: Albert Marks, aged 35, whose parents were Russian (Polish), immigrated in 1910 and was a dealer and buyer of cattle. This would have been a common way for people who attended the same synagogue to assist newcomers. Other tenants in this neighboring property may have been employed by Cohen in his junk business: Charles Shappy and his wife both came from New York with Charles listed as a junk yard worker. It is interesting to note that the gully behind the buildings just east across Intervale Avenue is denoted as a "Dump" on the Sanborn Insurance map of 1919 and may have served the Cohen junk business well (Figure 7).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Section number 8 Page 15

Burlington, Chittenden County, Vermont

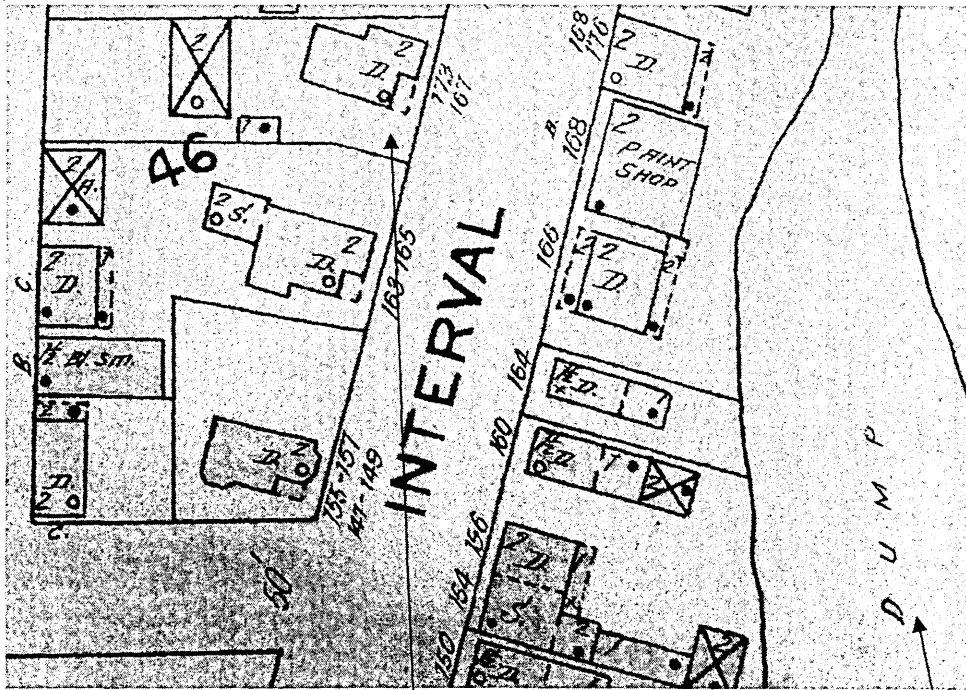


Figure 7 - Sanborn Insurance Map of 1926 showing building footprint of LeFerriere House with original barn, shed and location of dump – notice address change from #167 to #173 at this time

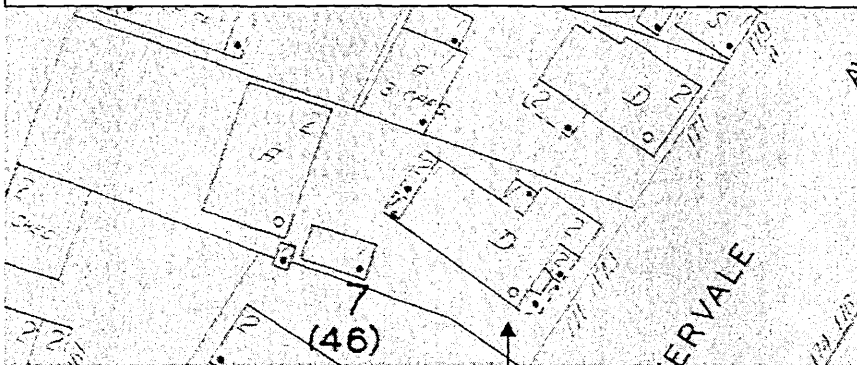


Figure 8 - Sanborn Insurance Map of 1942 showing detailed footprint of LeFerriere House with bay window and two story front porch, one/ two story rear porch, small 1 story addition in ell, barn now garage

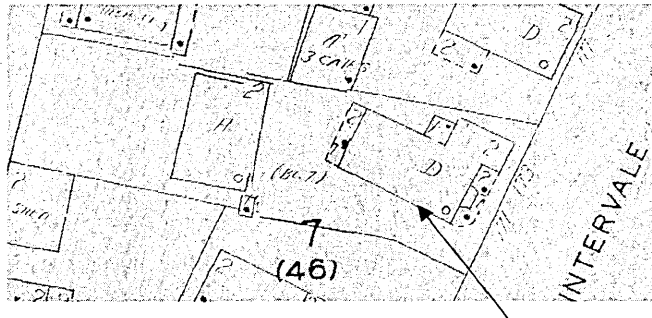
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Section number 8 Page 16

Burlington, Chittenden County, Vermont



**Figure 9 - Sanborn Insurance Map of 1960
showing building footprint, small shed gone**

In 1923, the numbering system on Intervale Avenue changed to accommodate the house at the rear of what was #165 Intervale Road, and the LeFerriere House (formerly #167) became #171-173 Intervale Avenue (see Figure 7).

