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United States Department of the Interior
National Park Service

AUG 30 1993

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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

1. Name of Property

historic name Winooski Falls Mill Historic District (Boundary Increase)

other names/site number _____

2. Location

street & number 485-97 Colchester Ave., 5-21 Mill St., 8-32 Barrett St. N/A not for publication

city or town Burlington N/A vicinity

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

Eric Seltzer 8/26/93
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Delores Byrum

Entered in the
National Register

Date of Action

9/30/93

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
5	1	buildings
1		sites
1		structures
		objects
7	1	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

- Domestic/multiple dwelling
- Commerce/Trade/department store
- Commerce/Trade/specialty store
- Industry/Processing/manufacturing facility
- Transportation/road-related

Current Functions

(Enter categories from instructions)

- Domestic/multiple dwelling
- Domestic/single dwelling
- Transportation/road-related
- Vacant/not in use
- Work in Progress

7. Description

Architectural Classification

(Enter categories from instructions)

- Greek Revival
- No Style

Materials

(Enter categories from instructions)

- foundation limestone
- walls weatherboard
- brick
- roof slate
- other concrete
- asphalt

Narrative Description

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

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The amendment to the Winooski Falls Mill Historic District is located directly west of the original district and includes approximately 1 1/2 acres of land on the Burlington side of the Winooski River. The amended area, linked to the existing district by the historic Winooski Bridge, is situated near the base of a hill extending down from the University of Vermont to the Winooski River and is bounded by the existing district on its north, by Colchester Avenue on its west, and by Barrett Street on its south. The amended area contains one contributing structure, one contributing historic site, and five contributing buildings, which are vernacular, constructed primarily of wood with gabled roofs, and sited on the steeply sloping land between Barrett and Mill Streets. The historic resources generally retain their integrity of location, design, setting, workmanship, materials, feeling, and association.

Descriptions of the properties included in the amendment are as follows:

13. The Winooski Bridge, 1928

The poured concrete and steel bridge rises thirty-four feet above the Winooski River near its lower falls and connects the cities of Burlington and Winooski. The approximately 345 foot span of the bridge is supported by two concrete piers, which carry four plate girders connected by horizontal and vertical cross-braces. The bridge's deck is fifty-three feet wide and is supported by open, steel brackets where the deck extends past the outer girders. Obelisk-like, concrete forms rise approximately thirteen feet above the deck at each corner and mark the beginning of the bridge's span across the river. Stretching along the edge of the deck between these forms are three foot high concrete barriers divided into thirty-four sections by unelaborated piers, each of which frames a series of seven semicircular-arched openings. At both the east and west ends of the bridge, the barriers continue past the obelisk-like forms and angle outward, with the exception of the south corner on the Burlington side, which curves outward. The bridge is lighted by four cobra-head street lamps, two atop the forms marking its entrance and two on its south side.

The Winooski Bridge was constructed in 1928 after the flood of November 4, 1927, had washed out the iron truss bridge connecting the two cities. J. R. Worcester and Company served as the engineers for the project and Jason E. Cashman

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was the contractor. Although the surface of the road has been periodically changed since its construction, the bridge itself has remained relatively unaltered with the exception of the cobra-head lamps, which replaced the original lantern-shaped lights.

**14. Burlington Flouring Company Grist Mill Site, c.1823,
1854, 1927**

Located adjacent to the lower crib dam near the southwest corner of the Winooski Bridge (#13) is the site of the Burlington Flouring Company's grist mill. The portions of the mill's brick foundation walls, floodgates, and sluiceway are the district's only remaining references to the industries on the Burlington side of the Winooski River's lower falls throughout most of the 19th and early 20th centuries.

The site has served as the location for a succession of mills since the early decades of the 1800s. A grist mill was built on the site by the Catlin Brothers sometime after 1823 to harness the waterpower of the lower falls and was soon joined downstream by an oil mill and a plaster mill. The complex was expanded in the mid-1840s with the addition of a new grist mill and a cotton mill, but was destroyed by fire in January of 1852. An 1860 description of the rebuilt complex describes the mill as being five stories high and built of wood with eleven runs of stone. It could grind 70,000 bushels of wheat a year, while the adjacent plaster mill could produce about 500 tons of plaster a year. By the 1870s, however, the aging grist mill could no longer compete against the new roller mills, and through the late 1880s it was used only for occasional custom grinding. The building was eventually sold to the Burlington Woolen Mill for its water rights and used for storage until 1928, when it was torn down after suffering extensive damage in the 1927 flood.

