

1000831

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: LeClair Avenue Historic District

other names/site number: N/A

2. Location

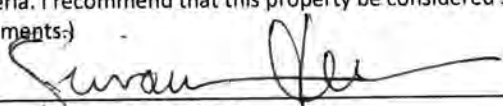
street & number: 6,7,8,11,14 LeClair Avenue, 11-13, 12, 20 North Street not for publication N/A

city or town: Winooski vicinity: N/A

state: Vermont code: VT county: Chittenden code: 007 zip code: 05404

3. State/Federal Agency Certification

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


Signature of certifying official
Vermont Division for Historic Preservation

3/12/12
Date

State or Federal Agency or Tribal government

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

Signature of commenting official or other official and title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper

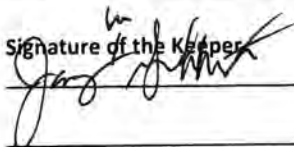
Date of Action

✓ 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):



4/12/2012

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

- ☒ private
☐ public-local
☐ public-state
☐ public-Federal

Number of Resources Within Property:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings:	<u>9</u>	<u>1</u>
districts:	<u> </u>	<u> </u>
sites:	<u> </u>	<u> </u>
structures:	<u> </u>	<u> </u>
objects:	<u> </u>	<u> </u>
total:	<u>9</u>	<u>1</u>

Category of Property: (Check only one box)

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

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

Name of Related Multiple Property Listing: N/A

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

6. Function or Use**Historic Functions:** (Enter categories and subcategories from instructions)

Category: <u>Domestic</u>	Subcategory: <u>Single Dwelling</u>
<u>Domestic</u>	<u>Multiple Dwelling</u>
<u>Domestic</u>	<u>Secondary Structure</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions: (Enter categories and subcategories from instructions)

Category: <u>Domestic</u>	Subcategory: <u>Multiple Dwelling</u>
<u>Domestic</u>	<u>Secondary Structure</u>
<u> </u>	<u> </u>

7. Description**Architectural Classification:** (Enter categories from instructions)

Greek Revival
Queen Anne
Colonial Revival
 other:

Materials: (Enter categories from instructions)

foundation: stone
 roof: slate
asphalt
 walls: brick
weatherboard
vinyl
 other: wood

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

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

The LeClair Avenue Historic District is a small group of vernacular single- and multi-family residential buildings that were built by French Canadian immigrants between c.1880 and c.1905. The district includes the short dead-end LeClair Avenue and two buildings at its head on North Street. The properties include five single-family dwellings (that were converted to multi-family after the period of significance), a two-unit apartment building, and two multi-family apartment blocks all set on small lots close to the road. The densely settled district includes eight contributing primary buildings, one contributing garage, and one non-contributing garage. The district includes four brick structures at its eastern end: two gable front, 1½ and 2½ story single-family dwellings with rear additions and side porches and two two-story, eaves-front apartment blocks – one flat roofed and one gable roofed. The remaining buildings are three wood-frame single-family dwellings and a wood-frame two-unit apartment house, all 1½ and 2½ story, most with front porches, that have had additions and some alteration of materials reflecting their change to multi-family use over time. The vernacular buildings reflect late 19th-century building traditions with some touches of Greek Revival, Queen Anne, and Colonial Revival details. The district retains integrity of location, setting, workmanship, feeling, and association. To varying degrees it also retains integrity of design and materials.

Winooski is located in Chittenden County in northwestern Vermont, at the Falls of the Winooski River and across the river from Burlington, the state's largest city. Winooski, a largely working class community, has a population of 7,267 and encompasses 1.4 square miles. LeClair Avenue and North Street lie in the south central portion of the city, in a residential area north of the downtown commercial center and the former textile mills, which are located on the southern edge of the city. North Street is a long city street that runs north to the town of Colchester. LeClair Avenue projects west off North Street, one block from the street's beginning. It is tucked between North Street and Malletts Bay Avenue, a city artery that runs northwest to Malletts Bay, a section of Colchester. The densely settled area of the city contains vernacular 1½ and 2½ story dwellings and apartment buildings set close to the street and built largely in the mid-19th to early 20th centuries to house the city's working class.

LeClair Avenue is a short, narrow, dead-end street that lacks street trees or other vegetation. Buildings are set on, or very close to, the road. There are no sidewalks, and front yards are shallow to nonexistent. Driveways, parking areas, or narrow grassy strips separate the tightly spaced buildings. Buildings are predominantly vernacular with Greek Revival, Queen Anne, or Colonial Revival details and are primarily gable roofed, 1½ to 2½ story structures that face the road.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

The district includes all of the structures that front on LeClair Avenue, as well as a two-story, Queen Anne style, wood-frame apartment building and associated garage (HD #4, 4a) tucked behind the dwelling at 14 LeClair Avenue (HD #3) on the north side of the street. This building has always been associated with LeClair Avenue and both buildings were built by the same person, Philippe Danisse. Also included are two brick buildings on North Street, an apartment block built c. 1905 (HD #8) that faces the head of LeClair Avenue as well as a brick single-family dwelling (HD #7) located at the northwest corner of the intersection of LeClair and North. Two other brick structures lie at this eastern end of the district, a single-family dwelling (HD #6) and a brick apartment block (HD #1). The two North Street lots were purchased by the same person, Prosper Langlois, and at the same time as the lots at 6 (HD #6) and 8 (HD #5) LeClair Avenue. These two lots abut the lot of the brick dwelling (HD #7) on North Street. The buildings on the remainder of LeClair Avenue, in the western end of the district, are all wood frame (HD #2,3,4,4a,5).

A variety of 19th-century and early 20th-century architectural details are scattered throughout the district. The three brick buildings that were built c. 1885-1895 (HD#s 1,6,7) have splayed lintels over windows. Several buildings have slate roofs with decorative bands of scalloped slates (HD #s 5 and 6; #7 is slate but without scalloped band), and some have stone foundations (#HD 2,3,4,6,7,8). Most single-family structures have front porches (HD#s 2,3,5,6,7), although except for #3 they are all largely rebuilt. The house at end of the street on the north side (HD #3) has Colonial Revival style turned porch columns. Queen Anne details can be found in the two-story bay window on the apartment building (HD #4) at the northwest end of the district and in the corbelled cornice and segmental arched windows of the c. 1905 brick apartment building (HD #8) on North Street, as well as the decorative slate roofs. Many of the buildings have modern additions, mostly in the backs of the buildings, including newly constructed replacement porches that match the footprints of the original, replacement doors and windows, and vinyl siding (HD #3,4,5). However, the original footprints remain readable, and the similarity in scale, massing, setback, materials, and the spare use of 19th-century architectural details on the simple vernacular buildings all make the district remain an example of a turn of the 20th-century working class neighborhood.

District Inventory

1. LeClair Tenement, 12 North Street (formerly 1-3 LeClair Avenue), c. 1880, contributing
This 6x2 bay, vernacular, eaves front, gable roofed, 2½ story, brick four-unit apartment building faces north on LeClair Avenue and has modern two-story, flat roofed, 1x2 bay, clapboarded additions on the east and west ends of the building. These additions are set back one bay from

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

the front elevation and were extant in 1974 but do not appear on the 1926 Sanborn Fire Insurance map. A modern, clapboard sided, 4-bay, shed roof dormer is centered on the front roof slope. The building has an asphalt shingle roof with a replacement boxed cornice, brick interior chimneys on each end of the ridge, and a concrete-parged stone foundation. The brick walls are laid in seven course common bond. Centered side-by-side on the first floor of the front façade are two primary entrances with modern replacement doors sheltered by a modern shed roof, two-bay wide hood supported by plain brackets. To the side of each door are two double hung windows. On the second floor, six windows are evenly spaced across the front elevation. Windows are double hung 6/6 replacement sash with splayed brick lintels. There are two nine-light replacement casement windows in each gable end. On the west end of the main block is a 6/6 replacement window on the first floor and a 9/9 replacement window on the second floor, both set in front of the modern addition. Both end additions have doors on the front elevation sheltered by shed roof hoods supported by plain brackets. There are two 8/8 double hung windows in the end wall on each floor of the addition.

Built by Francis LeClair, who originally purchased the land that was later subdivided to form LeClair Avenue, this building appears to have been the first constructed on the street. This building was originally known as 1-3 LeClair Avenue. Residents were largely mill workers or had other blue collar occupations. Many were immigrants from Quebec. Some were relatives of other property owners on the street, including Alfred Lavallee, who was a laborer, and Fred Lavallee, who was a mason. In 1904 the building was inherited by Josephine Miville, one of Francis LeClair's daughters, who lived in Manchester, NH. Tenants in 1920 included Ena, 68, and Mattie, 57, Beaudwin and their 39-year-old son who was a carpenter and did day work. Ena was a mill hand at the woolen mill and emigrated from Canada in 1887. Living in a separate unit was Alfred Beaudwin, 25, and his wife Nellie, 25, both born in Vermont. They had a young son and daughter. Alfred was a painter doing contract work. In 1930 residents included Clarence Rushlow, 28, and his wife Lavinia, 28, both born in Vermont. They had a young daughter. Clarence worked at the woolen mill. In 1950 ownership of the building transferred from Josephine Miville's estate to Noel and Irene Cardinal, who retained ownership until 1976 when Noel Cardinal's estate sold the building.

1a. Garage, c. 1969, noncontributing

Set back slightly from the street, to the west of the tenement building, is this gable front, single-bay garage. It has an overhead door, an asphalt shingle roof, clapboard siding, and a concrete foundation. It is noncontributing due to age.

