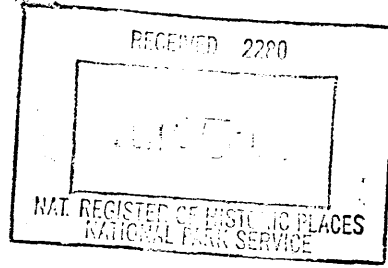


United States Department of the Interior  
National Park Service



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 Kazon Building

other names/site number Kazon Block

2. Location

street & number 50 Marble Street

not for publication n/a

city or town West Rutland vicinity Na

state Vermont code VT county Rutland code 021

zip code 05777

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.)

Suzanne C. Jamelo National Register Specialist 6-18-04  
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* 7/28/04

*[Signature]*

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>1</u>	<u>          </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1</u>	<u>0</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: <u>INDUSTRY</u>	Sub: <u>Manufacturing facility</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>WORK IN PROGRESS</u>	Sub: _____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

Commercial Style

\_\_\_\_\_

\_\_\_\_\_

Materials (Enter categories from instructions)

foundation Concrete

roof Asphalt

walls Brick

other Steel

\_\_\_\_\_

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

8. Statement of Significance

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

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

Kazon Building

Rutland County, Vermont

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)

Industry  
Architecture  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Period of Significance 1929-1948  
 \_\_\_\_\_  
 \_\_\_\_\_

Significant Dates 1929  
 \_\_\_\_\_  
 \_\_\_\_\_

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.)

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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: \_\_\_\_\_

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 10. Geographical Data
 

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Acreage of Property .32 acres

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>18</u>	<u>6575 10</u>	<u>4828 880</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____

\_\_\_\_\_ 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
 

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name/title John Johnson, Historical ConsultantOrganization \_\_\_\_\_ date 2/4/04street & number 5378 Hollister Hill Road telephone 802-426-3411city 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)

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Property Owner

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

name Rutland West Neighborhood Housing Services, Inc.

street & number 71 Marble Street telephone 802-438-2303

city or town West Rutland state VT zip code 05777

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

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

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## National Register of Historic Places Continuation Sheet

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Kazon Building  
West Rutland, Rutland County, Vermont

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### Summary

The Kazon Building was constructed on Marble Street in the Town of West Rutland, Vermont in 1929. The building occupies a narrow lot and the front elevation faces Marble Street to the west. The 9,600 square foot, two-story, five (front) by fifteen (side) bay brick Commercial style industrial building measures 40 feet x 120 feet. It has brick parapets with marble coping surrounding a slopping built up roof, a poured concrete foundation, brick common bond masonry walls, four (2 feet x 40 feet) steel beams supporting the second floor and four (2' x 40') steel beams supporting the roof. This industrial style building retains its original symmetrical fenestration with 16-pane steel frame windows (5 feet x 7 feet) with awning insets. The building's sixty-four steel windows have brick soldier course headers and marble sills, and nine of the windows are currently covered with plywood. (See photo 1). The marble used in the construction and decoration of the Kazon Building was quarried, cut and carved by a local West Rutland marble company. The sprinkler system throughout the building was installed in 1931. The building has working electricity, gas and water. Changes made to the building in 1994 include four new door openings along the side elevations with modern steel doors, screen projections over the hinged, four-pane awning sections of many windows, new electrical wiring and light fixtures, a stainless steel chimney and modern gas furnaces. Also in 1994, the building interior was partitioned to create apartments. Despite these exterior and interior alterations, the Kazon Building overall retains integrity of location, setting, design, materials, workmanship, feeling and association.

### Exterior

#### Front Elevation

The front/west elevation is faced with brick veneer that was built independent of the brick masonry walls of the other three elevations, and consists of harder brick and a more finely tooled, lighter colored mortar. The stepped, brick parapet contains a significant hand carved marble panel with the words 'Kazon Building'. Below the marble name panel, a long marble frieze band spans the facade, and small marble blocks define the corners and center of five decorative, rectangular brickwork panels located below the second story window. On the first story, bay one (reading from the left) comprises the front entrance which features a wood door with a single, flat, lower panel and three, horizontal, upper glass lights that appears to date from c. 1950. The single glass sidelight on the right, and picture frame molding around the door and sidelight also appear to be replacements. The upper transom

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Kazon Building  
West Rutland, Rutland County, Vermont

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is covered with boards, and a molded cornice board has been applied over a marble lintel above the transom. The 16-light, steel windows are regularly spaced across the façade with four to the right of the door on the first floor and five on the second floor. All but the left bay window on the second floor are covered with plywood and the window in bay two on the first floor has a modern screen projection covering the center, 4-light, hinged awning window section. (See photo 2).

