



1171

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 Southview Housing Historic District

other names/site number South View Homes

2. Location

street & number 1-107 Stanley Road

not for publication

city or town Springfield vicinity N/A

state Vermont code VT county Windsor code 027

zip code 05156

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.)

Marianne C. Grunelle National Register Specialist 9-24-07
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
State or Federal agency and bureau

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

Signature of commenting or other official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register

other (explain): _____

Edson H. Beall 11.8.07

Edson H. Beall

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
<u>18</u>	<u>3</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>18</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register

0

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

N/A

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: institutional housing

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

International

Colonial Revival

Materials (Enter categories from instructions)

foundation CONCRETE

roof METAL: Steel

walls WOOD: Weatherboard

SYNTHETICS: Vinyl

other _____

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

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8. Statement of Significance

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

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

D Property has yielded, or is likely to yield information important in prehistory or history.

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

Property is:

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

Areas of Significance (Enter categories from instructions)

MILITARY
INDUSTRY
SOCIAL HISTORY

Period of Significance 1942-1957

Significant Dates 1942

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

Cultural Affiliation N/A

Architect/Builder Leland & Larson Architects
Mellendy, Harold L.
Carilli Construction
Webber, Payson

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

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9. Major Bibliographical References

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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: University of Vermont, Vermont History Center

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10. Geographical Data

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Acreage of Property 6.9

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

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>18</u>	<u>704730</u>	<u>4795571</u>	3	<u>18</u>	<u>704968</u>	<u>4795278</u>
2	<u>18</u>	<u>704809</u>	<u>4795590</u>	4	<u>18</u>	<u>704890</u>	<u>4795229</u>
	<u>X</u>	See continuation sheet.					

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

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

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11. Form Prepared By

=====

name/title Kempton T. Randolph, Sarah Gaulty / Historic Preservation Consultants

Organization Evans & Randolph Preservation Associates, LLC date 7/19/2007

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

city or town Marshfield state VT zip code 05658

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Additional Documentation
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Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

- Representative black and white photographs of the property.

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

=====
Property Owner
=====

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

name Andrew Broderick / Southview Housing Limited Partnership

street & number Housing Vermont, 123 St. Paul Street telephone (802)-863-8424

city or town Burlington state VT zip code 05401

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 1

Southview Housing Historic District
Springfield, Windsor County, Vermont

Narrative Description

Southview Housing comprises a district of 19 primary structures built by the federal government in 1942-1943 as temporary housing for workers involved in the local war effort. The long, linear district is located in a residential neighborhood on the east side of South Street, just south of Springfield's downtown where numerous factories along the Black River were built for the purpose of manufacturing products for the machine tool industry. Although the architectural integrity of the Southview Housing historic district has been diminished due to alterations, the historic significance of the complex is remarkable. The eighteen rectangular, wood frame apartment buildings (#s 1-18) that contain a total of 69 units line both sides of the road. They are primarily sited parallel to each other on the west side, and end to end on the east side. Building #19, the wood frame community building, is located near the center of the district. It has been extensively altered from its original state, and is non-contributing to the district. Two additional non-significant garages are associated with Building #2. The site is flat, the roads are asphalt, sidewalks are concrete leading from the roadways to unit entries, and little vegetation exists except for grass lawns and some low shrubbery and trees. The district's aspects of integrity of setting, location, feeling and association remain generally intact, as the site appears little changed overall since the buildings were constructed, and the relationship of the buildings to one another continues to evoke the character of a wartime housing development. However, changes to the aspects of design, materials, and workmanship have substantially compromised the architectural integrity of the buildings within the district.

Originally the Southview Housing complex occupied land on both sides of South Street, but the buildings of the west side of the street have been demolished. A contemporaneous wartime housing complex known as Westview Housing exists in the western part of Springfield; it remains but has been even more altered, the buildings retaining little of their original features.

Summary of contributing buildings (See historic district map)

Buildings 1 through 18 are contributing.
Garages 2a and 2b are non-contributing due to age and alteration.
Building 19 is non-contributing due to alteration and a non-historic move of its components.