2. Joseph Lavallee House, 7 LeClair Avenue, c. 1885, contributing

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 4

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

This complex building has had numerous additions over the years. The vernacular, gable front, clapboard sided building faces north at the end of the road. It has an asphalt shingle roof with boxed cornice and stone foundation. There are plain corner boards, frieze, and door and window trim. The main block of the building is a 2½ story, 2x3 bay block at the east end of the structure. Set back one bay on its west elevation, a 1½ story gable roofed section wraps around the main block covering half of its rear (south) elevation. The west roof slope of this mass has a small gable roofed dormer whose window breaks the cornice. A single-story, enclosed shed roof porch spans the front of the western massing and extends east to be incorporated into the first floor of the main block. In the first floor's third bay on the east side, a door, sheltered by a pent door hood supported by plain brackets, enters into the enclosed porch, just past the single window of the enclosed porch's short east end. A similar door and hood is at the porch's west end, providing access to the porch and an entry door to the western mass of the building. This entry door is flanked by 2/2 windows and has a similar window in the gable above the door. Doors access the mass that wraps around the main block on both the rear end of the west elevation, as well as on the east-facing end. Windows on the building are a mix of original wood double hung 2/2 and 3/1, as well as replacement 1/1. On the main block, there are two windows offset to the left above the enclosed porch on the front elevation, and on the east elevation both floors have two windows offset to the left. A half-round window rests in the main block's front gable and the east roof slope has a skylight. There is a brick chimney on the south end of the main block's east roof slope.

Sanborn maps indicate that in 1904 the building had a complex mass that was altered by 1909 to become a two-story dwelling with a single-story addition to the east and with no porch. This form remained constant through the 1926 Sanborn map. The current form appears to date from the middle years of the 20th century. The use of 3/1 windows and a c. 1974 photo of the building in the city's land records showing it with faux brick asphalt siding, indicate the changes may date from the 1930s.

This house was built by Joseph Lavallee (also referred to as LaVallie in census and land records), who purchased the house and lot from Francis LeClair in March 1889. Lavallee, a mason, had previously built the house on the lot, having been given tenancy by LeClair. He remained there for ten more years, selling the property in 1899 to Eusebe, a laborer, and Zoe Mercure. Members of this family owned the property until 1922 when it was sold to Edward and Therese Delage who held it until 1954, when they sold to Richard, Kathleen, and Christine Theriault. 1930 census records indicate that tenants included Edward Delage, 57, who was born in Vermont and worked as an insurance agent. His wife, Therese, was 29 and had emigrated

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 5

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

from Quebec in 1918. She did not work. They had two daughters. They also had a boarder, Elmira Demers, 22, born in New York and employed as a daffer at the cotton mill.

3. Philippe Danisse House, 14 LeClair Avenue, c. 1885, contributing

This building was known in the past as 10-12 LeClair Avenue. The vernacular, eaves front, gable roofed, vinyl sided, 2½ story, 5x2 bay building faces south at the end of the road. A shed roofed, 3x1 bay, single-story addition spans the back of the building and projects east slightly beyond the end of the main block. A single-story, hip roofed, open porch with entablature and turned Doric columns and modern replacement deck and railing with square balusters spans the front facade. The porch shelters two first-floor primary entry doors in the third and fourth bays. Windows rest in the first, second, and fifth bays. There are two double hung windows centered above the porch. On the east and west end walls are two windows on both the first and second floors of the building. Doors and 1/1 double hung windows are vinyl replacements.

The house has a stone foundation, and all parts of the structure have metal roofs. There are interior end chimneys on each end of the main block's ridge and the roof has raking eaves. The north-facing rear wall of the shed roof addition has two modern entry doors and a small window. Resting at the intersection of the main block's north roof slope and the addition's shed roof, at the west end, is a modern shed roof dormer with two windows. A modern deck extends north from the addition.

Sanborn maps from 1904-1926 indicate that the building was originally a single-family dwelling but was converted to a duplex by 1909. The front porch and rear addition date from at least 1904 when they appear on the Sanborn map.

In 1885 Philippe Danisse (also referred to as Denise and Denes in census and land records) purchased this lot and house from Francis LeClair. Danisse had already built a single-family house on the lot prior to purchase. He sold the building in 1910 to his daughter Clara and Felix Labelle, who had been renters. They sold to M. Mazel in 1917. In 1923 Amos and Sophronia Trank bought the property and sold it to Agnes LeClair, widow of Edward (a son of Frank LeClair), in 1927. The property remained in the LeClair family into the 1980s.

At the time of the 1920 census, a portion of the building was being rented by the Coucher family. Adrien Coucher, 37, had emigrated from Quebec in 1919 and worked as a mill hand at the woolen mill. His wife, Jenny, 37, was born in Vermont and did not work. They had two daughters and a 14-year-old son who was employed as a mill hand at the cotton mill. Living with them was Adrien's father, Joseph, 56, who was born in Quebec and worked as a mill hand at the

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 6

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

woolen mill. His wife, Mary, 62, was born in Vermont and did housework as day work. Her parents had been born in Quebec. A lodger, Charles Wright, also lived with the family. He was 62, born in Vermont and was a mill hand at the woolen mill.

In 1930, tenants were Albert St. Jacques, 25, who emigrated from Quebec in 1906 and worked at the syrup shop. His wife Clara, 22 was born in Vermont, did not work. They had two sons. Renting the second unit was Antoine Charpentier, 28, who had emigrated from Quebec in 1921 and was a weaver at the woolen mill. His wife, Alice, 28, was born in Massachusetts and was a weaver at the woolen mill.

4. Danisse/Graves Tenement, 10 LeClair Avenue, c. 1895, contributing

This three-unit, vernacular, Queen Anne style apartment house faces south toward LeClair Avenue and is set back from this street down a long driveway behind the house at 14 LeClair. The pedimented gable front, 2½ story building has a two-story bay window offset to the left on the front elevation that is capped with a projecting pedimented gable containing a small double hung window. A shallow, single-story, one-bay deep, shed roof addition spans the west elevation. The vinyl sided building has a stone foundation and metal roof. The vinyl trim includes fluted corner boards and wide water table and belt course between the two stories of the bay window. There are replacement doors and vinyl 1/1 windows. There is a half-round louvered vent in the front gable. Primary entrances to the building on the front elevation are on either side of the bay window, in the second and fifth bays. The door in the second bay is flanked by narrow double hung windows. On the front facade's second floor there are two windows to the left of the bay window and one to the right. On the east elevation a stair hall window is in the first bay on the second floor.

This building does not appear on the 1890 Hopkins map of Burlington and Winooski. Sanborn maps indicate this building was built as a tenement and had a second two-story bay window on the west elevation that has been partially enclosed by additions. An outbuilding and several other small dwellings once stood on the east side of the long driveway that leads to this structure and were considered part of the property associated with this structure. All were extant at the time of the 1904 Sanborn map. All that remains is a garage.

Francis LeClair sold this lot to Philippe Danisse in 1885. Danisse constructed the tenement and other small buildings and sold the properties in 1895 to his brother Frank, (a carpenter) and Matilda Denise. Both brothers were living in the building in 1899. Frank Denise sold to George Graves in 1909. Graves was Francis LeClair's grandson and in the early 20th century became manager of the Queen City Brick and Stone Company, which had been his grandfather's

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 7

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

business. The apartment building was an income-producing property for Graves, who had built an elaborate Queen Anne style house on East Spring Street in Winooski in 1898 that remained his home for 52 years. Graves sold the apartment building to Leonard and Florence Dupont, both of whom worked at the woolen mill, in 1950 and it remained in this family until 1969. At the time of the 1920 census tenants included Henry Bourgault, 29, who had emigrated from Quebec in 1893 and worked as a pincher at the woolen mill. His wife, Stella, 26, was from Vermont and did not work. They had four sons.

In the 1930 census, tenants included Zepherine LeHaire, 44, and his wife Germaine, 37. Both had emigrated from Quebec in 1914. He was a dyer at the woolen mill and she worked at the woolen mill as well. They had three sons and a daughter. Also living in the building was future owner Leonard Dupont, 34, who had emigrated from Quebec in 1904 and was a dresser at the woolen mill. His wife at that time, Ester, 33, had emigrated from Quebec in 1907 and did not work. They had two sons and two daughters.

4a. Garage, c. 1895, contributing

This gable front, single-story, clapboard sided, two-car garage faces west on the east side of the long the driveway and has an asphalt shingle roof, corner board, and water table. Simple trim surrounds all doors. There are two modern overhead garage doors on the front elevation. Evidence of former strap hinges for wooden doors remains on the door trim. There is a four-panel wood pedestrian door at the far right side of the garage's south elevation.

5. Langlois/Bourassa House, 8 LeClair Avenue, c. 1895, contributing

This gable front, 3x2 bay, vernacular house faces south just east of the long driveway to 11 LeClair Avenue. It has vinyl siding, a rusticated concrete block foundation, and a slate roof with a band of decorative scalloped slates. There are replacement doors and vinyl 1/1 double hung windows. A single-story addition projects from the rear, covering the western two bays of the façade. A single-story, hip roof, open porch spans the front elevation and has a modern replacement deck, railing, and posts. The porch shelters a central front entry flanked by two windows above which are two symmetrically placed windows.

Sanborn maps indicate that the single-story rear addition is not original to the building. A much larger addition was constricted between 1904 and 1909, and between 1920 and 1926 it was removed and the smaller one that is now extant was built.

The house does not appear on the 1890 Hopkins map of Burlington and Winooski. Prosper Langlois bought this lot from Francis LeClair in 1885 and constructed this house, which he sold

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 8

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

in 1897 to Rosaire Piche. Piche sold it to Adolphus Richards, a laborer, in 1901. The Richards family held on to the house until 1913 when it was sold to Vitaline Bourassa. Bourassa's family continued to own the property until 1996.