### South Elevation

Across the first floor of the fifteen-bay south elevation, twelve steel windows are regularly spaced with three door openings (bay fourteen is covered with plywood) Based on interior features with a stair system at the rear (east end) of the building, it appears that the door opening in bay thirteen is original (having accessed the stairs inside) although it now contains the typical modern, flush steel door type found in all door openings on the sides of the building. Bays three and nine contain metal flush doors in openings that appear to be former window openings that were lengthened. The second floor has fourteen steel windows (one covered with plywood), and a modern steel stairway leads up to a modern steel door in bay six that replaces a former window opening. On this elevation fourteen windows have modern wood frame, metal projections over the awning sections of the windows that are designed to allow the awnings to open. There are two, wood, attic vents below the parapet and a steel awning bracket along the entire south wall between the first and second floors. There is also an original brick chimney, with a corbelled cap that raises above the parapet between windows two and three, and evidence of repair to the parapet. (See photo 3).

### North Elevation

The north elevation has nine steel windows (one covered with plywood) and two non-original steel doors on the first floor in enlarged, former window openings. There are fourteen steel windows on the second floor (two covered with plywood). Seven windows on this elevation have the modern screen projections over the awning windows. A portion of the brick parapet has failed above bays four and five and there is evidence of repair in non-matching mortar. There are two wood attic vents below the parapet above bays five and twelve. This elevation has telephone, electrical and gas service meters on the first floor.

In bay two there is an original wood-frame gable roof over the modern paneled steel door. The asphalt-shingled, low-sloped gable roof is framed against the building and is supported



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Kazon Building  
West Rutland, Rutland County, Vermont

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on two diagonal wood brackets. A wood fence, supported on the raised concrete deck, extends ten feet north. (See photo 4)

### East Elevation

The exterior of the east elevation has two steel windows on the first floor in bays one and three and three steel windows and a small six-light steel window (covered with plywood) on the second floor. Two windows on this elevation have modern steel screen projections over the awning windows. This elevation has two gas service meters and a stainless steel chimney pipe mounted left of bay one. (See photo 5).

### Interior

The interior of the first floor, at the front of the building, retains the original office spaces and a concrete-in-steel staircase on the north wall, leading to an original wooden balustrade on the second floor. There is a large undivided workroom in the middle of this floor and an elevator room in the rear of the building. The elevator room contains an original freight elevator, a modern furnace, and a concrete-in-steel staircase on the east wall, leading to the second floor. The second floor was originally a large undivided workroom (See photo 6) and is now divided into three apartments. The original bathrooms were located in the northeast corner of the first and second floor. There is a small basement furnace room, at the southwest corner of the building, accessible through a bulkhead on the south elevation,

Original interior finishes include plaster on exterior walls, a concrete floor on the first story, oak flooring (on the second floor), wood baseboards (with evidence of original paint colors), wood windowsills and pressed metal ceilings. (See photo 7). An important original machine is the working freight elevator manufactured by the Energy Elevator Company of Philadelphia, Pennsylvania. The 1,000-pound capacity elevator is located in the elevator room on the first floor that originally transported machinery and cloth to the large workroom on the second floor. There are also patterns of drill holes in the hardwood floor that indicate the placement of sewing machinery on the second floor.

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Kazon Building  
West Rutland, Rutland County, Vermont

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## Summary

The Kazon Building was built in 1929 on Marble Street in West Rutland, Vermont. Louis Kazon began a garment manufacturing business in West Rutland in 1921 and the company relocated to this factory in 1929. The brick, utilitarian, two-story industrial building was designed in the Commercial style of architecture to function as a garment factory. The company employed women to sew clothing, and operations ceased at this factory in 1948 when the company merged with another corporation in a new garment factory in Rutland. The Kazon Building is eligible for inclusion in the National Register under Criterion A as an intact physical example of Vermont's industrial tradition in the early twentieth century. The Kazon Building is also significant under Criterion C, because the building embodies the distinctive characteristics of the Commercial style of architecture that was prominent in industrial buildings throughout Vermont in the first half of the twentieth century.