Two basic building forms

The two, three and four bedroom apartment buildings are defined by two basic building forms, with some variation among these two forms, so that in all six types (A through F) have been defined as described below.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 2

Southview Housing Historic District
Springfield, Windsor County, Vermont

- 1) Buildings 1 through 14, and 16: two story, hip roof, vinyl sided buildings (types A through D); and
- 2) Buildings 15, 17, 18: one-story, gable roof, novelty sided buildings (types E and F).

Six building types

The six types are defined as follows:

- A) Buildings 1, 3, 4, 5, 6, 8: Each building is a two-story, 12 by 2 bay quadruplex with four side-by-side, two-story units. Each front elevation has two hip roof entry porches (each sheltering the front door to two units). Single, paired and triple six-over-six windows are regularly spaced across the elevations. Two brick chimneys project from the roof.
- B) Building 2: Similar to building type A except for the rear elevation which has a small, one-story, shed roof enclosed porch for the property manager's north end unit, and gable roof hoods on brackets at the rear entries to the three other units. The two garages are associated with Building 2, and are used primarily by the property manager.

Garage 2a, c. 1942, non-contributing

This one and one-half story, gable roof garage appears to date from c. 1942. It has board and batten siding. The later shed appendages on the south and east ends have compromised its architectural integrity. The garage is non-contributing due to alterations.

Garage 2b, c. 1970, non-contributing

This gable roof, 2-bay garage has a later extension on the south side for a third bay. The garage is non-contributing due to age.

- C) Buildings 7, 9, 10, 11, 16: These two-story, 8 by 2 bay, four-unit buildings are somewhat shorter in length than the buildings in types A and B, and four chimneys project from the roof. Building 16 has the gabled hoods on brackets at each rear entry.
- D) Buildings 12, 13, 14: These two-story, 8 by 2 bay, three-unit buildings have a long, central bump-out on most of the rear elevation with a roof overhang at each

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 3

Southview Housing Historic District
Springfield, Windsor County, Vermont

end where the bump out returns to the recessed portion of the rear wall, two chimneys, one hipped roof porch sheltering two front entries as in the other buildings of this form, but the third unit has a smaller hipped roof hood without posts.

- E) Building 15: A one-story, 12 by 2 bay gable roofed building with four, side-by-side units and novelty siding. Six-over-six windows and unit doors are regularly spaced across the elevations, and four chimneys project through the metal roof. The front entries have shed roof hoods, and a boiler room appendage extends from the rear elevation.
- F) Buildings 17, 18: Similar to type E, however the two end units have attached mudrooms at the rear, creating a saltbox form at the gable ends.

The Community Building, #19, c. 1975, non-contributing

The Community Building, a vernacular International Style, one-story, 3 by 3 bay, flat roof structure, was constructed c. 1975 using two sections from two buildings that were taken down in the other half of the Southview Housing complex that stood across the road on the west side of South Street. Two garage doors are built into the west foundation wall, which is fully exposed on the rear of the building to provide automobile access to the basement from South Street. The building retains historic six-over-six wood windows, and a flat door hood that extends over the east side entry. The vinyl siding, dimension lumber access ramp on the east side, steps and deck at the north side entry, and the interior features are not historic.

Architectural Integrity

The architectural integrity of the district has been substantially altered, primarily due to changes to the two-story apartment buildings, although the site remains intact. Originally, when built in 1942 - 1943, the district was an example of an International Style worker's housing complex with fifteen rectangular, flat roof buildings that were designed without ornamentation, had simple cornice lines, wood shingle siding, and functional shed roof door hoods. The three gable roof buildings at the south end of the complex were somewhat different, constructed in the vernacular Colonial Revival style, with novelty siding, multi-pane double hung windows, and two (#17 and #18) had a saltbox shape at the gable ends. The two building forms (two-story flat roof, and one-story gable roof) were, however, unified by their similarity of features such as six-over-six windows, regular fenestration patterns, repetitive unit floor plans, concrete foundation piers (now faced with composition board parged with stucco), shed door hoods, and brick chimneys, indicating that the buildings were constructed of standardized materials including ready cut lumber, typical of the many housing projects built by the federal government for the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 4

Southview Housing Historic District
Springfield, Windsor County, Vermont

war effort. The housing was meant to be temporary, and the standardized materials made the buildings relatively inexpensive and easy to build.