Based on information from the 1920 and 1930 census records, Vitaline Bourassa was a widower who emigrated from Quebec in 1910 with his six daughters and two sons. In 1920 he was 54 and did not work. All eight children were living with him and three daughters had jobs, as a weaver, as a mill hand at the woolen mill, and as a stenographer in an office. By 1930, a daughter, age 33, and two sons, ages 21 and 24, were living with him and all three worked as weavers at the woolen mill.

6. Langlois/Poissant House, 6 LeClair Avenue, c. 1890, contributing

This 1½ story, vernacular, brick, 2x3 bay, rectangular dwelling faces south and stands very close to the house at 8 LeClair. The building has a redstone foundation and a slate roof with a band of decorative scalloped slates, and a molded cornice. A brick chimney rests on the north end of the main block's ridge. A small shed roof dormer with a single window pierces the north end of the main block's east roof slope. Bricks are laid in seven-course common bond with splayed window lintels. On the front elevation each floor has two symmetrically placed windows and there is a triangular louvered vent in the gable peak. On the west elevation, there are two windows on the first floor, a small window in the first bay and a double hung window in the second. On the second floor there is one small fixed window centered near the eaves. Windows are replacement 1/1 wood, double glazed, double hung sash and doors are replacement metal.

The building has an east side, asphalt shingle hip roofed, single-story, open porch that is enclosed on the north end as a small ell. The ell has two windows on the east elevation. This form appears to be original and is extant on the 1904 Sanborn map. The porch has a modern replacement wood deck, posts, and railing composed of square balusters. It shelters the building's two primary entrances, one of which enters into the ell on the south wall and one enters the main block in the first bay at the far left of the east elevation. A modern two-story, asphalt shingle, gable roofed, one-bay deep, vinyl-sided wing spans the main block's rear elevation and most of the small ell. It has a single window on each floor of the east and west elevations.

Prosper Langlois bought this lot from Francis LeClair in 1885 and built this single-family house in which he lived through the 1890s. The building was extant at the time of the 1890 Hopkins map of Burlington and Winooski. He sold the house to Langlois family members in 1900, who in

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

turn sold to George and Matilda Poissant in 1904. Various Poissant family members remained as owners until 1968.

1920 census records indicate that William Poissant, 39, was born in Vermont of parents who had been born in Quebec. He was a mill hand at the woolen mill. His wife, Eva, 40, emigrated from Quebec in 1900 and did not work. They had two sons and a daughter. Also living with them was a lodger, Louis Lefevre, 19, who was a mill hand at the woolen mill.

7. Langlois/Couchon House, 20 North Street, c. 1890, contributing

Located at the northeast corner of the intersection of LeClair Avenue and North Street, is this 2½ story, "L" shaped, left sidehall, gable front, brick house whose 3x2 bay main block faces east on North Street. A short, 2½ story, 1x2 bay, cross gable ell projects south at the rear (west) end of the south wall of the main block. Attached to the back of the ell and projecting one bay beyond it to the south, is a two story, 2x2 bay, shed roofed brick addition that has been extant since at least the time of the 1904 Sanborn map. An open shed roof porch wraps around the front and south side of the house to meet the wall of the projecting addition. This porch is a modern replacement with square posts and railing. A c. 1974 photo on the city lister's cards indicates the porch formerly had Colonial Revival style turned columns and no railing. The 1904 Sanborn map indicates a porch with similar footprint was extant at that time.

The vernacular Greek Revival house has a stone foundation and slate roof with a molded wood cornice and returns. There is a brick chimney on the rear (west) end of the main block's ridge and a brick chimney centered on the addition's roof. Brick on all parts of the building are laid in stretcher bond with splayed brick lintels over windows and doors. The main block's front gable has four triangular metal ties and one that has been replaced with a small louvered rectangular vent. There is one triangular metal tie in the cross gable. Windows are a mix of double hung 1/1 replacements and 2/1 wood sash. Sheltered under the porch is the primary entrance in the first bay of the front façade. Two windows rest to the right of the door and two more are irregularly placed above. On the north wall of the main block both floors have two irregularly placed windows. The cross gable ell has a single window on each floor facing east and two windows on the first floor of the south elevation and one centered on the second floor. The shed roofed addition has one window on the first floor facing south and two on the second. On the addition's rear elevation (west) there is one window on each floor placed in opposite corners of the wall.

Prosper Langlois bought the lot where this house stands from Francis LeClair in 1886. Langlois built the brick house and sold it in 1895 to Joseph, a salesman, and Octavia Couchon. Members of this family owned the building until 1983.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 10

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

8. Rosaire Piche Apartment Building, 11-13 North Street, c. 1905, contributing

This 11x2 bay, eaves front, flat roofed, two-story, rectangular, brick apartment building faces west on North Street looking down the length of LeClair Avenue. The Queen Anne style building has a stone foundation and brick walls laid in stretcher bond. The building has a distinctive corbelled cornice with large recessed panels. The regularly placed fenestration is set in three groups of three on both floors. The windows are 2/2 double hung sash. In the second group of windows, the center opening has a center mullion with paired, narrow, 1/1 double hung sash. Doors enter the building on either side of the center set of windows. The entries are sheltered by modern, shallowly pitched, gable roofed hoods supported by plain brackets. Window and door openings all have segmental brick arches. There is a brick chimney centered on the flat roof.

Prosper Langlois purchased the lot on which this building stands in 1886 from Francis LeClair. It is unclear when Langlois later sold the land, but it changed hands several times before Rosaire Piche bought it in 1904. Piche proceeded to build the two-story brick apartment building sometime between 1904, when it does not appear on the Sanborn map, and 1909 when it does. In 1945 the building was sold by Piche to Adelard and Lumina Mercure who in turn sold to Raymond and Cecile Barber in 1946. Both families were living in the building in 1946. They retained the property until 1953.

Tenants in 1920 included Gustave Lovelly, 45, who had emigrated from Quebec in 1895 and was a fireman at the woolen mill and his wife Jane, 39, who had emigrated from Quebec in 1905 and did not work. They had four daughters and three sons, one of whom was 19 and was a store clerk. Also residing in the building were Dolfie Corto, 47, who worked as a dryer at the woolen mill, and his wife Delino, 44 who did not work. Both were born in Vermont and they had three daughters. A third family in the building was Samuel Sarven, 35, who had emigrated from Canada in 1895 and was proprietor of a lunchroom. His wife Elizabeth was 32, born in Vermont and had no job. They had one daughter and two sons.

In 1930 residents included Eliso Poirier, 31, who had emigrated from Quebec in 1902 and was an auto salesman and his wife Yvonne who had emigrated from Quebec in 1906 did not work. They had four daughters. A second family renting in the building was Edward Doudelin, 34, who had emigrated from Quebec in 1922 and was an assembler at a cabinet shop. His wife, Orpha, 38, was born in Vermont of parents who had emigrated from Quebec. She did not work and they had three sons.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 11

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

The district has always been a working class neighborhood. Despite the change in materials and some additions to accommodate a change to multi-family housing, the buildings in the district continue to convey their history as dwellings built in the late 19th/early 20th century to house working class residents of the city.

8. Statement of Significance**Applicable National Register Criteria:**

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

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

Criteria Considerations:

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

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

Areas of Significance: (Enter categories from instructions)Community Planning & Development**Period of Significance:**1880-1905**Significant Person:** (Complete if Criterion B is marked above)N/A**Significant Dates:**1885**Cultural Affiliation:**N/A**Architect / Builder:**None**Narrative Statement of Significance:**

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

9. Major Bibliographical References**Bibliography:**

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

Previous Documentation on File (NPS):

- ☒ Preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ Previously listed in the National Register.
- ☐ Previously determined eligible for the National Register.
- ☐ Designated a National Historic Landmark.
- ☐ Recorded by Historic American Buildings Survey No. _____
- ☐ Recorded by Historic American Engineering Record No. _____

Primary Location of Additional Data:

- ☐ State Historic Preservation Office.
- ☐ Other state agency:
- ☐ Federal agency.
- ☒ Local government.
- ☒ University.
- ☒ Other. Name of repository: Vermont State Library

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 1

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

The LeClair Avenue Historic District in Winooski, Vermont is significant as a small, late 19th century neighborhood developed to provide housing for French Canadian immigrants who worked at the local textile mills. Located along both sides of the short dead-end LeClair Avenue, it also includes two brick buildings located at the head of the street on North Street. The district is in an area of the city that was largely settled by French Canadian immigrants who worked in the city's successful textile mills. LeClair Avenue was originally a large parcel owned by successful Winooski businessman and real estate developer, Francis LeClair, who was revered for developing and selling modest homes, often brick, to French Canadian workers at favorable rates. In the 1880s he subdivided the parcel into small house lots, constructed the brick tenement on the corner of LeClair Avenue and North Street (#1), and sold the house lots to French Canadian immigrants, most of whom worked at the textile mills. These people then built modest homes. LeClair died in 1889, and subdivision of this street was one of the last projects in his long and successful career. The district, eligible under Criterion A, is locally significant as a representative example of the settlement patterns of French Canadian workers in Winooski facilitated by Francis LeClair. The district contains nine contributing buildings, one of which is a garage, and one noncontributing garage. There are two brick apartment blocks, two brick single-family dwellings, three wood-frame single-family dwellings, and a wood-frame two-unit apartment house. The district's period of significance begins in 1880 and ends in 1954 when the American Woolen Company mills closed.