## Garment Industry

The history of the garment industry is part of the larger textile industry in Vermont. After the introduction of sewing machines, women dressmakers began to specialize in garment manufacture and establish small independent home-based businesses. Before 1900 the change in the making of clothing, from the homemade and the custom-made to the ready-made or factory-made was evident in the development of small factory-based operations where many women were employed outside the home as wage earners. There was a gradual trend toward simplification in the manufacture of clothing. By the beginning of the twentieth century, it was rare for a man or boy not to be clothed in manufactured garments.<sup>1</sup>

Among the four hundred thousand Jewish immigrants in the first decade of the twentieth century, more than half were in the needle trades. At the same time the new sewing machine, requiring very little skill, attracted into the work force many wives, sons and daughters of the immigrants in the Eastern cities. An infamous byproduct of the sewing machine was the sweatshop where women and children worked long hours at piecework for low wages. In the clothing industry where the business unit was small and the machinery inexpensive, it was less difficult than in other manufacturing to move up from wageworker to employer. It is also true that ready-made clothing instantly Americanized the immigrant.<sup>2</sup>

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Kazon Building  
West Rutland, Rutland County, Vermont

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The turn of the century found Rutland with the third largest manufacturing and population center in Vermont. Rutland was a vigorous modern city with an expanding industrial base, a growing population and a commerce serving local needs and national markets. The city with superior transportation, shipping and banking facilities, and an abundant, skilled work force made it attractive to manufacturers and businesses considering a move or expansion.<sup>3</sup>

By 1899, nine establishments in Vermont were manufacturing men's clothing and five were manufacturing women's clothing. Within five years the number of garment factories increased to eleven establishments for men's clothing and eight for women's clothing. By 1910, of the 1359 persons employed in the industry, 1281 (or 94.3 percent) were wage earners and the industry was manufacturing \$ 1,274,000 worth of clothing products.<sup>4</sup>

Large-scale garment manufacture, which began in Rutland and Fair Haven in the 1890s, prospered between 1910 and 1930 in Rutland County. From three garment factories in the county in 1905, the number grew to a total of ten in 1928, one each in Brandon, Poultney, and West Rutland, three in Fair Haven, and four in Rutland. The garment industry employed a little-used labor source - the wives and daughters of marble and other industrial workers; by 1919 fully twenty percent of the Rutland City work force were women.<sup>5</sup> Louis Kazon and several of his Jewish friends were leading businessmen in the developing garment industry in Rutland County.

### Jewish Community

The first permanent Jewish community in Vermont was founded in Poultney, an area that had become a rendezvous point for peddlers during the Civil War. The community established the first Jewish cemetery in Vermont at East Poultney (1873) and later organized the synagogue of B'nai Israel (1888). The center of the Jewish community, and the focus of Jewish immigration, then shifted from Poultney to West Rutland and a second synagogue was organized in 1907. In 1911 the Congregation Adath Israel was chartered in Rutland. In 1927 they absorbed the West Rutland synagogue and purchased the former Baxter Memorial Library to form the Rutland Jewish Center.<sup>6</sup>

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Kazon Building  
West Rutland, Rutland County, Vermont

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### West Rutland

The original settlers of West Rutland were mostly of English decent from Massachusetts, Connecticut, and New Hampshire, or from the Hudson Valley of New York. By the early 1800s residents were cutting slabs of marble for tombstones and building materials, and the first commercial marble quarry opened on West Mountain in 1844. The mid-century boom in marble production led to rapid growth of the village as new quarry owners, entrepreneurs, and successful workmen settled here.

The Irish arrived to build the railroads, and settled to work in the marble quarries and marble factories. Because of a strike in the local marble industry in 1868, French Canadians were brought in by the Rutland Marble Company to replace the evicted Irish families. At this time some Germans came, but did not settle. In 1871, the marble company imported Swedes, but most moved on for better opportunities. In 1886 and 1888, Italians came but they also did not settle. In August 1889, several Jewish families settled in West Rutland. By 1904 there were only five Jewish families in Rutland, and a larger Jewish community of twenty-five families in West Rutland.<sup>7</sup>

In 1886 the Vermont legislature partitioned off West Rutland from the town of Rutland creating an Irish political majority for the new town. By 1890, the new town of West Rutland had 3,680 residents and nearly 2,000 men working at 15 quarries and marble factories.<sup>8</sup>

### Louis Kazon

Louis Kazon (1886-1976) was born in Bialystok, Poland on April 15, 1887 to Bennie and Esther Kazon. Abandoning his studies to become a Jewish Rabbi, Louis started work in a textile mill in his hometown. Influenced by stories of opportunities in America, at age 19 Louis immigrated to Ellis Island, New York, in September 1906. At first he lived with his married sister's family in New York City. After a short period as an apprentice mason, he got a job in the city's garment industry where he worked 16 hours a day for two dollars a week, as the only male stitcher in a dress factory employing 200 women. Two years later, he qualified as a machinist and went to work in another garment factory, for eleven dollars a