Today, the district's aspects of integrity of setting, location, feeling and association remain generally intact. The site appears little changed overall since the construction, and the relationship of the buildings to one another continues to evoke the character of a wartime era government housing development. The Southview apartments represent perhaps the most common building type employed in military barracks and government housing: the long, rectangular, one or two-story, wood frame building that could accommodate many people, and typically had either a flat or low-pitched gable roof, was built on piers, and had numerous double hung, six-over-six windows.

The compromise of architectural integrity comes from changes to the aspects of design, materials, and workmanship. The changes occurred in 1992 and later when owner Rockingham Community Land Trust added hip roofs and vinyl siding to the two-story buildings, vinyl windows with snap in muntins on nine of the two-story buildings in the northern half of the district, and metal, insulated exterior doors with nine-light windows in all units. The change to the roof shape has substantially compromised the buildings, which no longer can be identified as International Style structures due to the loss of this character defining roofline. The hip roof porches are also not characteristic of the International Style. The three Vernacular Colonial Revival style, gable roof buildings, however, remain largely intact with original novelty siding, six-over-six wood windows, brick chimneys, and most floorplan features unchanged.

The unit interiors throughout the district generally retain their original floor plans, and some units also exhibit original vertical board wall partition paneling, wood flooring, and interior window trim (primarily on the second floor).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 5

**Southview Housing Historic District
Springfield, Windsor County, Vermont**

Significance

The Vermont Advisory Council on Historic Preservation has previously determined that Southview Housing is eligible for the National Register of Historic Places under Criterion A as an example of wartime housing, but that it is not eligible under Criterion C due to the significant amount of alteration to the buildings. Although the architectural integrity of the Southview Housing historic district has been diminished, its historic significance remains intact. The complex is a remarkable example of the type of World War II era housing built to accommodate home front workers in the booming machine tool factories of Springfield. Southview Housing is eligible for listing in the National Register of Historic Places under Criterion A for its associations with the themes of Industry, Military, and Social History. “

Site History

Prior to the development of Southview Housing, the land in this area of Springfield was known as the Hall Farm. The farmhouse on the property was built as a tavern prior to 1804.¹ The building and surrounding land was purchased by Caleb Hall in 1835, and remained in the Hall family for more than 100 years.² E.S. Hall was the owner of the property when it was taken by eminent domain by the government for the housing project during World War II. Anecdotal accounts state that Mr. Hall was very much opposed to losing his land, and was even taken to court for his refusal. Despite his efforts, the farmland was taken, although Mr. Hall remained in the farmhouse until his death in 1952.³

Industry

Southview Housing was built by the federal government in 1942-1943 to help meet the growing need for defense housing for employees working in the many factories that produced goods for the war effort. Prior to World War II, however, Springfield had developed as one of Vermont's preeminent manufacturing centers. It was known as Lockwood's Mills in the late 18th century and Precision Valley at the turn of the 20th century. The local inventions patented and manufactured in Springfield had a marked influence on the industrialization of the nation. Activity centered around the eight industrial complexes built on the Black River from 1836 to 1935.

The industrialization of the area began in 1774 when William Lockwood settled in the village and built a sawmill there. Isaac Fisher established himself as the “father of industrial Springfield” when he moved to the village in 1808 and secured most of the mill rights along the

¹ Helen Pettengill, *Historic Houses of Springfield, Vermont*, p. 34.

² *Ibid.*

³ *Ibid.*

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 6

Southview Housing Historic District
Springfield, Windsor County, Vermont

Black River, harnessing power for a cotton mill, oil mill, carding shop, woolen mill, and machine shop. Springfield was home to a number of important industries and individuals whose enterprises and innovations shaped industrial America, including: F.P. Gilman, who invented improvements in lathes; the John. T. Slack Corporation, a pioneer in wool reclamation that became one of the largest shoddy mills in the world; A.H. Grinnell, who invented a process for polishing marble; and D. M. Smith and Company that manufactured Smith's numerous inventions, including clothespins. The machine tool industry, which gained prominence in the later 19th century, dominated the local economy into the early 20th century, boosted in particular by a spike in production needs during World War II.