**15. Duncan Blacksmith Shop (495-97 Colchester Avenue),
c.1841, 1928**

This 2-story, brick-veneered building on the southwest corner of Colchester Avenue and Mill Street is three bays across and five bays long with a gable roof that is covered by slate shingles on the north and asphalt shingles on the south. The 2/2 windows below its shallow-pitched roof are spanned by rectangular wooden lintels, which extend behind the frieze-boards above the attic windows.

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The single-story, front elevation facing Colchester Avenue to the west contains a central entranceway and features a gable cornice with wide soffits and returns.

The building's south facade is composed of a second story at street level with four unevenly spaced windows separating entrances near each end. The facade is screened by a two story, four bay, shed-roofed porch, which was added between 1894 and 1900 and features turned Tuscan columns rising from its second story railing. An additional bay supported by a manufactured, wrought iron post was more recently added to the west end, allowing access to the street. Covered storage areas sheathed with wooden shingles were added on the porch's first story, between which rise two sets of wooden stairs.

The rear facade faces east and is screened by a 2-story, shed-roofed, wooden porch added between 1906 and 1912. The facade's original cornice appears to have been removed, since the roof now ends flush with the brick wall.

The building's interior consists of a top floor that has been divided into two apartments and a lower floor used for storage and mechanicals that has been finished with beaded, wooden panelling dating from the turn of the 20th century.

The building was originally constructed as a store between 1841 and 1846 to serve the rapidly expanding manufacturing and commercial center developing around Winooski Falls. From 1851 to 1882, the building was a forge and blacksmith shop operated by Albert and George Duncan. In 1883, the shop was purchased by I. S. Dubuc, who continued to use the building as a blacksmith and wheelwright shop with a painting shop on the second floor. By 1889, Dubuc had expanded his operations and built lumber drying sheds, which were connected with a carriage house to the south and a livery next door. Insurance maps indicate the building was used to sell second hand goods from 1894 until about 1912, when Dubuc converted the building into a grocery store.

In addition to being a significant example of the mid 19th century commercial development at Winooski Falls, the building also shows changes to the district brought about in the aftermath of the disastrous flood of 1927. Along with the destruction of the Winooski Falls dams and extensive damage to the mills, the flood swept away the iron bridge connecting Burlington and Winooski. To accommodate the increased height of the replacement bridge, approximately

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eight feet of fill was added to Colchester Avenue, raising the grade up to the level of the second story on the building's west side.

16. I. S. Dubuc Tenement Building (5-11 Mill Street), c.1912

Number 5-11 Mill Street is part of a continuing line of tenements stretching between the Chace Mill (#1) and the Winooski Bridge (#13). The 2-story, flat-roofed, clapboarded building features a simple bracketed cornice atop its parapet, which extends around the building's east, north, and west sides and masks the roof behind. The fenestration on both stories is four bays wide on the front and rear facades and two bays wide on the sides. The openings were partially infilled several years ago to accommodate new 1/1 windows.

Access to the building is gained from the south side, which is screened by a full-length, 2-story porch with stairs rising up to the two second-story apartments. The porch appears to be original to the building, although several of the posts have been replaced. The two apartment doors on both stories are interspersed with windows.

The building reflects the economical construction techniques intended for low cost rentals. Built as a tenement by I. S. Dubuc around the same time as the construction of the Champlain Mill across the river, it is one of the few early 20th century tenements in the Winooski Falls Mill Historic District and reflects the increased demand for factory worker housing during this period.

17. Burlington Cotton Company Tenement Building (13-19 Mill Street), c.1853, 1874

This large, 2 1/2 story, asbestos-shingled, apartment block rises from a high brick and stone foundation up to a gable roof trimmed by an overhanging cornice with soffit returns. The building's 10-bay, north facade faces Mill Street and contains two sets of paired doors on the first story. Partly covering the north facade is a shallow, 2-story porch originally constructed between 1935 and 1941 and later rebuilt and enclosed with aluminum combination storm windows. Sets of covered stairs lead to the east and west ends of the porch. Additional doorways open to the porch from the second story.