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West Rutland, Rutland County, Vermont

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week. Kazon stayed with that company until 1918 when he was earning \$5,000 a year as superintendent of a branch factory he opened in Glens Falls, New York. Louis married Eva Shakin, also a Polish immigrant, in 1912 and they had three children; Blanche, Philip and Bernard.<sup>9</sup>

The International Ladies Garment Workers Union (ILGWU) was founded in New York City in 1900. Louis Kazon was a labor union supporter and in 1910 participated in the general strike involving 60,000 garment workers in New York. That famous strike won an unprecedented agreement, the Protocol of Peace, by providing wage and hour standards, impartial arbitration of disputes, and a joint commission to deal with unhealthy shop conditions. Between 1910 and 1920, the ILGWU grew to 100,000 members and began its rise to prominence as a major labor union that organized workers with a socialist orientation.<sup>10</sup>

### Louis Kazon in West Rutland

Louis Kazon relocated to Rutland, Vermont in 1919 and managed garment factories in Rutland and West Rutland for two years. In 1921 he started his own garment business, a Shirt Waist Factory with sixty employees, on the upper floors of the three-story, brick-veneered, vernacular Italianate styled Kapitanski Block on Marble Street in West Rutland.<sup>11</sup> Louis Kazon was also in partnership with Abraham Dick, doing business as Dick & Kazon, to manufacture aprons and house dresses on Wales Street in Rutland beginning in the early 1920s.<sup>12</sup> Kazon began doing contract garment work for companies in New York. His dress manufacturing company in West Rutland was first listed in the local city directory in 1925.<sup>13</sup>

In 1929, at the annual town meeting, the Town of West Rutland offered real estate tax stabilization for a period of ten years on "all new workshops, factories and mills . . . whose construction will begin A. D. 1929 and which will employ twenty-five or more persons". Kazon was planning to build a new brick garment factory just a block east of his shop on Marble Street. In April he purchased a small wood-frame, marble-processing shop on Marble Street from Joseph Mintzer.<sup>14</sup> Kazon razed the small frame building, and erected the existing two-story brick factory building for his expanding garment business in the summer of 1929.<sup>15</sup> Kazon relocated all his machinery and employees to the new clothing factory and continued a successful business at the Kazon Building. The words "KAZON BLOCK" were carved in local marble on the front elevation of the building facing Marble Street.

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West Rutland, Rutland County, Vermont

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## Industrial buildings in Vermont

The heritage of industrial buildings in Vermont features a variety of architectural forms. The common materials, wood, stone (fieldstone, marble, granite, slate), brick, metal in various forms (iron, cast metal, steel), concrete and glass, were combined in innovative functional ways. Various construction solutions, adapted to a broad range of industrial building types, coexisted in a single period. The resulting architecture can be characterized by several factors: stylistic eclecticism, an attention to construction procedures that are best adapted to building safety, and a rigorous functionalism in the design of the factory. Industrial buildings were designed with the priorities of production and commerce in mind. For this reason, a certain repetitiveness and uniformity in the architecture was to be expected and even desired.

In Vermont as in New England, industrial architecture began with the textile mills. The first of these were very modest buildings, generally long and narrow, resembling barns, and stood little more than three stories high. The materials used in the first phase of construction were wood for the framing and brick or stone masonry for the external walls. Later, cast-iron columns supported the heavy floor loads that accommodated machinery and workers. The design of the first textile factories exerted a predominant influence on nineteenth-century industrial architecture as a whole. In fact, its very simple, basic forms were adaptable to all sorts of industries and easily lent themselves to later expansion. The use of wood and iron in combination persisted until the late nineteenth century, attesting to the respect builders had for these materials and this basic system of construction.

Entrepreneurs, builders and especially insurance companies were particularly concerned with the risk of fire. Early on factory builders in southern New England had experimented with methods that made it possible to, if not eliminate the risks, at least limit the damage by slowing the progression of fire. Exterior walls of brick, over-sized slow-burning beams, thick floors, and round large-diameter support columns became the preferred solution. The era of cast-iron architecture, both in terms of framing and of facades, was relatively brief, partly because the advantage of the process was rendered obsolete by the drop in the price of steel. In the 1880s, steel became the most commonly used material for manufacturing metal frameworks for industrial buildings. Despite the invention of the automatic fire-sprinkler in 1879, the fire-prevention construction materials and techniques were still the industry standard into the twentieth century. The notion of slow-burning materials retained all its importance in industrial buildings, which were sometimes very large.