Throughout World War II, the three main plants producing wartime machinery in Springfield were the Jones & Lamson Machine Company, the Fellows Gear Shaper Company, and Bryant Chucking Grinder Company. All three companies produced various types of machine tools, including gear cutters, grinders, and other metal working equipment. These machine tools were then used to produce vital parts for wartime equipment, such as weaponry. The March 18, 1941 edition of the *Springfield Reporter* included full page advertisements for the three main shops. Included were short descriptions of the history and products of each company, as well as the importance of the industry:

At present, the aeroplane [sic] and automotive plants are large purchasers of Fellows products, particularly those engaged on the National Defense Program. This has also called for the development of several new products to add to the already long list briefly outlined.⁴

Jones & Lamson machines have played a significant part in the world-wide development of industry, but they are now immeasurably more important now than ever before because of the need for them in our national defense program.⁵

Today the need for precision parts for the highly advanced aircraft of today has been tremendously increased by the growing National Defense program. The Bryant Company has greatly increased the size of its buildings and equipment and most important of all the working force, to meet this need.⁶

These advertisements demonstrate the growth of the machine tool industry in Springfield prior during the buildup to World War II. The outbreak of the war only added to the immense need for these products. Sales figures from the era tell the story of the enormous rise in production at the local plants. In 1938, J&L reported \$2.9 million in sales. By 1942, this number grew to \$24.1

⁴ Springfield Reporter, March 18, 1941, p. 13.

⁵ Springfield Reporter, March 18, 1941, p. 15.

⁶ Springfield Reporter, March 18, 1941, p. 23.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 7

**Southview Housing Historic District
Springfield, Windsor County, Vermont**

million. Fellows and Bryant exhibit similar trends, from \$2.0 million to \$15.5 million, and \$1.9 million to \$15.3 million, respectively.⁷ Together, at the peak of production, these three Springfield plants employed over 7,400 people. All three plants had expanded their facilities in the early 1940s to meet the increasing production demand, and eventually each had to move to a seven day work week to keep up with the frenetic pace. By early 1942, J & L and Bryant began employing women in the factories as wartime needs continued to expand. The importance of the machine tool industry to the history and economy of Springfield during the early and mid 20th century cannot be understated.

Military and Social History

Springfield, Vermont's massive expansion echoes national trends in centers of defense activity during the World War II era. Across the country, equipping the machinery for war production resulted in a large-scale redistribution of population as workers and their families migrated to defense centers. This mass migration created critical housing shortages throughout the United States. Works Progress Administration surveys found that nearly two-fifths of 287 key defense centers were already experiencing critical housing shortages in 1941.⁸ In many areas, such as Springfield, the workers who arrived to serve expanding wartime production needs had no choice but to resort to inadequate quarters in run down buildings, converted garages, trailers, tent camps and sometimes former chicken coops. Those living in these substandard conditions were often called derogatory names such as "trailer trash" and "riff-raff".⁹ To address these housing issues, several forms of legislation were passed, beginning with the United States Housing Act of 1937, which established the public housing program. In 1940, the Lanham Act was passed to permit the use of federal funds for building approximately 625,000 housing units across the U.S. The Lanham Act allocated \$150 million to the Federal Works Agency for housing defense workers, and by July 1943, the government expanded its funding to \$1.3 billion. In 1942, Franklin Roosevelt created the National Housing Agency. From the beginning, the federal government regulated the kind of public housing that could be built, developed guidelines for tenant selection (during the early years, African Americans were actively kept out of public housing), and devised formulas for setting rental fees based on family income. In the 1940s, World War II caused a temporary moratorium on domestic housing construction except for defense purposes.