Mill Development in Winooski

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

The Winooski Falls, which are located between the cities of Burlington and Winooski, were first used as a power source in 1796, when Ira Allen built a dam and sawmills on the upper falls to supply British and Quebec markets. In 1835 six Burlington businessmen formed the Burlington Mill Company and in 1837 constructed the Burlington Woolen Mill and power canal on the lower falls in Winooski. Wool was supplied by local Chittenden County farmers and wool was shipped by boat or by wagon on the Winooski Turnpike to Boston. Ohio and Pennsylvania grew to be the primary suppliers of wool after 1840. In 1852, after financial losses and corporate reorganizations, the property and holdings were sold to Charles Harding of Oxford, MA. Harding

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 2

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

sold the operation to a Boston company, the Burlington Mill Corporation in 1861. Business boomed during the Civil War, manufacturing cloth for uniforms and blankets for Union regiments. The mill continued to expand in the 1860s, ushering in the first wave of French Canadian and Irish immigrants attracted by opportunities for employment at the mills. Production of textiles for railroad and police uniforms kept the mills busy in the following decades. The panic of 1893 and subsequent depression forced the company into bankruptcy in 1898.

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

Employment, Immigration, and Housing

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

The first wave of workers in the early years of the mills included unmarried farm girls from surrounding rural villages. This was followed by the arrival of French Canadian workers, a group that continued to immigrate to the city throughout the years of mill operation. Irish workers were

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 3

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

the next ethnic group to arrive in the city during the 1840s and 1850s, seeking employment in the mills and escaping the Irish Potato Famine of 1840. There was a large wave of French Canadian immigration in the 1860s, a period when Quebec's economy had deteriorated. At the same time, employment opportunities in Winooski were great due to the expansion of the mills to meet the demands of Civil War production. In 1867 Winooski's population was 1,745, 855 of whom were French Canadian, 626 were Yankee, and 264 were Irish. In 1890, half the population of Winooski was of Quebec extraction and in 1891 the Franco-American population was 2,900, nearly 10 per cent of all the Canadians in Vermont. Ethnic neighborhoods developed throughout Winooski with the Irish living south of East and West Allen Streets near the mills. By the late 19th century, two large areas of French Canadian settlement had developed – the area between Weaver Street and Malletts Bay Avenue (where LeClair Avenue is located) and the “flats” just west of Malletts Bay Avenue.

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

The 1857 Walling map of Winooski indicates that by this time the community had developed into a village with the beginning of a grid of streets along with churches, a school, hotel, train depot, and a variety of businesses. The development of commercial and residential structures was focused on the east side of the north-south running Main Street between East Allen Street and the Winooski River as well as those areas just south of West Allen Street, immediately west of Main Street. These areas were in closest proximity to the mills. In addition, a residential area further away from the mills had begun to develop along Weaver Street, a road that parallels Main Street, one block to its west. Malletts Bay Avenue, later to become a major city artery running northwest from the downtown core and its mill district, had been laid out but had only a few structures scattered along it. The area between Weaver Street and Malletts Bay Avenue, as well as an area known as “the flats” to the west of Malletts Bay Avenue, both focuses of French Canadian settlement later in the 19th century, had not yet had streets laid out.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 4

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

By the time of the 1869 Beers map, a second area of French Canadian settlement had developed on a terrace immediately to the east of "the flats." This area, located in a wedge between the back lots of the houses along the east side of Malletts Bay Avenue and Weaver Street, is where LeClair Avenue is located, although LeClair Avenue had not been laid out at the time of this map. The western terminus of the dead-end LeClair Avenue rests at the top of a steep hillside that drops to the rear lots on the eastern side of Malletts Bay Avenue. This area was settled largely by older French Canadian families who had arrived in Winooski during the first half of the 19th century. The families were better off than the more recent arrivals who settled in "the flats." Dwellings in this neighborhood are more varied in massing, plan, and style and reflect the original owner's ability to build a slightly more distinctive dwelling than the simple homes constructed in "the flats." The dense concentration of residential construction dating from this period remains; however, like "the flats," a majority of the buildings exhibit a variety of modern alterations and integrity of workmanship, materials, and design is significantly compromised.

The period between 1876 and 1901 was one of ongoing prosperity and growth. Unskilled French Canadian laborers flooded into the city and the French Canadian population exceeded that of the old Yankee residents. By 1880, the city's population was largely focused in ethnic neighborhoods with the South Ward, closest to the mills and Winooks River, largely Irish; the East Ward, east of Weaver Street, largely Yankee; and the West Ward, west of Weaver Street, largely French Canadian. The West Ward had the same population as the South and East Wards combined. With the expansion of the mills in the 1880s, many houses, businesses, churches, hospitals, and other buildings were built in Winooski. Municipal water and sewer and emergency services were established to serve the growing number of businesses and residences.

The purchase of the mills in 1901 by the American Woolen Co. and the ensuing expansion once again led to a growth in population due to the arrival of waves of newcomers attracted by employment in the booming mills. It was at this point that the city's population became much more diverse with the influx of immigrants from a variety of countries, most notably Italy, Poland, Russia, Finland, Armenia, Syria, and Lebanon, with French Canadians continuing to move south of the border to the city. In 1916 the number of French Canadians in the city had dropped to 2,800, but by 1931 it had risen to 3,200. These new arrivals settled mainly in the South Ward, the area south of East and West Allen Streets, nearest the mills, a section of the city that had originally been occupied by the Irish, who had by this time moved up the socio-economic ladder and were moving to other parts of the city. Italians focused around the lower end of West Allen and West Canal Streets, while Poles tended to settle further out on these streets. Because of their proximity to the mills, West Allen and West Canal Streets became virtual melting pots with a broad mix of ethnic groups residing in the small dwellings, tenements,

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 5

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

and boarding houses that lined the streets. The large residential lots on West Allen and West Canal Streets provided space for vegetable gardens in the summer to supplement meager wages earned in the mills.

This influx of new residents led to a need for affordable housing and many residential buildings were built in areas adjacent to the mills along the Winooski River, as well as in neighborhoods to the northeast and northwest. Tenements provided housing for married workers who could not afford to purchase a modest house; in Winooski, they tended to house two to four families. From 1850 to 1910 the number of multi-family dwellings rose by almost 50 percent, as did the immigrant population of the city. With the expansion of the mills in the 1880s, many houses, businesses, churches, hospitals, and other buildings were built in Winooski. Municipal water and sewer and emergency services were established to serve the growing number of businesses and residences.

In 1921 Winooski successfully petitioned the legislature to be incorporated as a city separate from the town of Colchester. Through the 19-teens, 20s, and 30s, tenement construction increased throughout the city as the economy went on a downward slide into the Depression. In 1929 the mills cut back production and layoffs followed. By 1930 unemployment was rampant. In 1931 the Woolen Company sold off all real estate not essential in making textiles, and many dwellings and tenements near the mills were bought by tenants. The 1930s were a difficult decade in the city. World War II led to a new boom in the mills with the production of blankets, overcoats, and uniforms. The number of mill workers increased from 2,000 in the 1930s to 3,000 in the 1940s. Single-family homes continued to be built but on smaller lots than they had been in the 19th century. With the closing of the mills in 1954, housing demands quickly curtailed as people migrated out of the city looking for employment.

Housing for the continually arriving workers was of several types. In the early years of the mills, the Burlington Woolen Company provided boarding houses and tenements as well as a small number of modest single family homes. Boarding houses, located near the mills, provided shelter for the first wave of workers in 1835, unmarried farm girls from surrounding rural villages. By 1850 there were seven boarding houses in Winooski, operated by married couples or widows. They continued to operate until 1910 but their lodgers shifted from New Englanders to a mix of Irish and French Canadian immigrants. Tenements provided housing for married workers who could not afford to purchase a modest house; in Winooski, they tended to house two to four families. Those families that could save a small amount of cash often bought modest single-family homes and frequently shared the space by taking in unmarried lodgers or relatives. Many French Canadian families purchased modest dwellings in the area between Weaver Street and

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 6

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

Malletts Bay Avenue, where LeClair Avenue is located, and the "flats" just west of Malletts Bay Avenue. Many of these homes, often brick, were built by Francis LeClair, a local businessman and real estate developer who sold them at favorable rates to the workers.

Development of LeClair Avenue

The 1869 Beers Atlas shows an undeveloped area where LeClair Avenue is now. By the 1890 Hopkins map, the street had been laid out and some buildings constructed (#s 1,2,3,6,7). Sanborn Fire Insurance maps do not cover this portion of Winooski until 1904, at which time the street had been fully developed with a two-family block at 3 LeClair Avenue (#1) (now known as 12 North Street); single-family dwellings at 6 (#6), 8 (#5), 9 (#2), 10 (now known as #14) (#3), 11 (now known as #10) (#4) LeClair Avenue; and 20 North Street (#7). The brick tenement (#8) on North Street first appears on Sanborn maps in 1909.

Land records in the town of Colchester (Winooski was a village in the town of Colchester until 1921 when it was incorporated as an independent city) and Winooski indicate that Francis LeClair owned a large parcel of land and subdivided it into lots in the 1880s. At this time, he constructed the two-story brick apartment building (#1) at the southeastern corner of LeClair Avenue and North Street. In 1885 he sold abutting lots, 6 and 8, to Prosper Langlois and lots 10 and 11 (lot 11 is set back behind lot 10) to Philippe Danisse. Danisse appears to have already built the house on lot 10 when he purchased the lot. In 1886, LeClair sold the lot at 20 North Street to Prosper Langlois. This lot abutted the two he had purchased the previous year. He also sold Langlois lot 11-13 located across North Street. In March 1889 he sold lot 7 to Joseph LaVallee who had previously built a house on the lot having been given tenancy by LeClair.