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Kazon Building  
West Rutland, Rutland County, Vermont

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In the beginning of the twentieth century all ornament was now eliminated as constituting a pointless risk, the use of paint and other wall coverings was limited to a minimum, as was the presence of internal partitions that could interfere with the spraying of water. Attics were abandoned in favor of flat roofs, the central staircase was eliminated, and windows were enlarged as much as possible — signaling the beginning of the daylight factory. The engineers also recommended that the number of stories be reduced, with preference given to factories on a single level. In the multi-story factories, masonry walls gave way to framing made of concrete because such structures were economical to assemble and resistant to heavy loads and fire. In the early twentieth century, the uniform concrete-frame factories proliferated.

This stripped-down architecture responded to the desire of industrialists to have inexpensive, flexible workspaces, but also to the spread of a new aesthetic, one that represented a culture of modernity, efficiency, applied science and trust in materials. The generic architecture of industrial buildings in the twentieth century created objects of cultural significance that resulted from the changes that came about in trade, architecture and technology.

Another tradition of industrial architecture went through a parallel evolution: the development of vast open workspaces. The design of the building had to be suited to the needs of the entrepreneur, which were determined by the organization of the production process: this meant eliminating any obstacle to the regular work flow, from the arrival of the raw materials to the delivery of the finished product. This concern was combined with that of improving the working conditions by promoting circulation of air and light. The new factory, a perfect production machine, was to produce its own beauty through the expression of its functionality.

The increasingly technical and functional character of industrial buildings did not necessarily obliterate architectural ornament and stylistic references, which were borrowed from the architecture of the past and applied to the facades, sometimes for symbolic reasons. Vermont granite, marble, brick and tile were often used in ornamental motifs.<sup>16</sup>

Prominent examples of early twentieth century industrial architecture in Rutland County are found in the brick, multi-story, Manhattan Shirt Company (1909) at Poultney, the concrete multi-story Rutland Fire Clay Company (1911), the brick, steel-frame, office building of the F. R. Patch Manufacturing Company (1914) in Rutland, the concrete block factory of the

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Kazon Building  
West Rutland, Rutland County, Vermont

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Howe Richardson Scale Company (c. 1915) in Rutland, the brick two-story Kazon Manufacturing Company (1929) in West Rutland, and the two-story ceramic-tiled glass-block Albert Rosenblatt & Company factory (1946-47) in Rutland.<sup>17</sup>

Commercial Architectural Style

A devastating fire in West Rutland village in 1903 destroyed the Town Hall and the historic commercial district that had developed along Marble Street. Most merchants quickly rebuilt, some in wood, but more often in masonry; for example the brick and marble Fire Station (1904), two large Italianate style brick and marble commercial blocks (both 1904), a brick and marble Vernacular-Neo-Classical Revival style store (1907) and the new brick and marble Town Hall (1908). These buildings now provide context for the West Rutland Village Historic District (97 buildings) and the Marble Street Historic District (14 buildings). The Kazon Building was constructed in this fire-resistant tradition of brick, marble and steel in the historic commercial district on Marble Street in 1929.

The two-story, brick factory for the Kazon Manufacturing Company was designed with an office on the first floor at the front of the building facing Marble Street, a large open workspace for sewing machines and other equipment on both floors, and a freight elevator near the southeast corner of the building, positioned to accommodate the easy flow of incoming fabric and outgoing clothing. There were two fireproof staircases leading to the second floor and a small bathroom in the northeast corner on both floors. The production space was well lighted and ventilated with many windows along the north and south elevations of the factory. Louis Kazon built a modern daylight factory designed for the efficient production of clothing.

The Kazon Building features prominent elements of the Commercial style of architecture typical of small-scale industrial buildings during the mid-twentieth century in Vermont. The simply designed building features a rectangular plan and a flat roof. The fenestration pattern is regular with large, rectangular steel windows to allow natural light to flood the building. The building features substantial industrial type construction with brick, marble and steel. Ornamentation details include a brick parapet with marble coping, marble window sills, marble blocks set in brick work and a carved marble panel with the words 'Kazon Building' on the front elevation. The large, open, interior workspaces on both floors were designed to



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accommodate a variety of manufacturing uses; in this case multiple rows of textile machinery for the needle trade.<sup>18</sup>