The construction of the Southview Housing district is closely associated with the history of public housing during World War II. Housing in Springfield became a major issue as the factories began to increase production. A survey conducted in early 1941 showed that there were no vacant rooms within a reasonable radius of the plants, and that a significant number of workers commuted from surrounding towns including Claremont, Charlestown, Chester, and

⁷ Keith Richard Barney, *The History of Springfield Vermont*, p. 351, 383.

⁸ Kathryn R. Murphy, "Housing for War Workers," *Monthly Labor Review* (June 1942) 54, p. 1259.

⁹ *World War II and the American Home Front*, National Park Service, NHL Theme Study, Draft 2004, p. 12.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 8

**Southview Housing Historic District
Springfield, Windsor County, Vermont**

even Rutland.¹⁰ While some housing projects were planned, the influx of workers far outpaced the rate at which these dwellings could be built. The local housing office kept running tallies of available rooms, and while some homes were being built, both in Springfield and within a twenty mile radius (300 plus were built in 1941 alone) more housing, especially apartments, were desperately needed.¹¹ Housing was such a problem that it was addressed in some form in almost every issue of the *Springfield Reporter* from 1941 to 1943 when the Westview and Southview housing projects were finally occupied.

By August of 1941, almost 100 families were on a waitlist for housing, with more workers arriving daily as the factory production increased. So desperate was the situation that the January 30, 1942 edition of the *Springfield reporter* included a special segment on zoning and planning in Springfield that detailed, among other things, buildable land in the Springfield area. Despite the overwhelming need, it wasn't until the spring of 1942 that a Federal Housing Administration project was finally approved for Springfield. From this point forward, anticipation of the housing dominated the local news.

In April 1942, the *Reporter* stated that "225 homes, dormitory for 300 and trailers assured for Springfield" and that "The Springfield area has been allotted 100 of the 150 FHA houses awarded to the state of Vermont."¹² That Springfield was the recipient of the majority of this housing underlines the importance of the area to the war effort. Of the promised housing, less than half went to the acquired property on the north side of town. The majority of the construction would occur on the southern property, once the farmstead of E.S. Hall. While initially the projects were to start construction in May of 1942, delays were rampant. Release on the projects was not received until September of that year. Work officially began on the Southview project on September 10, 1942. Construction went quickly, with the north project, called Westview, the first to be completed. By October 22, 1942, the foundations were poured at both sites. Westview had most of the walls in place, and roof work was being completed on some of the units. At Southview, framing was in place on some units, while grading was still being completed on others. Both Westview and Southview, like more than 580,000 of the approximately 625,000 housing units built under the Lanham Act and its amendments between 1940 and 1944, were considered 'temporary' wartime housing (although many were never dismantled). Despite this classification, the units were well-equipped for working families. The *Springfield Reporter* described them in its October 22, 1942 issue:

Each project is to have, in addition to living units, a community building, with a manager's office in one wing, maintenance paint and repair units in another wing, and a large social hall in the main part of the building. Each living unit will have a heating

¹⁰ Keith Richard Barney, *The History of Springfield Vermont*, p. 369.

¹¹ *Ibid*, p. 370.

¹² *Springfield Reporter*, April 2, 1942, p. 1.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 9

**Southview Housing Historic District
Springfield, Windsor County, Vermont**

system and kitchen stove included in its equipment...In addition to bedrooms, each dwelling unit has a living room, kitchen, dining alcove and bathroom.¹³

Finally, on February 4, 1943, the *Reporter* announced "The first tenants are expected to move into units at the Southview project today and 36 units there will probably be available within a week."¹⁴

Project Planning History

Southview Housing, like many defense housing projects, was a collaborative effort between local and regional or federally-assigned architects. The architectural firm in charge of the project was Leland and Larson of Boston, who also constructed Deering Hall on the University of Maine Campus. Harold L. Mellendy of Springfield and Payson Webber of Rutland acted as the local architects, and the Carl Jackson (north project) and Carilli (south project) construction companies were in charge of contracting.¹⁵

The dwellings at Southview Housing were characteristic of their period. The average cost of housing built under the terms of the Lanham Act was initially restricted to \$3,000 per dwelling unit, later raised to \$3,750 in January 1942. In addition, increasing scarcity of materials, particularly metals, impacted wartime construction. *Architectural Record* observed in 1941 that, indeed, "economy" was the single most prominent characteristic among defense housing projects: "economy of space in planning; economy in the use of materials and units of equipment; economy in the time needed to plan, build, and equip projects".¹⁶ As a result, designs were practical above all else and displayed little embellishment or ornamentation.