The US Census of 1930 reveals that Hyman Cohen was a full fledged meat dealer with his own business, which was apparently again shared with one of his tenants in the adjacent Normand House at #165 Intervale Avenue as he had with tenant Albert Marks in 1920. David Datnoff, a 38 year old family man who emigrated from Poland to Florida in 1913 where his oldest son was born, had his own business as a cattle dealer at #165 Intervale Avenue where he lived with his wife, Anna, and six children. In his own home in the LeFerriere House at #167 Intervale Avenue, now #171-173, Cohen rented the other unit in 1930 to the Soucy family. The six brothers and sisters ranging in age from 12 to 30 of this parentless Canadian family were from Maine. One of the Soucy brothers was a truck driver for a junk store, perhaps another employee for Hyman Cohen's junk business. Renters appeared to be short term in this other rental unit in the LeFerriere House. Renters included John LaBombard, Charles Smith, a weaver, Rufus Ham, Louis Beaudry, a carpenter, and other working class families during this period.

Rebecca Cohen continued to own and live in the LeFerriere House at #171-173 Intervale Avenue after her husband Hyman Cohen's death in 1946. After he passed away, Rebecca's children deeded the properties that had been purchased by Hyman in their names to her: #165 Intervale Avenue, #71

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

LeFerriere House,

Section number 8 Page 17

Burlington, Chittenden County, Vermont

Archibald Street, #67 Archibald Street and #146 Intervale Avenue. The homestead apartment house was sold with the former barn to Leo and Joanne Bushey upon Rebecca Cohen's death in 1961 and by the Bushey's to Stephen and Shirley Maglaris in 1976.

The LeFerriere House illustrates the tendency after the 1940's for multi-unit working class housing to continue to be used for their original purposes due to the fact that the many low-income renters were not as mobile, needed to continue to have close proximity to their jobs, and were less willing to break the established social and cultural relationships that enriched their lives. While the automobile led to increased mobility and the cheaper outlying land led to suburbanization among the middle class, the workers tended to remain in the city worker neighborhoods with the new owners tending to live elsewhere in suburbia. This tended to detract from the vitality and economic viability of these worker areas of the city, since the landlords were no longer personally involved in the culture where their income producing multi unit worker housing was located. The period from 1970 to the present led to further physical deterioration of the housing stock, until more recent investment in the inner city has spurred the renovation of those examples of earlier worker housing that remain viable as continued rental units.

The well-preserved Queen Anne style architectural treatment of the c. 1888 LeFerriere House at #171-173 (#169) Intervale Avenue, reflects the working class use of the highly popular style found throughout the city. Elaborate high style examples can be found in the wealthy areas of the city where financially successful 19th and 20th century businessmen and professionals lived. Buildings such as the LeFerriere House represent vernacular versions of the Queen Anne style incorporating elements of the style in the homes of the working class in the more densely settled areas of the city. Although windows and doors have been replaced and vinyl siding has been applied over original clapboards and trim, this building retains a number of Queen Anne features. These include the original, irregular plan, two story polygonal tower with finial and narrow windows, polygonal entry porch, original slate roof and molded cornice, paired windows, sunburst motif in the front gable (now obscured by vinyl siding) and interior trim with unusual cast-iron columns, molded baseboards, beaded board wainscoting, molded chair rails, molded window and door trim with corner blocks, narrow hardwood floors, original kitchen cabinets and pantry.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Section number 8 Page 18

Burlington, Chittenden County, Vermont

The LeFerriere House continues to embody the characteristics of immigrant worker housing as it evolved in the City of Burlington. Burlington is the largest urban area in the most rural state in the nation. The city contains the only neighborhood of this enormous scale and scope of working class residents in the state. The associated ownership/rental pattern of the LeFerriere House illustrates the social, cultural, economic and housing trends characteristic of the various ethnic waves of immigrants who settled on Intervale Avenue in Burlington's North End making it a significant illustration of the Social History and Ethnic Heritage themes under Criterion A. The building's footprint, porches, the two primary entrances flanking the polygonal tower on the front façade, and the quality of interior finishes on both floors continue to reflect the building's origin as a duplex. The quality of workmanship and attention to architectural detail, especially on the interior, that the house exhibits is testament to the hard work and lofty ideals held by the immigrant builders of this type of housing.