### Kazon Manufacturing Company

In February 1933 the Kazon Manufacturing Company filed articles of association with the Town of West Rutland with subscribers Louis Kazon, his wife Eva Kazon, and Morris Lewis of New York City, "to manufacture and sell wearing apparel for men and women". Kazon also filed an affidavit for the issue of 100 shares of capital stock (valued at \$100 each) for the company. As collateral, Kazon listed the Marble Street property he had purchased from Mintzer in 1929 and the Kazon Building, (valued at \$40,000, subject to a mortgage held by the West Rutland Trust Company for \$20,000). He also put up for collateral all the sewing machinery and equipment (valued at \$ 5,000) and his car, a 1931 Chevrolet Coupe (valued at \$200). In addition, Kazon deeded the property to the company. In March, at the annual town meeting of 1933, the town extended the same property tax exemption for factories "whose construction will begin A. D. 1933 and will employ 25 or more persons who are tax payers in West Rutland". With the corporation, stock, property tax stabilization, machinery, and supply of female labor, Kazon continued the clothing business at the Kazon Building on Marble Street.<sup>19</sup>

In 1933, the factory of the Kazon Manufacturing Company had 130 complete work-stands, along with tables and chairs for the dressmaking operations. There were Singer sewing machines (95), pinking machines (4), ruffling machines (2), a buttonhole machine, a snap machine, Union button sewers (4), Chandler pleating machines (2), and Superior steam and electric irons (11). The factory was also equipped with Metropolitan binders (6), Union Special double needle machines (7), and Hauffman pressers (3). The office equipment consisted of desks (3), a safe, a checkometer, a Burroughs, time recorder card stacks (3) and a time clock. There were also electric motors to drive all the machinery located on both floors of the factory, a boiler to produce steam for heat and pressing, as well as an elevator to transport materials between floors.<sup>20</sup> About 125 women worked in the factory of the Kazon Manufacturing Company in West Rutland during the production years from 1929 until 1948.<sup>21</sup>

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Rosenblatt Corporation

In 1931 Louis Kazon began doing contract garment work and established a long-term relationship with the Albert Rosenblatt & Sons Corporation, headquartered in New York City. In 1935 Kazon mortgaged all the machinery in the West Rutland factory to the Rosenblatt Corporation for \$11,000.<sup>22</sup> In 1937 the Kazon Manufacturing Company sold the property back to Louis Kazon.<sup>23</sup>

In 1941 Louis Kazon joined the Rosenblatt Corporation, as a partner and vice president. In the same year he deeded the West Rutland property to his son Phillip Kazon, and Philip continued to pay real estate taxes until he sold the vacant factory in 1962.<sup>24</sup> The Rosenblatt Corporation also expanded with the acquisition of a garment factory in nearby Poultney in 1941.

In 1943, vice president Louis Kazon assisted the Rosenblatt Corporation in opening a garment factory in the Tauber-Lipton Shirt factory (1920) on Cleveland Avenue in Rutland to manufacture cotton frocks and housecoats. In 1948, by adding onto the original Tauber-Lipton factory, the Rosenblatt Corporation built a new factory in the streamlined, Moderne style of architecture to provide more space for the successful dress manufacturing company.<sup>25</sup>

Louis Kazon came into the garment business early in the twentieth century, in its sweatshop days, and had vivid memories of the conditions that existed before the garment workers organized. By introducing the union to his employees when he became a partner in the Rosenblatt firm, Kazon claimed credit for introducing the ILGWU to the garment industry in Vermont. Although he was part of management, Kazon established a long record of amicable labor-management relations in all the factories he was associated with. There were no strikes, walkouts or slow downs in any of his plants and he often attended the social functions of the labor unions as the guest of honor.<sup>26</sup>

In 1948 the Rosenblatt Company was operating factories in Rutland, West Rutland and Poultney. At that time the company employed 525 people and union workers were producing low-cost cotton dresses and housecoats in clean, well-lighted factories with modern machinery. Under the terms of the company's union shop contract with the ILGWU, employees were paid for six holidays a year, had two, ten-minute breaks a day,

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after five years of employment, were paid for vacations that totaled two weeks. Apprentices and unskilled help, working on a time basis, started at the union minimum of 62.5 cents an hour and were raised to 72.5 cents at the end of six months. The best paid employees were the skilled stitchers and pressers who worked on a piece basis and earned from 95 cents to \$1.50 per hour, with time and one-half rates for all work over 40 hours a week. Working with steam irons, 16 workers in the Rutland factory could press 3,600 dresses a day and the fastest workers could make from \$40 to \$80 a week.