Instead, Southview Housing's significance is rooted in the development of the site itself. Its design embodies a number of planning principles that had begun to take hold in the years preceding World War II. With an increased attention to public housing in the late 1930s came a new focus on careful site planning as an antidote to the slums that had developed throughout the country during the Great Depression. In 1939, the United States Housing Authority published a bulletin entitled "Design of Low-Rent Housing Projects: Planning the Site" in which it suggested that success lay not in the design of individual structures but "in the plan of the project as a whole – in the relation of the buildings to each other."¹⁷ Adequate space out of doors and

¹³ Springfield Reporter, October 22, 1942, p. 1.

¹⁴ Springfield Reporter, February 4, 1943, p.1.

¹⁵ Springfield Reporter, September 3, 1942, p.1.

¹⁶ "Housing for Defense," *Architectural Record* (November 1941) 90, p. 72.

¹⁷ U. S. Department of the Interior, U.S. Housing Authority, *Design of Low-Rent Housing Projects: Planning the Site*, Bulletin no. 11 on Policy and Procedure, 1939, p. 3.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 10

**Southview Housing Historic District
Springfield, Windsor County, Vermont**

provisions for leisure and community activities, such as playgrounds, were cited as important aspects of reform planning.

During the war, all low-rent public housing projects were re-assessed for their possible contribution to national defense programs, and planning ideals began to be applied to new defense housing developments. In April 1942, the same month that the Southview Housing project was announced in Springfield, an article in *Architectural Record* discussed the importance of housing developments as well-planned neighborhoods: "This means low land coverage with generous open areas for recreation and gardens... living quarters that are built away from traffic ways, street crossings, and play spaces that are safe, parking and service areas that are adequate and well located."¹⁸ USHA published plan standards that echoed these site planning principles, encouraging low density and attention to topography. According to the Agency, "site planning – that includes not only building locations but roads, play spaces, orientation, etc. – ... often determines the success or failure of a housing project."¹⁹

Southview Housing embodies the site planning principles that emerged from the era's planning reform movements. Its architects heeded USHA property density standards and carefully situated each building at an adequate distance, allowing for sunlight, air circulation, and open greenspace between the dwellings. The site included communal areas such as a community house and children's play area. Furthermore, the dwellings were constructed along a slightly curving street that terminated in a cul-de-sac, which helped families avoid dangerous traffic ways. Despite changes made to the buildings themselves, important primary site elements such as building footprints and spacing, community areas, and overall site layout have survived, and the Southview Housing district remains an intact example of a World War II-era planned worker housing project.

Southview Housing is not only significant because its site development followed modern housing reform principles, but because it speaks to the legacy of Modernism in World War II-era worker housing. For a brief but important period beginning in 1941, the new Division for Defense Housing hired internationally renowned modern architects to address the country's critical housing shortage. The architects, who worked within the limits set by the Lanham Act, developed innovative and influential designs that in many ways established a stylistic vocabulary for worker housing projects. The flat, unadorned, box-like construction characteristic of the International Style was particularly well-suited to the new housing developments, for which economy was the driving force. Southview Housing's lack of embellishment and repetitive, modular appearance, especially among the two-story quadruplex and triplex dwellings, invite comparisons to the International Style. Although the cubic appearance of the buildings has been compromised by the addition of a hip roof over the original flat roofs, Southview's design

¹⁸ Dorothy Rosenman, "Housing to Speed Production." *Architectural Record* (April 1942) 91, p. 46.

¹⁹ "Housing for Defense," *Architectural Record* (November 1941) 90, p. 73.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 11

**Southview Housing Historic District
Springfield, Windsor County, Vermont**

remains notable as an example of International Style site planning and housing at a vernacular level.