The side facades are two bays deep with windows in the attic gables and an additional entrance on the southeast corner,

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which is covered by a shed roof. All windows have double-hung, 1/1 sash.

The simple form of this wooden building is typical of vernacular farm and mill buildings of the period and is an important example of the type of structures adapted by area textile companies for housing its workers in the last half of the nineteenth century. The building may originally have been built as a mill building or storage facility for the Winooski Mill Company around 1853. City records refer to it as an "old building" when it was moved to its present site and converted into four tenements by the Burlington Cotton Company in 1874. The building continued to be owned by the adjacent cotton mill until 1928.

17a. 21 Mill Street, 1972 [non-contributing]

Built in 1972 atop a full-story, poured concrete foundation with a garage and workshop below, the top story of this dwelling is sheathed with T-111 plywood siding with wide, hardboard, clapboard siding on the front gable. The concrete walls of the lower story are covered with an artificial brick veneer. Originally two bays wide with double sliding aluminum windows, the off-centered ridge of the roof accounts for a single bay addition on the east. This building is non-contributing due to its age.

18. Burlington Cotton Company Tenement Building (32 Barrett Street), c.1853

Abutting the Chase Mill (#1) in the rear and extending the row of similarly massed, gable-roofed, 2-story, wooden dwellings up Barrett Street, this building is another example of mill worker rental housing built during the rapid expansion of the textile industry in the mid 19th century. The wooden, 2-story, Greek Revival style dwelling faces Barrett Street. The roof is covered with slate. Wooden clapboards sheath the exterior walls. The fenestration on the south is three bays wide with 1/1 windows and a hooded entryway on the left. Recently installed pressed metal shutters flank the windows.

A shed-roofed addition, located on the north end of the building, projects to the west, offering an entry door on the south side. The north addition extends as far as the east wall with three double-hung windows on the first floor and a double sliding glass passage door at the basement level.

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On the east facade, an exterior chimney rises along the wall between two windows. The southernmost window has 6/6 sash while the other is a smaller, single-paned casement window.

The building was probably built shortly after the construction of Barrett Street as a rental property by Henry P. Hickock (president of the Merchants National Bank in Burlington), who with his wife also owned 485 Colchester Avenue (#20) and 14-16 Barrett Street (#19). Burlington city assessment records and deeds from the 1870s refer to 32 Barrett Street as the "Red House." Sold to the Burlington Cotton Mills in 1873, the building housed mill workers until 1928.

Photographs and documentation by the Burlington Street Department in 1941 show the building being moved sixteen feet north and raised ten feet to accommodate the widening of Barrett Street. Although the building has been moved, it is still contributing to the historic district as the move was made more than 50 years ago and the building maintains its general position on the street.

19. Hickock-Burlington Cotton Company Duplex Site (14-16 Barrett Street), 1811, 1853 (Demolished 1993)

Number 14-16 Barrett Street was originally the southern half of 485 Colchester Avenue (#20), but was moved to its present location in the mid 19th century. It was two stories with a gable roof. The gable end facing Barrett Street (south) was finished with a simple cornice with soffit returns. The building was clad with aluminum siding over wooden clapboards. A small, single-story, shed-roofed addition extended from the rear (north), and a slender chimney rose from the ridge near the center of the asphalt-shingled roof.

The 2 x 2 bay dwelling was fenestrated with three 12/8 windows (perhaps original) on its west and south second story walls. All other windows had been replaced with 1/1 sash. The main entry door was located on the west side of the Barrett Street end and had had a straight hood mold.

Converted into a single family residence, the first floor was divided into four small rooms with wallboard and plywood panelling covering the walls and composition fiber tile on the ceilings. An ell-shaped stairway was centrally located and the kitchen was in the rear. The framing in the attic was identical with 485 Colchester Avenue (#20), suggesting

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this building may also have been constructed of vertical planks on the west, south and east sides with a stud wall on the north.