From January to July, the workers produced cotton dresses and housecoats, for sale in the spring and summer in department stores all over the country. At least four Rutland department stores sold the Rosenblatt garments with the Rose Day Fashion label. During the busy spring months of 1948 the three plants produced about 27,500 dresses a week. A seasonal slump in production and employment was avoided by sewing flannel robes and a few corduroy and cotton print dresses from July through December. Company orders exceeded the capacity at the three Rutland County plants and some work was contracted to companies in New Jersey, Pennsylvania and New York, while most of the cutting was done at the corporation's factory in New York City.

Louis Kazon planned that upon completion of the new Cleveland Avenue plant all cutting would be done there. The shipping department would also be transferred to Rutland, leaving in New York City only the designing and pattern making departments and showrooms. In 1948, Vice-president Louis Kazon announced plans to close the West Rutland factory when the new Cleveland Avenue factory was completed, and all of the 125 workers in West Rutland who wished to be transferred would be relocated to the new plant in Rutland.<sup>27</sup>

The Rosenblatt Corporation closed the Rutland factory when it was sold in 1964. The ILGWU paid benefits and severance pay to the Rosenblatt workers when the plant suddenly closed and was sold.<sup>28</sup> Louis Kazon retired and lived in Rutland until his death in 1976. Louis Kazon was a founding member of the Rutland Jewish Center, and a member of the B'nai B'rith Lodge No. 1608, the Rutland Lodge of Elks and the Rutland Hospital Board of Directors. The Kazon Family was active in the development of the Jewish community and the growth of the Rutland Jewish Center.<sup>29</sup>

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### West Rutland Neighborhood Housing Services

West Rutland Neighborhood Housing Services (WRNHS), founded in 1985, is a community based, not-for-profit organization that maintains the integrity of neighborhoods in Rutland County through a program of housing rehabilitation, acquisition and development, education, financial counseling and community development activities.<sup>30</sup>

In 2002, WRNHS purchased the Kazon Building and it is currently the focus of an RITC project. The rehabilitation project will accomplish three important community and regional goals: downtown redevelopment, six affordable upper floor apartments, and expansion of housing and services through the creation of a new office with an accessible community meeting room for WRNHS.

### Significance

The Kazon Building is significant as an example of the prosperous garment industry in Rutland County. The factory is individually eligible for the National Register for its association with the broad patterns of the history of the textile industry in Vermont. It is also significant as a survivor of the distinctive Commercial Style of industrial architecture. The garment factories are reflective of Vermont's long history of textile manufacture and its trends. From the construction of the factory of the Kazon Manufacturing Company in 1929 until its closure in 1948, the company was an important part of the commercial life of West Rutland.

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<sup>1</sup> Boorstin, Daniel J. The Americans: The Democratic Experience, p. 99; Kidwell, Claudia and Margaret C. Christman. Suiting Everyone: The Democratization of Clothing in America, p. 143.

<sup>2</sup> Boorstin, Daniel J. The Americans: The Democratic Experience, pp. 91-100.

<sup>3</sup> Johnson, pp. 289, 298.

<sup>4</sup> Thirteenth Census of the United States, 1910, 1913, p. 614.

<sup>5</sup> Johnson, p. 21.

<sup>6</sup> Many Cultures, One People, p. 183; Eisen, Clara Rosen "Growing Up in West Rutland: A Jewish Heritage" Rutland Historical Society Quarterly. Vol. XXVI, No. 2, 1996, p. 61; Samevits, Lydia B. "Rutland, Vermont's Jewish Community from 1920-1940" History Honors Program, Castleton State College, 1991, p. 14.

<sup>7</sup> Johnson, Curtis B. "West Rutland" The Historic Architecture of Rutland County, pp. 447-451; Hannon, Rev. P. T. St Bridget's Catholic Church, 1910-1984, pp. 41-42.

<sup>8</sup> Johnson, p. 450.

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<sup>9</sup> Eubanks, Edward F. "History of Rutland County Dress Shops Parallels The Life's Story of Louis Kazon" The Rutland Herald, June 17, 1948; "One Man's Influence" The Rutland Herald, Editorial, June 18, 1948; "Rutland Businessman Louis Kazon Is Dead" The Rutland Herald, February 27, 1976.

<sup>10</sup> Tyler, Guy. Look for the Union Label: A History of the International Ladies' Garment Workers' Union. 1995, p. 30.

<sup>11</sup> "Marble Street Historic District", National Register Nomination, Shirt Waist Factory, Section 7, page 6; Sanborn Maps, 1922 and 1929.

<sup>12</sup> "Dick & Kazon", Rutland, West Rutland and Proctor Directory, 1924; "A. B. Dick Dress Co.", Rutland Chamber of Commerce, Industrial Survey of the City of Rutland, 1927, p. 11.