These men all proceeded to construct dwellings on their lots within the decade and then sold them. Prosper Langlois, was the largest landholder having three abutting lots running along the eastern half of the north side of LeClair Avenue and another directly across North Street. He built brick houses at the abutting lots of 20 North Street (#7) and 6 LeClair Avenue (#6) as well as a wood-frame single-family house at 8 LeClair (#5). Langlois sold 20 North Street in 1895, 8 LeClair in 1897, and 6 LeClair in 1900. It is unclear when he sold the land at 11-13 North Street but it changed hands several times before Rosaire Piche, another large French Canadian landholder, bought it in 1904 and proceeded to build the two-story brick apartment building.

Philippe Danisse developed two lots at the end of LeClair Avenue on the north side. At lot 10 (#3) he had already built a wood frame single family dwelling prior to purchase, and at 11(#4) he built a 2 ½ story wood-frame tenement building as well as two small dwellings (now gone) and a

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 7

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

shed. These buildings at 11 LeClair are set back behind the properties at 8 and 10 LeClair and accessed by a long drive. Danisse sold the properties at 11 in 1895 and the house at 10 in 1910.

Joseph LaVallee bought lot 7 after having already built a house on it and lived as a tenant. He remained there for ten more years, selling the property in 1899. Subsequent owners of the properties were all of French Canadian heritage and most remained in the hands of one or two families throughout most of the period of significance.

At 6 LeClair, Prosper Langlois sold to Langlois family members in 1900, who in turn sold to George and Matilda Poissant in 1904. Various Poissant family members remained as owners until 1968.

At 7 LeClair, Joseph LaVallee sold to Eusebe and Zoe Mercure in 1899 and members of this family owned the property until 1922 when it was sold to Edward and Therese Delage, who held it until 1954 when they sold to Richard, Kathleen, and Christine Therriault.

At 8, Prosper Langlois sold to Rosaire Piche in 1897, who sold to Adolphus Richards in 1901. The Richards family held on to the house until 1913 when it was sold to Vitaline Bourassa. Bourassa's family continued to own the property until 1996.

At 10 (#3), Philippe Danisse, in 1910, sold to his daughter Clara and Felix Labelle, who had been renters. They sold to M. Mazel in 1917. In 1923 Amos and Sophronia Trank bought the property and sold it to Agnes LeClair, widow of Edward, in 1927. The property remained in the LeClair family into the 1980s.

At 11 (#4), Philippe Danisse sold to Frank Denise in 1895 and he in turn sold to George Graves in 1909. Graves sold the property to Leonard Dupont in 1950, and it remained in this family until 1969.

The apartment building at 11 North Street was built by Rosaire Piche, c. 1905 and sold in 1945 by Piche to Adelard and Lumina Mercure. In 1946 it was sold to Raymond and Cecile Barber who held the property until 1953.

The brick house at 20 North Street was sold by Prosper Langlois in 1895 to Joseph and Octavia Couchon and members of this family owned the building until 1983.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 8

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

Census records from 1900-1930 indicate that most of the property owners, as well as the tenants in the multi-family dwellings, had immigrated from Quebec and worked at the mills as weavers, spinners, dyers, laborers, carpenters. A few worked at the Porter Screen Company. The married women generally did not work and those that did worked for private families doing housework or washing. Single, adult daughters that lived at home had jobs at the mills. Many families had lodgers or family members who lived with them.

The development, ownership, and tenancy patterns of the buildings in the district are representative of the housing and ethnic patterns found on the streets in the area between Weaver Street and Malletts Bay Avenue and on the flats south of Malletts Bay Avenue, areas that were heavily settled by French Canadian workers in the late 19th and early 20th centuries. As was commonly seen, the owners of these buildings were immigrants who had been in the country a decade or more and as they became successful employees in the mills had been able to save enough money to buy property and were able to move from the tenement houses to small private homes.

Francis LeClair

Along with being a representative example of the development of a French Canadian neighborhood, the district is an example of the housing development activities of Francis LeClair, one of the city's most influential real estate developers of the 19th century. Since LeClair died in 1889, at the age of 71, the subdivision and sale of lots on LeClair Avenue in 1885-1889, and construction of the apartment block at what was then known as 3 LeClair Avenue (#1), provides evidence of this work near the end of his life.

Francis LeClair was born in St. John-the-Baptist, Quebec on August 5, 1818 and immigrated with his parents to Winooski in 1828. Initially, in the 1840s, he ran a general store that he established at the corner of Canal and Barlow Streets, near the Champlain Mill at the upper falls of the Winooski River. The business prospered and by 1850 he was one of the leading merchants in Winooski. In 1849 he began to purchase real estate and by the 1860s was the largest real estate owner in Winooski after the Woolen Company. In 1860 he began a brick manufacturing business and in 1873 established the Winooski Brick Yard on Malletts Bay Avenue. It employed eight men and by the 1880s produced 800,000 bricks annually. He also established the Burlington Brick Yard, on Winooski Avenue, which produced 1,000,000 bricks per year. In 1867 he and Charles Lafountain and E. W. Chase built the Winooski Block, a significant three-story brick commercial block in the heart of downtown Winooski. The building, with an ornate cornice and window cornice caps, is listed on the National Register of Historic Places. By 1875 LeClair had constructed 75 brick houses on land west of Malletts Bay Avenue, which he subdivided into

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 9

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

large lots. By the late 1880s LeClair had built more than 150 structures, most of them simple homes, many constructed of brick from his brick yards, which he sold to the mill workers on easy credit terms. LeClair was known as a conscientious man who was sensitive to the plight of the immigrant workers of the city. Housing was of particular concern to him, not wanting Winooski mill workers to have to live in tenement conditions similar to those he had witnessed at the Lowell mills in Massachusetts. LeClair had three sons: Peter, Edward, and Joseph and three daughters: Elizabeth Graves, Josephine Miville, and Augusta LeClair.

LeClair was loved by the immigrant population and respected by the established Yankee community and was one of the most influential men in the community in the last half of the 19th century. He held many local offices and represented Colchester (of which Winooski was a village) in the state legislature in 1880-80 and in 1884.

The LeClair Avenue Historic District stands as a testament to its namesake, Francis LeClair, and his thoughtful development of affordable housing for his fellow French Canadian immigrants, many of whom worked at Winooski's booming textile mills. The vernacular houses and small brick apartment buildings, set close together on this small dead-end street, retain footprints and architectural details such as slate roofs with decorative bands, splayed lintels over windows on brick buildings, red stone foundations, turned columns on porches, two-story bay windows, segmental arched windows, and corbelled cornice on the brick North Street apartment building that tie the structures to early 20th century building traditions.

The development of this street, in the heart of the section of Winooski heavily settled by French Canadian working class immigrants, is representative of the settlement patterns seen throughout this portion of the city. The purchase of property by French Canadian immigrants who were able to save some money, some of them enough to purchase several lots, the construction of single- and multi-family homes, and their later sale to other French Canadian families or relatives throughout the period of significance reflect the development of this working class French Canadian neighborhood.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 1

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

Bibliography

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

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

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

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

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

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

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

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

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

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

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

Visser, Thomas and Reid Larson. *Winooski Falls Mill District (Boundary Increase), National Register of Historic Places Registration Form*. US Department of the Interior, National Park Service, 1993.

Winooski, City of. Land Records. City Clerk's Office, Winooski, Vermont.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 1

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

Boundary Description

The boundary of the LeClair Avenue Historic District is delineated on the sketch map accompanying the nomination form. The irregular boundary follows the perimeter property lines of the tax parcels included in the historic district; these property lines are derived from the City of Winooski land records. The Winooski tax parcels whose perimeter property line is part of the district boundary include: NO012, LA007, LA014, LA011, LA008, LA006, NO020, and NO013.

The boundary starts at the northwest corner of Lot LA011 (HD#4) and proceeds west along its northern boundary line to its eastern boundary. Then proceeding south on the eastern boundary line of Lot LA011 (#4) to the northern boundary line of Lot LA008 (#5). Thence proceeding along the northern boundary line of said Lot, until it meets the northern boundary line of Lot LA006 (#6). Thence proceeding east along said northern boundary line until it meets the northern boundary line of Lot NO020 (#7), and thence proceeding east along said northern boundary line to its intersection with North Street. Then proceeding south along the eastern boundary line of Lot NO020 (#7) adjacent to the city sidewalk, to its intersection with the northern edge of LeClair Avenue. Then crossing North Street and proceeding easterly along the northern boundary line of Lot NO013 (#8) to its intersection with the eastern boundary line of said Lot. Then proceeding southerly along the eastern boundary line of Lot NO013 (#8) to said Lot's southern boundary line, and thence proceeding west along side line to its intersection with North Street. Thence crossing North Street and proceeding north along the western edge of said street to the southern boundary line of Lot NO012 (#1) and proceeding west along said boundary line until it meets the southern boundary line of Lot LA007 (#2). Then proceeding west along said southern boundary line of said Lot, until it meets said Lot's western boundary line. Thence proceeding north along the western boundary line of Lot LA007 (#2), crossing LeClair Avenue, and proceeding north along the western boundary line of Lot LA014 (#3) until it meets the western boundary line of Lot LA011 (#4). Thence continuing north along the western boundary of Lot LA011 (#4) to the point of the beginning.