Deeds indicate the building was rented out between its separation from 485 Colchester Avenue (#20) around 1853 and 1874, when it was sold to the Burlington Cotton Mills. Insurance maps show that it was a duplex by 1889 and city directories confirm that occupants were generally employees of the Chace Cotton Mill. Photographs taken in 1941 show doorways located on both the east and west sides of the end facing Barrett Street. By 1990, the building was in poor condition and after several years of abandonment, the building was demolished in 1993.

19a. Garage Site (18 Barrett Street), c.1946 (Demolished)

This single-story, gable-ended garage facing Barrett Street was in an advanced state of decay by 1990. By 1992 it had been demolished. The site therefore does not contribute to the Winooski Falls Mill District. The roof was shingled with asphalt and the walls were sheathed with horizontal, novelty wooden siding. The south end had had a pair of hinged doors with multi-paned sash for automobile access. A passage door was located to the left of the hinged doors. Two windows on the west side and one window on the east side had 1/1 sash.

20. Hickock-Burlington Cotton Company Tenement Building (485 Colchester Avenue/8-10 Barrett Street), 1811, 1853, 1924, 1961

Located at the northeast corner of Colchester Avenue and Barrett Street, this vernacular building consists of two parts (an altered addition was demolished by 1993). The two-story-high main block is sheathed with wooden clapboards and covered by a slate-shingled, gable roof. On the main block's east side, a 2-story, clapboarded wing extends along Barrett Street and is covered by a slated gable roof whose ridgeline is perpendicular to the ridgeline of the main block's roof. Extending down toward Colchester Avenue from the main block's west side was a 2-story addition with vertical, wooden siding and an extremely shallow-pitched gable roof (demolished).

The exterior appearance of the main block and east wing has changed little since 1853, when the main block's southern half was removed to allow space for the construction of

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Barrett Street and the building was converted into a tenement. The original structure sits on a high foundation built of local limestone and poured concrete on the south and east and nearly a full story of concrete blocks on the north. The main block and east wing's north and south facades contain six unevenly spaced bays and its east facade contains three bays. The building's 2/2 windows with their plain trim and simple projecting caps date from the 1853 renovations when the east wing was raised to two stories and the entire building received new wooden clapboards, windows and cornice trim. The only windows not dating from this period are a boarded over window in the attic's north gable, which still retains its original Federal style, back-band molding (a presumably original 9/6 sash that fits the opening is stored in the attic), and two, second-story windows above the west addition, which were filled with small, fixed-sash windows in 1924. The building's cornice and gable trim feature wide sloping soffits without gable returns, which are typical of mid 19th century vernacular buildings in the area. A large, corbelled, fireplace chimney that probably dates from 1811 rises above the main block's roof near the midpoint of its ridge and a smaller, stove chimney that probably dates from 1853 rises above the north slope of the east wing. Two of the building's four entrances onto Barrett Street are now protected by a cedar-shingled, gable-roofed porch (probably dating from the late 1960s), which has replaced the earlier shed-roofed porches that lined the south side and allowed access to a third entrance.

The 2-story addition to the west of the main block was originally constructed in 1924, but was extensively altered in 1961. It was demolished in 1993. Extending across the addition's six bay west facade facing Colchester Avenue and the three bay facades to either side were multi-pane, wooden windows. Access to the addition's Barrett Street facade to the north was gained through a recycled, 19th century doorway with sidelights, which is located on its left side. The addition's north side contained one first story and two second story entrances, which at one time opened onto a two-story porch.

Most of the interior finish in the main block and east wing has been removed. The only partition dating from 1811 encloses the second-story stairwell leading to the attic, which retains its original plaster, Federal style door, and trim with back-band moldings. All other partitions and interior plaster walls are gone, revealing the sawn post and

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beam frame and vertical plank wall construction. The nearly two-foot-by-three-inch thick wall planks extend from the sills to the top plates to which they are mortised. The girts supporting the second floor joists are pegged to the vertical planks. In the attic, the rafters are supported midway by diagonal struts which rise from the cross girts. The original (1811) chimney with first and second floor fireplaces also remains, although the partitions which extended from to divide the north area into two rooms have been removed. Both the main block's south wall and the east wing's second story are balloon-framed and contain studs sheathed with vertically sawn boards on the exterior under the clapboards and sawn lath on the interior. These alterations presumably date from 1853, when the southern half of the main block was moved and remodeled at 14-16 Barrett Street (#19). None of the original finish remains in the addition. The first floor is unfinished and the second floor retains only some partitions constructed with two-by-four studs and wallboard.