The construction of housing projects like Southview solved the immediate need for affordable housing during wartime; however, poor design, shoddy construction, and regional economic decline in many industrialized areas took their toll. By the 1980s, most of these projects were considered failures; many were plagued with drugs and crime and viewed as a blight on the environment. Southview itself continued to function as worker housing throughout the 1940s, and provided shelter for some returning veterans beginning in 1946.²⁰ By the mid 1950s, deferred maintenance on the “temporary” structures was cause for concern for some Springfield residents. The Westview and Southview apartment complexes were sold in 1957 to a private management company. They remained privately managed until the early 1990s when they were purchased by the Rockingham Area Community Land Trust. Both still serve a vital segment of the Springfield community in need of affordable housing. However, the changes at Westview were so extensive that very little remains of the original character of the buildings. Steeply pitched rooflines, changes in fenestration and window style (casement instead of double hung), gable fronted entry porches, and in some cases, one story additions to the central massing, have left Westview looking like a modern addition to the landscape. In contrast, Southview still retains its original massings and footprints, main fenestration, feeling, and site association. The one story buildings at Southview still retain their novelty siding and original rooflines. Southview remains the best example in Springfield, and perhaps Vermont, of this type of community, multi-family worker housing constructed during World War II to meet the demands of home front industry.

²⁰ Vermont Sites and Survey report.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 12

**Southview Housing Historic District
Springfield, Windsor County, Vermont**

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 13

**Southview Housing Historic District
Springfield, Windsor County, Vermont**

UTM References

Zone	Easting	Northing	Zone	Easting	Northing
5 18	704841E	4795302N	6 18	704785E	4795375N

Boundary Description

The Southview Housing Historic District is bounded to the southwest by South Street and within the above UTM reference points. It is recorded in the Springfield tax rolls as lot 30-4-14.

Boundary Justification

The designated property includes the entire parcel and buildings historically associated with Southview Housing.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Photographs Page 14

Southview Housing Historic District
Springfield, Windsor County, Vermont

Photograph Information

Date taken: April 24, 2007

Photographer: Kempton Randolph

Image files stored at the Vermont Division for Historic Preservation, Montpelier, VT

Photograph #1

file name: VT_WindsorCounty_Southview1.tif

view: Building 5, type A, west facade, looking northeast

Photograph #2

file name: VT_WindsorCounty_Southview2.tif

view: Building 5, type A, north and east elevations, looking south

Photograph #3

file name: VT_WindsorCounty_Southview3.tif

view: Building 2, type B, west facade, looking northeast

Photograph #4

file name: VT_WindsorCounty_Southview4.tif

view: Building 2, type B, south and east elevations, looking northwest

Photograph #5

file name: VT_WindsorCounty_Southview5.tif

view: Building 10, type C, north facade, looking south

Photograph #6

file name: VT_WindsorCounty_Southview6.tif

view: Building 10, type C, south elevation, looking north

Photograph #7

file name: VT_WindsorCounty_Southview7.tif

view: Building 12, type D, west facade and south elevation, looking north

Photograph #8

file name: VT_WindsorCounty_Southview8.tif

view: Building 12, type D, north and east elevations, looking south

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Photographs Page 15

**Southview Housing Historic District
Springfield, Windsor County, Vermont**

Photograph #9

file name: VT_WindsorCounty_Southview9.tif

view: Building 15, type E, southwest facade and southeast elevation, looking north

Photograph #10

file name: VT_WindsorCounty_Southview10.tif

view: Building 15, type E, northwest and northeast elevations, looking south

Photograph #11

file name: VT_WindsorCounty_Southview11.tif

view: Building 17, type F, northeast facade, looking southwest

Photograph #12

file name: VT_WindsorCounty_Southview12.tif

view: Building 17, type F, northwest and southwest elevations, looking southeast

Photograph #13

file name: VT_WindsorCounty_Southview13.tif

view: Context view of Stanley Street, taken adjacent to Building 8, looking north