Boundary Justification

The district boundary includes all of the properties along both sides of the short, dead-end LeClair Avenue, as well as a property set back to the north at the western end of the street. This set back building (#4) has always been associated with LeClair Avenue and was part of the parcel that was subdivided to form LeClair Avenue. The district also includes two properties on North Street, one that abuts the northern side of LeClair Avenue at its intersection with North Street (#7), and one that sits across North Street facing the head of LeClair Avenue (#8). The LeClair Avenue lots, (properties #1-6), resulted from the original subdivision of a large parcel of land owned by well known Winooski businessman and developer, Frederick LeClair, in the

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

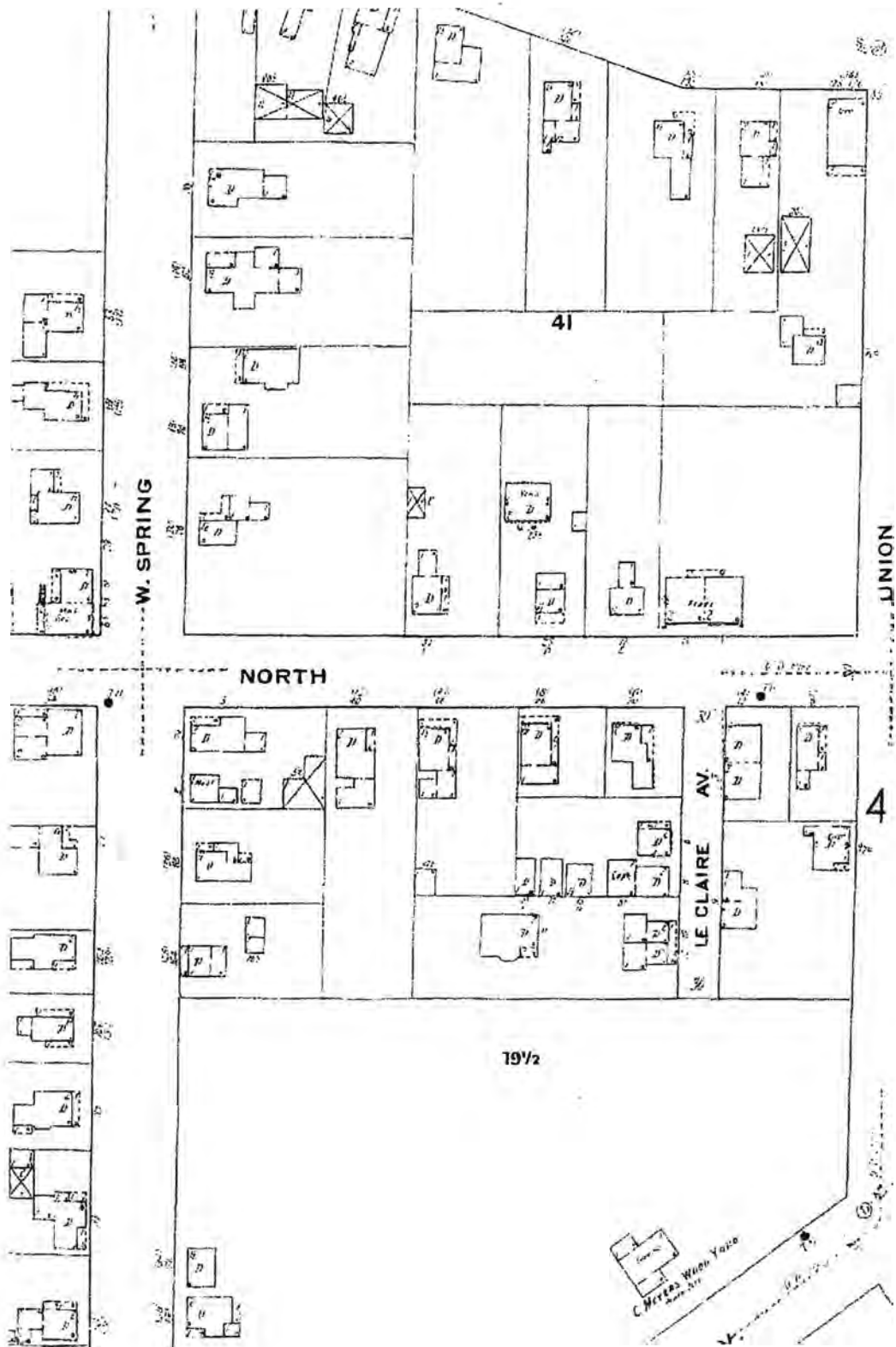
**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

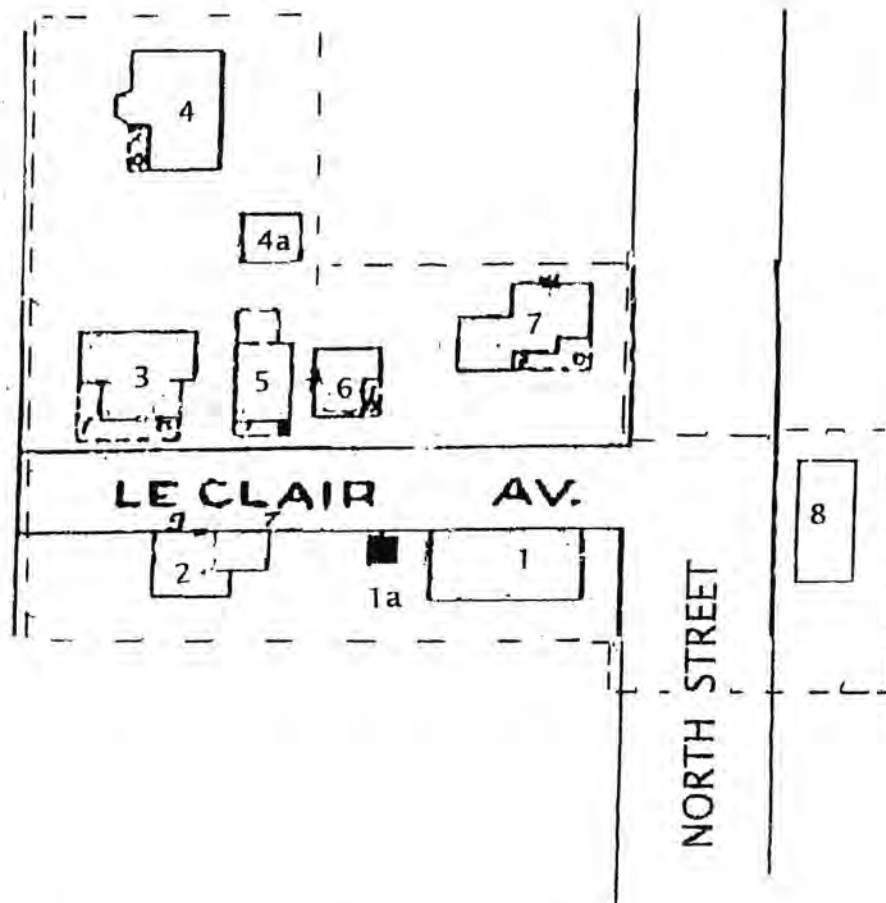
Section 10 Page 2

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

1880s. The two lots on North Street, (properties #7 and 8), at the head of LeClair Avenue, were also owned by Frederick LeClair and sold during the same time period. These two lots have brick structures (#7,8), that along with the two adjacent brick structures on LeClair Avenue (properties #1 and 6), compose a cluster of late 19th and early 20th century masonry buildings. This boundary is sufficient to convey the historic significance of the LeClair Avenue Historic District.

1909 Winooski Sanborn Fire Insurance Map Showing LeClair Avenue Neighborhood
 (Note- LeClair Ave. was spelled both with and without a last "e" but most frequently did not have it.
 Frank LeClair did not have an "e" at the end of his name.





LeClair Avenue Historic District

Winooski, Chittenden County, Vermont

Not to Scale

□ Contributing Structure

■ Noncontributing Structure

--- District Boundary Line



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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photograph labels Page 1

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

The following information is the same for all photographs:

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont
Photographs # 3,8,9,11 by Suzanne Jamele, March 2011
Photographs # 5,7,10 by Suzanne Jamele, April 2011
Photographs # 1,2,4,6,12,13 by Suzanne Jamele, May 2011

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

Photograph #1 of 13

Looking north on North Street. #8 in right foreground. #1, entrance to LeClair Avenue, and #7 on left.

Photograph #2 of 13

Looking west toward end of LeClair Avenue. #1,2 on left, #3,5,6,7 on right.

Photograph #3 of 13

Looking east on LeClair Avenue toward North Street, #8 at head of street, #1 on right.

Photograph #4 of 13

Looking southwest at #1, 12 North Street.

Photograph #5 of 13

Looking southeast at #1a, 12 North Street.

Photograph #6 of 13

Looking southwest at front (north) and east elevation of #2, 7 LeClair Avenue.

Photograph #7 of 13

Looking northwest at front (south) and east elevations of #3, 14 LeClair Avenue.

Photograph #8 of 13

Looking north at front (south) and east elevations of #4, 10 LeClair Avenue.

Photograph #9 of 13

Looking northeast at front (west) and south elevations of garage #4a, 10 LeClair Avenue.

Photograph #10 of 13

Looking northeast at front (south) and west elevations of #5, 8 LeClair Avenue, with #6, 6 LeClair Avenue at right.

Photograph #11 of 13

Looking northeast at front (south) and east elevations of #6, 6 LeClair Avenue.

Photograph #12 of 13

Looking northeast at front (east) and south elevations of #7, 20 North Street.