The Hickock-Burlington Cotton Company Tenement Building is probably one of the oldest surviving buildings at Winooski Falls. The structure was originally constructed to serve as a store for Reuben Harmon in 1811. Although Harmon lost the store to creditors less than seven months after it opened, the building continued to serve as a store and tavern during the early commercial development of Winooski Falls. By the 1830s, the building had come under the ownership of Burlington merchant Oziah Buell, who rented it out as a tavern, store, and dwelling. Upon Buell's death, the building was inherited by his daughter, Maria Buell Hickock, who with her husband, Merchant's Bank president Henry Hickock, converted the building into a tenement after moving the southern half of the main block next door to allow for the construction of Barrett Street in 1853. In 1866, the Burlington Woolen Company acquired the building for worker housing, and it served as a multi-family tenement through the 1960s. The most notable change to the building after 1866 was the construction in 1924 of the west addition, which housed a fruit and grocery store until the early 1960s. Significant alterations to the addition in 1961 made it noncontributing and this part was demolished in 1993. The building was in the process of being being rehabilitated in 1993.

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 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

Transportation

Industry

Commerce

Period of Significance

1811 - 1928

Significant Dates

1811

1852-53

1927

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

Winooski Falls Mill Historic District
Name of Property

Chittenden County, Vermont
County and State

(Boundary Increase)

10. Geographical Data

Acreeage of Property 1.4

UTM References

(Place additional UTM references on a continuation sheet.)

(AA) 1 | 18 | 644290 | 4927510 |
Zone Easting Northing

(CC) 3 | 18 | 644160 | 492174610 |
Zone Easting Northing

(BB) 2 | 18 | 644290 | 492174710 |

(DD) 4 | 18 | 644180 | 4921761410 |

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Thomas D. Visser, Coordinator and Reid Larson, Research Assistant

organization Architecture, Conservation & Education Service date June 1988/May 1993

University of Vermont

street & number Wheeler House telephone (802) 656-3180

city or town Burlington state Vermont zip code 05405

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 SHPO or FPO.)

name Multiple (see continuation sheets)

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including 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 Projects (1024-0018), Washington, DC 20503.

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District (Boundary Increase)
Winooski, Chittenden Co., Vermont

The Winooski Falls Mill Historic District (boundary increase) is significant for its association with the historic role of Winooski Falls as a major textile and manufacturing center. Responsible for the growth of Winooski into a city and contributing to the commercial development of Burlington, the mills also attracted Irish and French-Canadian workers, from whom many of Winooski and Burlington residents and institutions trace their heritage. The Winooski Falls Mill District also presents an important record of industrial history. The district mill complex grew for over a century and provides a unique look at the evolution and adaptation of mill structures and associated power systems into a rugged topography along the falls. The district is being increased to include historic resources on the Burlington side of the Winooski River that relate to the mills and resources included in the original Winooski Falls Mill District.

This amendment to the Winooski Falls Mill District adds seven contributing resources located in the City of Burlington to the original district. The five buildings comprised a thriving, diversified, manufacturing complex on the Burlington side of the Winooski River, much of which was adapted for use as worker housing during the rapid growth of the textile industry from the mid-nineteenth century to the early 20th century. The buildings and structures include the tenements on Mill and Barrett Streets that housed workers from neighboring mills (#16, 17, 18, 20), a brick building that has served as a store, forge, blacksmith shop, and tenement since its construction in the 1840s (#15), the remnants of the Burlington Flouring Company Grist Mill (#14) destroyed by the Flood of 1927, and the Winooski Bridge (#13), which replaced the iron truss bridge that was also destroyed in the flood.

Within several years of the first permanent settlement at Winooski Falls in 1785, Ira Allen, a founder of Vermont and a major landholder in the region, constructed a dam across the Winooski (Onion) River at the upper falls and built sawmills on both ends. These provided lumber for local construction as well as for export to Lower Canada and England. Ira, with his brothers Ethan, the Revolutionary War hero, and Levi, a merchant operating from St. John's in Lower Canada, started the Onion River Company with a store located at the falls, which was the head of navigation from Lake Champlain. The siting of the mills near the intersection of the falls and the only road running north from Castleton resulted in the development of a major commercial center in northern Vermont.