Photograph #14

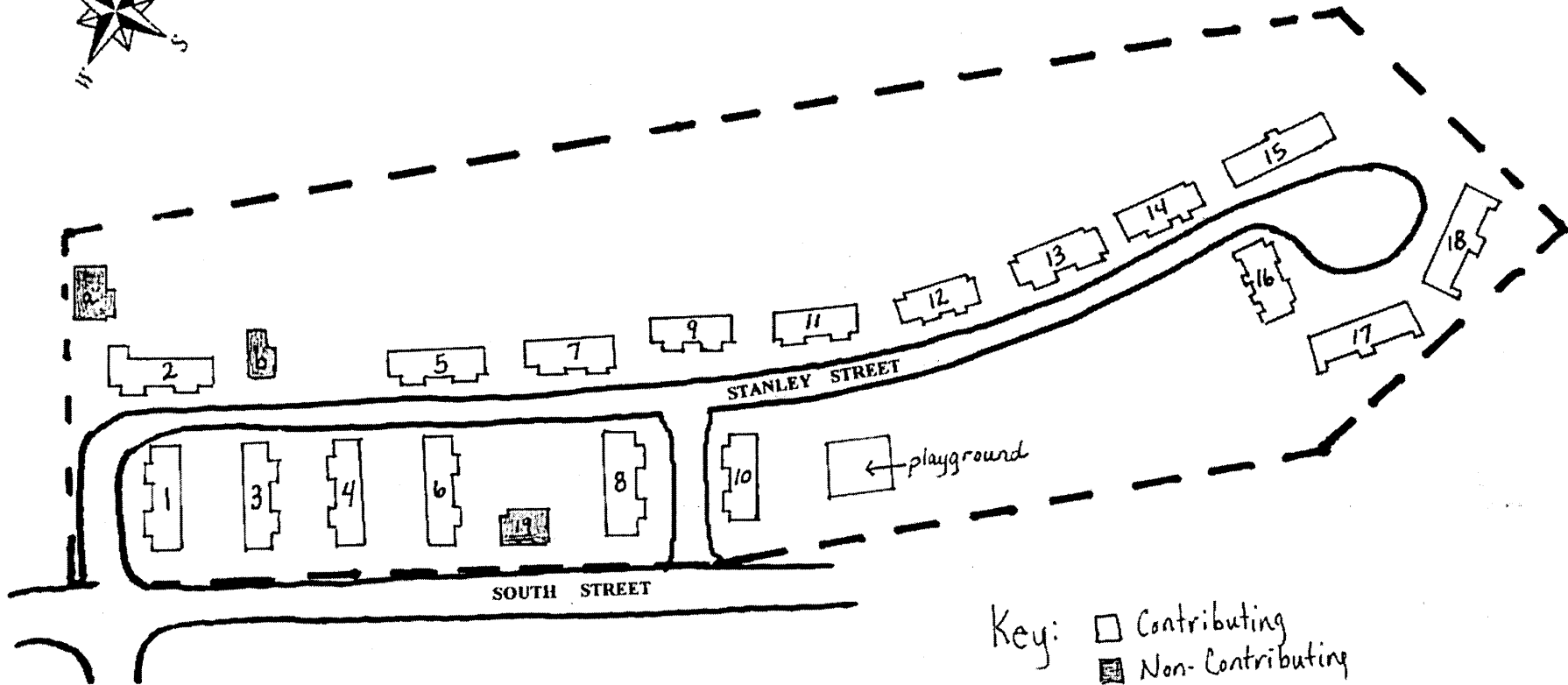
file name: VT_WindsorCounty_Southview14.tif

view: Garage 2a, south and west elevations, looking north

All photographs were printed on HP Premium Plus Glossy Photo Paper using an HP Photosmart 7850 printer equipped with Vivera 95 tri-color and Vivera 100 gray photo ink cartridges.

Please see attached sheet from Wilhelm Imaging Research showing 108 year fade resistance of this paper and ink combination.

Southview Housing Historic District
Springfield, Windsor County, Vermont



Key: □ Contributing
■ Non-Contributing
--- Boundary Line

Drawing not to scale