Photograph #13 of 13

Looking southeast at front (west) and north elevations of #8, 11-13 North Street.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Owner's List Page 1

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

Property Owner List

1. **12 North Street**
Henry Gintoff
570 South Bay Circle
Colchester, VT 05446
2. **7 LeClair Avenue**
Timothy Hooks and Hayley McNeal
5 Dover Street
South Burlington, VT 05403
3. **14 LeClair Avenue**
Matthew Denis
103 Bittersweet Hill
Hinesburg, VT 05461
4. **10 LeClair Avenue**
Joel and Hinda Miller
84 DeForest Heights
Burlington, VT 05401
5. **8 LeClair Avenue**
Robert Foster
8 LeClair Avenue
Winooski, VT 05404
6. **6 LeClair Avenue**
Burlington Community Land Trust
PO Box 523
179 South Winooski Avenue
Burlington, VT 05402
7. **20 North Street**
John Looney
20 North Street
Winooski, VT 05404

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Owner's List Page 2

LeClair Avenue Historic District
Winooski, Chittenden County, Vermont

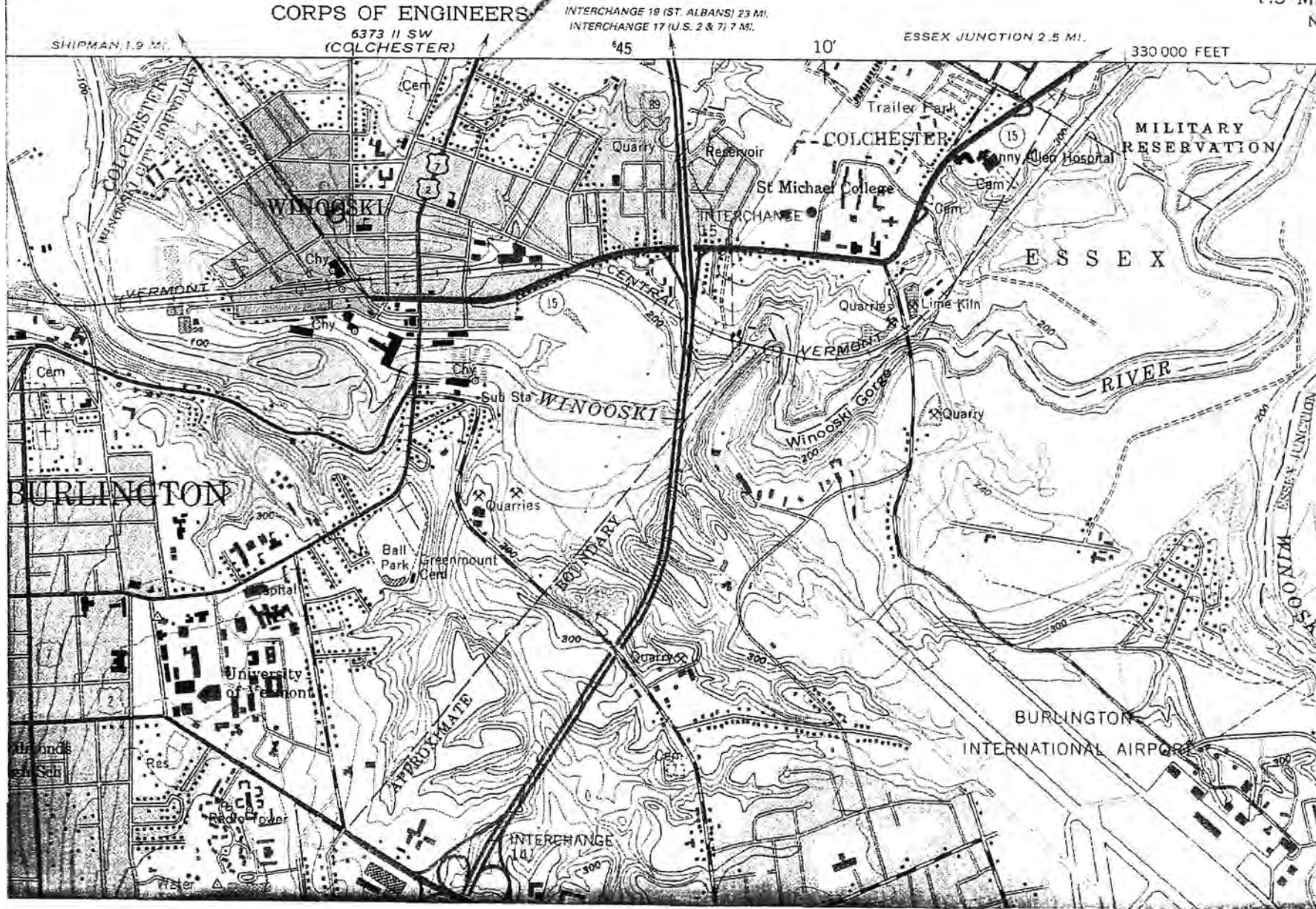
8. 11-13 North Street

Debra Tirrito
c/o Richard Brunelle
265 North Street
Winooski, VT 05404

UNITED STATES
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS

McClair Avenue Historic District
Winooski, Chittenden County, Vermont
18-643860-4928157

BUR
V
7.5 MI
N



Recommendation: SLR_Return

Action: SLR_Return None

Documentation Issues-Discussion Sheet

State Name: VT County Name Chittenden Resource Name LeClair Ave H.D.
11000831

Reference No. 11000831 Multiple Name n/a

Solution:

Return

Problem: checked "Statewide" but w/in nomination, ^{only} refers to local significance.

Integrity is questionable.

agree

Photos on CD are JPGs; need TIFs.

Resolution:

SLR: Yes No

Database Change:

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY LeClair Avenue Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: VERMONT, Chittenden

DATE RECEIVED: 10/07/11 DATE OF PENDING LIST: 10/28/11
DATE OF 16TH DAY: 11/14/11 DATE OF 45TH DAY: 11/22/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000831

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

___ ACCEPT ☒ RETURN ___ REJECT 11/22/11 DATE

ABSTRACT/SUMMARY COMMENTS:

see attached

RECOM./CRITERIA *Historic*

REVIEWER *John D. ...*

DISCIPLINE *4/18/11*

TELEPHONE _____

DATE *11/22/11*

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

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



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.

Washington, D.C. 20240

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

Comments Evaluation/Return Sheet

Property Name: LeClair Avenue Historic District
Property Location: Winooski, Chittenden County, VT
Reference Number: 11000831
Date of Return: December 8, 2011

Reasons for Return

The LeClair Avenue Historic District nomination is being returned for technical corrections and additional information needs as described below.

The district nomination was submitted under Criteria A with the area of significance of Community Planning and Development. The nomination was submitted at the state (however, the text indicates local) level of significance with a period of significance from c. 1880 – 1954.

Section 8. Statement of Significance. This nomination does not adequately address the significance of the nine contributing buildings on this avenue under community planning and development. The fact that this land was one of Francis LeClair's last holdings to be subdivided into housing parcels is not sufficient to demonstrate the design or development of a community since it is not distinctive in demonstrating any trends or design patterns. The National Register Bulletin *How to Complete the National Register Registration Form* defines community planning and development as "the design or development of the physical structure of communities." The Historic Residential Suburbs Bulletin explains this further as "areas reflecting important patterns of physical development, land division, or land use."

The nomination references a statewide theme study of Historic Architecture and Patterns of Community Development; however, information from this theme study isn't provided for a comparative context analysis at either the state or local level of significance. What makes this

avenue a “significant representative example?” What were the typical patterns of mill worker housing and why is this district important? How does this avenue compare with other French-Canadian housing developments? The nomination mentions two large areas of French-Canadian settlements between Weaver Street and Malletts Bay Ave. and the “flats” west of Malletts Bay Avenue. What types of patterns do these other French-Canadian areas illustrate? Please clarify by providing a comparative context.

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

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

Period of Significance

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

Technical Issues

In Section 3, please type “Vermont Division for Historic Preservation” in the space below the certifying official's signature. In Section 7, indicate whether the numbers listed in the text are inventory or photograph numbers. We now accept copy paper as “archival” and unless the Vermont State Historic Preservation Office prefers nominations only on archival bond paper, copier paper is acceptable. Lastly, the photographs were submitted as JPEGs. Please resend as TIFs.

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

Lisa Deline, Historian
National Register of Historic Places

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY LeClair Avenue Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: VERMONT, Chittenden

DATE RECEIVED: 3/16/12 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/02/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000831

DETAILED EVALUATION:

☒ ACCEPT ☐ RETURN ☐ REJECT 4/2/2012 DATE

ABSTRACT/SUMMARY COMMENTS:

*Comments, both original Return and Subsequent comments via telephone,
have been somewhat addressed.*

*This is not a good district and serves as a starting point
for getting VT back on track in interpreting the Criteria*

RECOM./CRITERIA Accept A

REVIEWER Jim Hubbard

DISCIPLINE _____

TELEPHONE _____

DATE _____

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





Leclair Avenue Historic District
Winooski
Chittenden County, Vermont
Photo 1 of 13