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After a series of financial setbacks, Ira Allen's lands were transferred by the courts to his niece's husband, Moses Catlin in 1798. Catlin, with his brothers Lynde and Guy, expanded the mill operations on the Burlington side of the falls with a grist mill and a wool carding mill located at the present site of Chace Mill (#1). A distillery and a manufacturer of wrought and cut nails were also located here by 1810. In April of 1811, Reuben Harmon advertised the opening of his new dry goods store (#20) "directly opposite Catlin's brick grist mill" in the Northern Sentinel. By October of that same year, however, Harmon had lost his store and distillery to creditors. In 1818 the Catlins secured a license for a patented oil mill, which they constructed next to the grist mill and saw mill. By 1819 Dan and Alfred Day's paper mill was operating on the Burlington side, sharing power from the upper dam. Four years later, the Catlins purchased "land lying on the west of the road over the bridge . . . to control the grist mill business at the falls," where they started a new grist mill. An 1834 insurance survey described the grist mill at the southwest corner of the bridge at the lower falls as three stories high--two of stone and one of brick--and the store located four feet from the grist mill, next to the drying kiln, as measuring thirty by fifty feet and rising two-and-a-half stories above the base.

By the early 1830s, a diversified manufacturing and commercial center had developed on the Burlington side of the falls. In addition to grinding wheat and sawing timber, flax seed was pressed to linseed oil, cloth was brushed or napped, and wool was carded at Catlin's mills. A wheelwright shop was in operation with a circular saw and a trip hammer. At Day's paper mill, teachers could purchase school books, while farmers could have their flax and hemp stalks processed. In 1835, a group of Burlington businessmen organized the Burlington Mill Company and secured title to all the water privileges on the Colchester (now Winooski) side of the river in what was then known as the village of Winooski Falls. In 1837, the Burlington Woolen Mill (#11) and its power canal were constructed below the lower falls on the Winooski side, and a plaster mill was added to Catlin's Grist Mill Complex (#14) at the south end of the bridge.

In 1846 the Winooski Mill Company was organized to manufacture cotton products. First located in part of the oil mill adjacent to Catlin's Grist Mill (#14) at the south end of the bridge, the cotton company built a new factory at the present Chace Mill site (#1) in 1852, after fire

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destroyed the oil mill at the Catlin site. This was immediately followed by the construction of the Winooski Cotton Mill, located where the Chace Mill (#1) now stands. The grist mill (#14) and plaster mill were rebuilt at the lower falls site. Also in 1852, the town of Burlington laid out a new road connecting South Burlington with Winooski Falls (Patchin Road and Barrett Street). To make way for the road, the southern end of the former Harmon Store (#20) was separated and moved east to 14-16 Barrett Street (#19). Both buildings were then converted into tenements by Merchant's National Bank President Henry Hickock and his wife Maria Buell Hickock, who had inherited the Harmon Store from her father, Burlington merchant Oziah Buell. Farther up the "New Road," 32 Barrett Street (#18) was built as a rental property. The three buildings were acquired by the Burlington Woolen Company in 1866 and converted into housing for factory workers during the textile industry's rapid expansion at Winooski Falls.

On the Winooski side of the river, frequent changes in ownership of the mill complex and wool business occurred throughout the early history of the original mill. In 1860, however, one of the mill's owners discovered a new cleaning process which made wool production more profitable. In the 1860s, the effects of the Civil War "cotton famine" and the new management under the Burlington Woolen Company produced a period of dramatic expansion of the woolen mills. In the 1880s and 1890s, the Colchester Merino Mill and Winooski Worsted Mill (#7) were built below the lower falls on the Winooski side. Water systems and new steam power were continuously constructed and adapted to meet the expanding production needs and demands of the sites. This rapid growth brought large numbers of French Canadian and Irish workers, along with their respective cultures and social institutions.