OWNERSHIP HISTORY OF LEFERRIERE HOUSE

- Lot #25 on *A Correct Map of Burlington* of 1798, C.W. Coit, Eng.
- Lot #45 on G.B. Shaw's Plan of 1851, Lot #76 on Shaw Plan of 1886
- House footprint appears on Hopkins Map of 1890 – lot #76 "F.M. LeFerriere"
- George & Merritte LeFerriere to Maggie Martelle and mortgage deed Martelle to LeFerriere both 11/23/1895, Book 39/p.52 "Lot #76 with buildings thereon"
- Martelle to V.A. Bullard 10/18/1898, Book 38/p.317- quitclaim deed "my homestead premises with house #167", "this conveyance in no way effects liability of George LeFerriere to pay any note endorsed by him & secured upon said premises"
- Bullard to Harris & Sarah Miller- gave bond as deed
- Miller to Abraham Licovsky quitclaim deed 7/1/1907, Book 88/p.499 "occupied by us as homestead, V.A. Bullard gave his bond for a deed" – can occupy for 6 months for rent \$8.50/month
- Bullard to Abraham & Rose Likovsky (also Licovsky) 12/11/1911, Book 62/p. 334 – "same land & premises quit claimed to A. Licovsky by H. & S. Miller 7/1/1907"

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Section number 8 Page 19

Burlington, Chittenden County, Vermont

- A. & R. Likovsky to Rebecca Cohen (wife Hyman Cohen) 9/17/1912, Book 62/p. 494 “our homestead premises”
- Fanny Shaw Pope & Henry B. Shaw to Rebecca Cohen 9/28/1912, Book 62/ p.503 – “lot #73” – unifies lots #76 and #73 on Shaw’s Plan of 1886: now owns all land between Intervale Avenue and St. Mary Street
- Estate of Rebecca Cohen to Leo W. & Joanne T. Bushey 5/13/1961, Book 156/ p. 563 “#171-173 Intervale (formerly #167) lot with all buildings thereon between Intervale & St. Mary Street.
- Bushey to Stephen & Shirley Maglaris 9/8/1976, Book 237/p. 615- “all buildings between Intervale and St. Mary Street
- 1985 Plot plan in Book 294/p.172- Margaret Larrow – shows barn with house, no large back addition that now houses an additional unit, indicating that it was added after this date

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

LeFerriere House,

Section number 9 Page 1

Burlington, Chittenden County, Vermont

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National Register of Historic Places
Continuation Sheet

LeFerriere House,

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

LeFerriere House,

Section number 9 Page 3

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Section number 9 Page 4

Burlington, Chittenden County, Vermont

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

LeFerriere House,

Section number 10 Page 1

Burlington, Chittenden County, Vermont

VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION:

The boundary is the property line of the lot historically in common ownership with the house at #170-173 Intervale Avenue. The property is described in further detail in Book 973 pages 49 and 51 of the Burlington Land Records. The boundary is sufficient to convey the integrity of the property.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

LeFerriere House,

Section number extra Page 1

Burlington, Chittenden County, Vermont

DIGITAL DISC PHOTOGRAPHIC IDENTIFICATION

Photo_1_171-173_Intervale_Ave,_view_nw.tif

LeFerriere House
Chittenden County, Vermont
Deborah Noble
September 2006
VT Division for Historic Preservation
East façade and south side elevation, looking nw
#1

Photo_2_171-173_Intervale_Ave,_view_sw.tif

LeFerriere House
Chittenden County, Vermont
Deborah Noble
September 2006
VT Division for Historic Preservation
East façade and north side elevation, looking sw
#2

Photo_3_171-173_Intervale_Ave,_view_ne.tif

LeFerriere House
Chittenden County, Vermont
Deborah Noble
September 2006
VT Division for Historic Preservation
West rear and south side elevation, looking ne
#3

Photo_4_171-173_Intervale_Ave,_interior_second_floor_view_se.tif

LeFerriere House
Chittenden County, Vermont
Deborah Noble
September 2006
VT Division for Historic Preservation
Interior second floor, view se
#4

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 07000499

Date Listed: 8/8/08

Property Name: LeFarriere House

Multiple Property Name: Historic and Architectural Resources of Burlington, Vermont: The Evolution of Worker Housing, 1827-1956.

County: Chittenden

State: Vermont

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patricia Andrews
Signature of the Keeper

8/8/2008
Date of Action

=====
Amended Items in Nomination:

This SLR is issued to amend the registration form to clarify the worker housing property type in the Statement of Significance as defined in the Multiple Property Submission (MPS) cover document, Section F.

Section 8. Page 1. The last sentence in the first paragraph is revised to identify the property type and now reads, "The LeFerriere House meets the Registration Requirements as the type: two family houses with living units in different stories."

The Vermont State Historic Preservation Office was notified of this amendment.

Distribution:

**National Register property file
Nominating Authority (without nomination attachment)**