◁ |||||

LeClair Avenue Historic District
Winooski
Chittenden County, VT
photo 2 of 13

||





◁ |||||

Leclair Avenue Historic District
Winooski
Chittenden County, VT
photo 3 of 13

||







Leclair Avenue Historic District
Winoski
Chittenden County, VT
photo 4 of 13











LeClair Avenue Historic District
Winooski
Chittenden County, VT
photo 5 of 13







LeClair Avenue Historic District
Winooski
Chittenden County, VT
photo 6 of 13

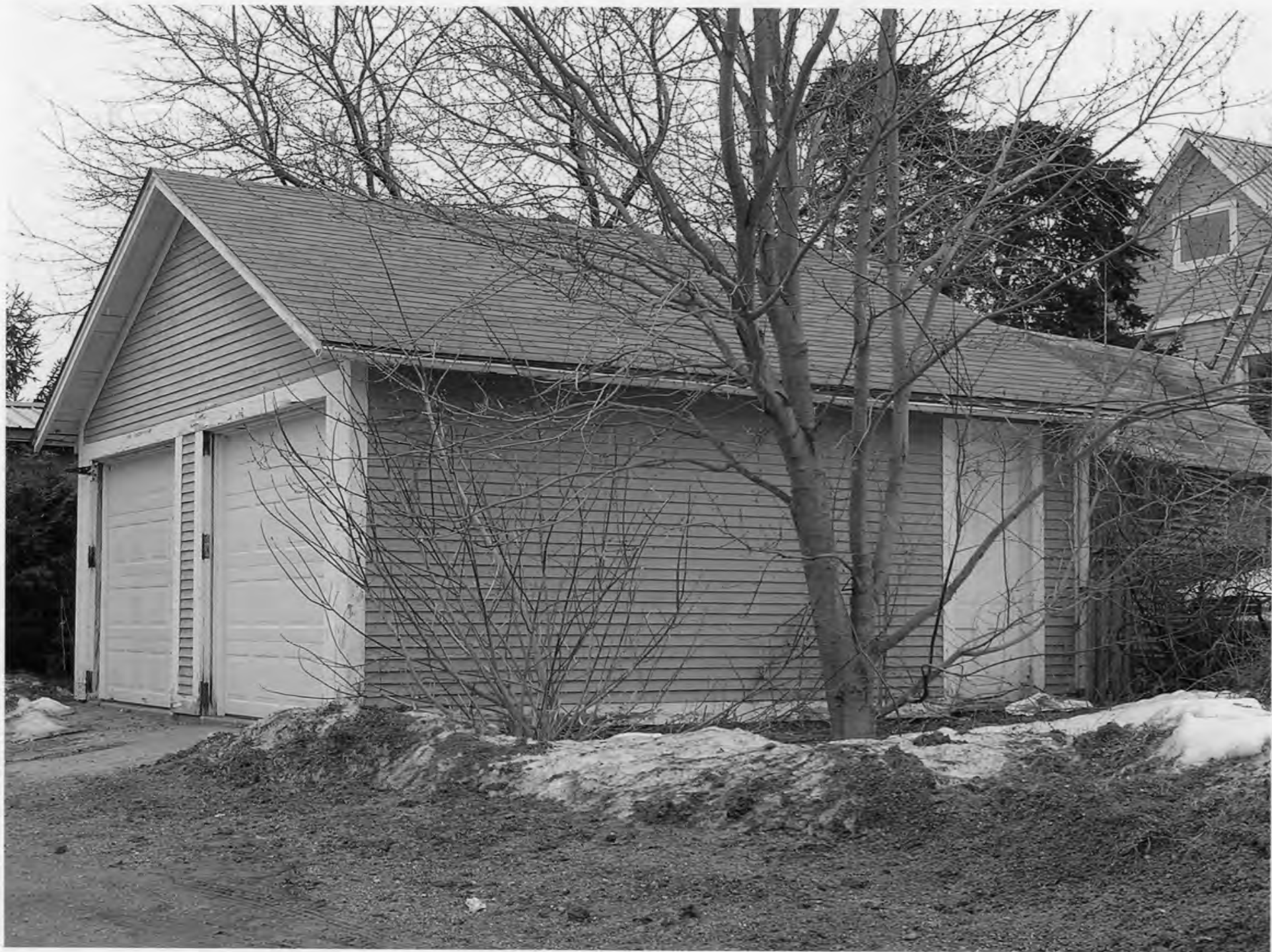




LeClair Avenue Historic District
Windsor
Chittenden County, VT
photo 7 of 13



LeClair Avenue Historic District
Wincooski
Chittenden County, VT
photo 8 of 13





LeClair Avenue Historic District
Winooski
Chittenden County, VT
photo 9 of 13



Le Clair Avenue Historic District
Windsor
Chittenden County, VT
photo 10 of 13





LeClair Avenue Historic District
Winchester
Chittenden County, VT
photo 11 of 13





LeClair Avenue Historic District
Winooski
Chittenden County, VT
photo 12 of 13

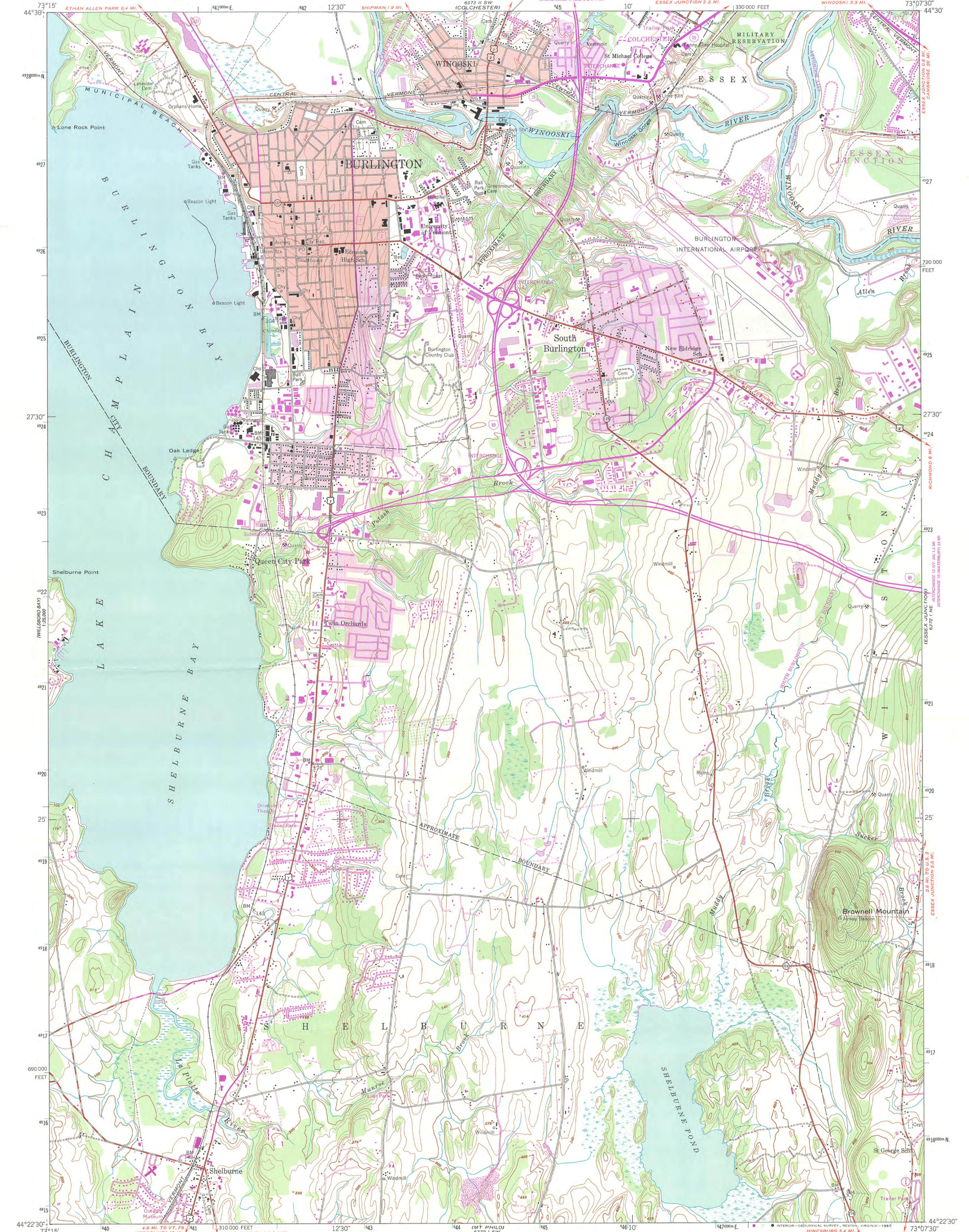




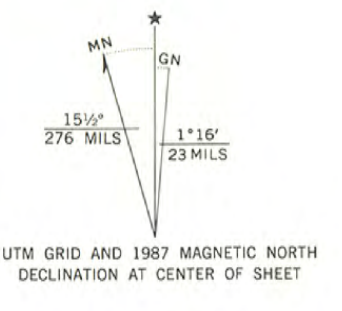
Leclaire Avenue Historic District
Winoski
Chittenden County, VT
photo 13 of 13



LeClair Avenue Historic District
Winooski, Chittenden County, Vermont
18-643860-4928157



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



SCALE 1:24,000
CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225 OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Heavy-duty 4 LANE 16 LANE Light-duty
Medium-duty 4 LANE 16 LANE Unimproved dirt
Interstate Route U.S. Route State Route

BURLINGTON, VT.
NW/4 BURLINGTON 19' QUADRANGLE
44073-D2-TF-024

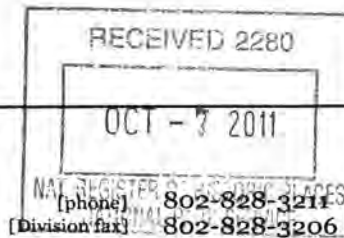
1948
PHOTOREVISED 1987
DMA 6372 I NW-SERIES V813

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





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



*Agency of Commerce and
Community Development*

September 28, 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 properties:

LeClair Avenue Historic District, Winooski, Chittenden County, Vermont

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

A Part One Tax Credit application for the LeClair Avenue Historic District was approved on June 2, 2011.

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

Sincerely,
DIVISION FOR HISTORIC PRESERVATION

Diane McInerney
Executive Historic Preservation Grant Programs Coordinator





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

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

*Agency of Commerce and
Community Development*



March 12, 2012

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:

LeClair Avenue Historic District, Winooski, Chittenden 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. A Part One Tax Credit application was approved on June 2, 2011. It was originally submitted on September 28, 2011. NPS returned it on November 22, 2011 with requests for changes. We discussed the needed revisions with James Gabbert and have addressed the issues raised. The results are enclosed. We believe it is a much better nomination for the changes.

Sincerely,
DIVISION FOR HISTORIC PRESERVATION

A handwritten signature in cursive script that reads "Jane Williamson".
Jane Williamson
National Register Specialist