On the Burlington side of the river, the flour and plaster mills grew outmoded and less profitable by the 1870s and 1880s, but the cotton textile business improved. To meet the demand for more housing close to the factory, the Burlington Cotton Company converted an old mill building into tenements at 13-19 Mill Street (#17) in 1874. In 1892, the Burlington Cotton Mill Company built the Chace Mill (#1) on the site of the earlier cotton mill.

In 1902, the American Woolen Company bought the entire Burlington Woolen Company and expanded the mills into one of the most modern woolen plants in the country. The Champlain Mill

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(#2) was constructed in 1912. At about the same time, 5-11 Mill Street (#16) was built as a tenement on the Burlington side of the river. By the 1920s, the American Woolen Company at the Winooski Falls was one of the state's largest employers and provided both economic and social focus for the village. In 1922, the village of Winooski split off from the Town of Colchester and incorporated itself as a city.

Just five years later in 1927, disaster struck the city and the mills when a major flood of the Winooski River destroyed the two dams, damaged the mills extensively, and swept away the iron bridge connecting Burlington and Winooski (which was replaced by the existing bridge [#13]). The bridge, a long concrete deck bridge, is significant for its fine architectural detailing, including street lamps that are part of the design. This is also an important crossing of the Winooski River, and is a significant part of the transportation network of the state and the region.

The Winooski Falls Mill district never fully recovered from the 1927 flood disaster, and by the early 1930s, mills were torn down or closed and tenements were boarded up. The American Woolen Company halted its Winooski operations in 1954, leaving behind the mills, wheelhouses, canals, and tenements as reminders of the manufacturing heritage of the Winooski Falls Mill District.

Between 1989 and 1993, 14-16 Barrett Street (#19), its non-contributing garage (#19A) and the non-contributing addition at 485 Colchester Avenue (#20) were demolished. These buildings were in poor condition. Their loss does not jeopardize the significance of the historic district.

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10. Geographical Data

Verbal Boundary Description

The boundary of the amendment to the Winooski Falls Mill District begins at point AA, located at the intersection of the district's original boundary line extending from point K along the southern property line of building 1 and a northerly extension of a line following the eastern property line of building 19, thence proceeds in a southerly direction along said line to point BB, where it intersects a line following the northern edge of Barrett Street. Thence the boundary proceeds in a westerly direction along said line to point CC, where it intersects a line following the eastern edge of Colchester Avenue. The boundary thence proceeds in a northerly direction along said line to point DD, where it intersects the district's original boundary line extending from the centerline of Mill Street to point N.

Boundary Justification

Additional research on the role of Winooski Falls as a major textile and manufacturing center has indicated that the Winooski Falls Mill District's existing boundary should be expanded southward to include the buildings located between Mill Street and Barrett Street, which contribute to an understanding of the district's historic development. Included in this amended area are a number of tenement buildings that were adapted for use as worker housing during the rapid growth of the textile industry in the district from the mid 19th to early 20th century, as well as buildings that served as industrial shops or stores and contributed to the development of a diversified, manufacturing complex on the Burlington side of the Winooski River. Another important resource is the Winooski River Bridge, which links the two parts of the district.