<sup>13</sup> Eubanks article; Rutland, West Rutland and Proctor Directory, Vol. XXXI, May 1925, p. 378.

<sup>14</sup> "Annual Meeting", Town Meeting Records, March 5, 1929, West Rutland, Book 2, page 456; Warranty Deed, Mintzer to Kazon, April 1, 1929, Book 9, page 203.

<sup>15</sup> "West Rutland" Sanborn Insurance Maps, 1922 and 1929.

<sup>16</sup> Bergeron, Louis and Maria Teresa Maiullari-pontois. Industry, Architecture and Engineering. 2000, pp. 185-213.

<sup>17</sup> Johnson, pp. 231, 305, 309, 316, 369, 370 and 451.

<sup>18</sup> Whiffen, Marcus. American Architecture Since 1780: A Guide to Styles, 1981, "The Commercial Style", pp. 183-190.

<sup>19</sup> "Articles of Association", Town Meeting Records, February 3, 1933, Book 2, page 531; "Annual Meeting", Town Meeting Records, February 21, 1933, Book 2, page 533; "Affidavit of Proposed Issue of Capital Stock", Town Meeting Records, February 18, 1933, Book 2, page 535; "Bill of Sale", Town Meeting Records, March 9, 1933, Book 2, page 545; "Certificate Re Capital" Town Meeting Records, March 10, 1933, Book 2, page 548; "Warranty Deed" Kazon to Kazon Manufacturing Company, March 9, 1933, Book 10, page 426-429; Rutland, West Rutland and Proctor Directory, 1933, Kazon listed at 50 Marble Street.

<sup>20</sup> "Bill of Sale", Town Meeting Records, March 9, 1933, Book 2, page 545.

<sup>21</sup> Eubanks article.

<sup>22</sup> "Chattel Mortgage", Town Meeting Records, August 16, 1935, Volume 2, page 599. This machinery inventory contains all the 1933 inventory plus other machinery.

<sup>23</sup> "Warranty Deed" Kazon Manufacturing Company to Kazon, February 20, 1937, Book 11, page 77-79.

<sup>24</sup> "Quit Claim Deed" Louis Kazon to Philip Kazon, September 31, 1941, Book 11, page 415-417; "Warranty Deed" Philip Kazon to Munroe and Morehouse, New York City, March 28, 1962.

<sup>25</sup> Johnson, pp. 316 and 326; Eubanks article.

<sup>26</sup> Eubanks article.

<sup>27</sup> Eubanks article.

<sup>28</sup> Eubanks article; Rutland, West Rutland and Proctor Directory, 1944. Advertisement, p. 360 A.

<sup>29</sup> "Rutland Businessman Louis Kazon is Dead" The Rutland Herald, February 27, 1976.

<sup>30</sup> West Rutland Town Plan, 2000, Rutland Regional Planning Commission and Town of Rutland, 2001, p. 34.

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LSC = Lyndon State College

RPL = Rutland Public Library

RWNHS = Rutland West Neighborhood Housing Services, West Rutland

SHPO = State Historic Preservation Office, Montpelier

UVM = Special Collections Library, University of Vermont, Burlington

VHS = Vermont Historical Society, Barre

WR = West Rutland Town Records, Town Clerk's Office

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### Verbal Boundary Description

The property is a rectangular parcel measuring approximately 120' x 110' whose western property line parallels Marble Street. The parcel is .32 of an acre.

The tax parcel number is 26-0030110 in the Town of West Rutland.

### Boundary Justification

The property is a .32-acre parcel that encompasses all of the significant resources. The boundary includes all the land historically associated with the property.

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### Photographs

The following information applies to all photographs

Kazon Building  
West Rutland, Rutland County, Vermont  
Photographer: John P. Johnson  
Date: April 27, 2003  
Negatives filed at Vermont Division for Historic Preservation

Photograph 1  
West and south elevations of the factory on Marble Street  
View looking northwest.  
(negative # 1)

Photograph 2  
West (front) elevation of the factory on Marble Street.  
View looking west.  
(negative # 24)

Photograph 3  
Southwest corner of the factory.  
View looking southwest.  
(negative # 5)

Photograph 4  
North and west elevations of the factory on Marble Street.  
View looking northeast.  
(negative # 25)

Photograph 5  
Northeast corner of the factory.  
View looking southeast.  
(negative # 21)

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Photograph 6  
Interior of the open workspace, first floor.  
View looking northeast.  
(negative # 6)

Photograph 7  
Detail of stamped and painted metal ceiling, first floor.  
(negative # 18)