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EE) 18/ 644200/ 4927640

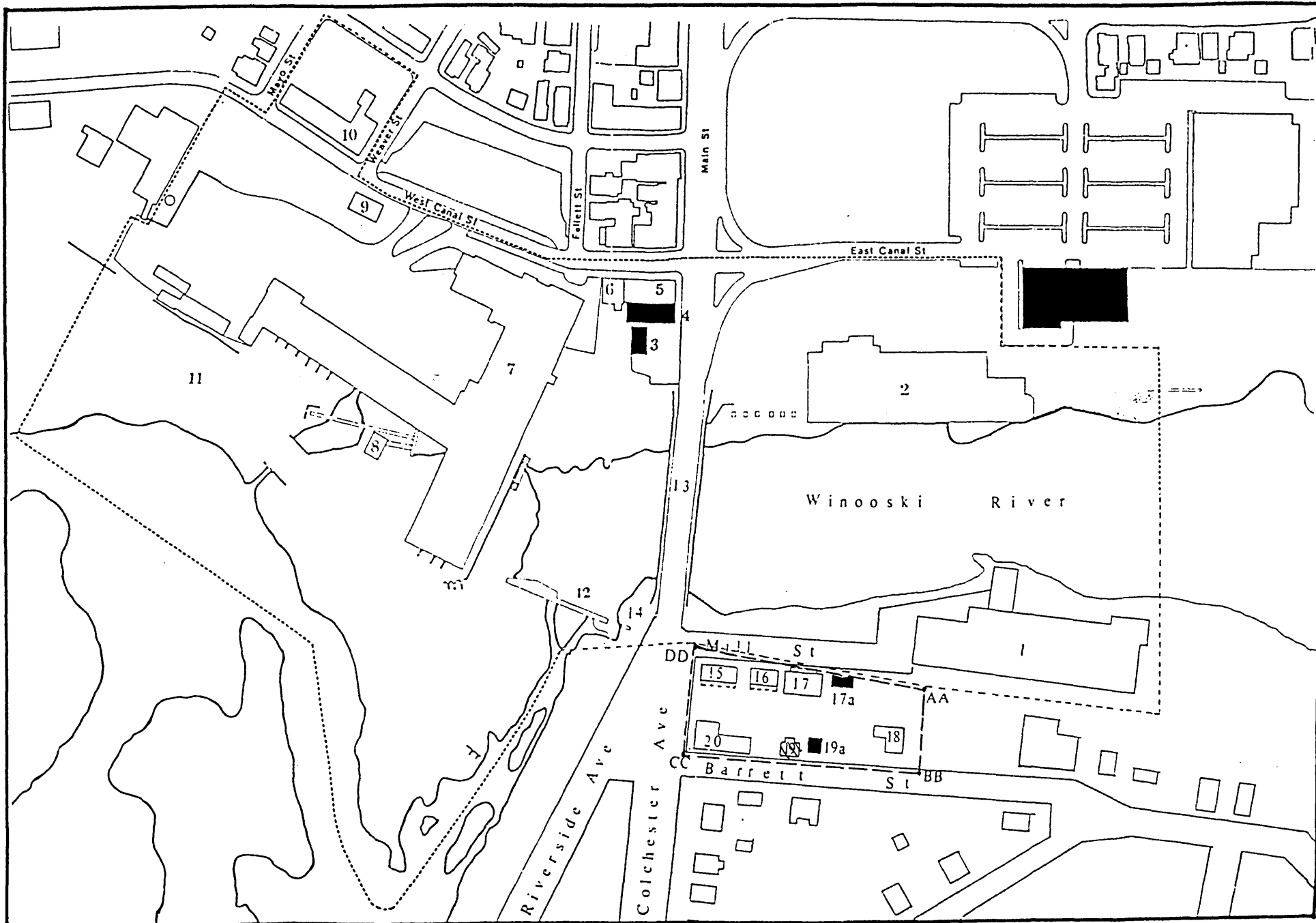
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OWNER LIST

- | | | | |
|-----|---|------|--|
| 13. | City of Winooski
Office of the City Clerk
City Hall
Winooski, VT 05404 | 19. | Scott Mansfield
P. O. Box 4245
Burlington, VT 05406 |
| | City of Burlington
Office of the City Clerk
City Hall
Burlington, VT 05401 | 19a. | H. E. Peter Hayden
14-16 Barrett Street
Burlington, VT 05401 |
| 14. | City of Burlington
Office of the City Clerk
City Hall
Burlington, VT 05401 | 20. | Scott Mansfield
P. O. Box 4245
Burlington, VT 05406 |
| 15. | Anthony and Susan Lamb
1 Beebe Lane
Williston, VT 05495 | | |
| 16. | Raymond L. Hadley
59 Marble Island Road
Colchester, VT 05446 | | |
| | Stella Martin
P. O. Box 231
Stowe, VT 05672 | | |
| 17. | John W. and Shirley S. Perry
13-19 Mill Street
Burlington, VT 05401 | | |
| 18. | Ted and Bernice Skowyr
32 Barrett Street
Burlington, VT 05401 | | |





Winooski Falls Historic District



North

Winooski and Burlington, Vermont
With Amended Area including Structures 13 - 20

-  Historic Structure
-  Non-contributing Structure
-  Initial Historic District Boundary
-  Amendment Area Boundary
-  No Longer Standing

Chittenden County, Vermont

0 50 100 Scale