

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 1 1982
DATE ENTERED	MAR 1 1982

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Lakeside Development
AND/OR COMMON

Lakeside Historic District

2 LOCATION

Lakeside Avenue, Central Avenue, Conger Avenue, Wright Avenue, and
Harrison Avenue S.
STREET & NUMBER

CITY, TOWN	<u>N/A</u> VICINITY OF	NOT FOR PUBLICATION	
<u>Burlington</u>		CONGRESSIONAL DISTRICT	
STATE	CODE	COUNTY	CODE
<u>Vermont</u>	<u>50</u>	<u>Chittenden</u>	<u>007</u>

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<u>N/A</u>) <input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
) <input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Multiple Ownership (See continuation sheet.)
STREET & NUMBER

CITY, TOWN _____ STATE _____
N/A VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Office of the City Clerk, Office of the City Assessor
STREET & NUMBER

City Hall
CITY, TOWN _____ STATE _____
Burlington Vermont

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Vermont Historic Sites and Structures Survey
DATE 1977 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Vermont Division for Historic Preservation
CITY, TOWN _____ STATE _____
Montpelier Vermont

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Lakeside Historic District occupies an isolated position between the eastern shore of Lake Champlain and the tracks of the Vermont Railway, the former Rutland Railroad, which run north and south approximately 1,000 feet east of the lakeshore. Originally known as the Lakeside Development, the community, an industrial housing development, can only be reached from the east via Lakeside Avenue. Passing directly in front of the General Electric Company, a mill complex which was built between 1894 and 1919 by the Queen City Cotton Company, the company also responsible for the construction of the Lakeside Development, Lakeside Avenue dips down under the railroad tracks and rises on the other side to look out over the lake. Additional factory buildings line the north side of the street. The housing community lines the south side of the street and extends off to the south behind.

Two principal streets penetrate into the development at right angles off of Lakeside Avenue. The street nearest the railroad tracks is Conger Avenue. The street nearest the lake is Central Avenue. Halfway down they are intersected by Wright Avenue which begins at Conger Avenue and crosses Central and continues out to the edge of the lake, approximately 300 feet. Harrison Avenue forms the southern boundary of the development. It begins at the railroad tracks to the east of Conger Avenue which dead ends into it, crosses Central Avenue which continues south approximately another 300 feet, and continues out to the edge of the lake.

Company-built housing, based on a small number of repeated designs, lines both sides of each street within the development. The primarily vernacular dwellings, many of them multi-family units, show the influence of the Queen Anne and Colonial Revival styles. The only exception to the area's pattern of residential development is the central block enframed by Wright, Conger, Harrison and Central avenues on the north, east, south and west, respectively. The southern two-thirds of this block was left open by the company for use as a park and recreation field by company employees and their families living in the development.

All of the streets are curbed, with sidewalks set behind planting strips with mature shade trees. Each house has a small, narrow front yard. With the exception of three new houses, one extensively remodeled tenement, and the application of modern sidings, the community survives intact and unchanged.

The dwellings within the Lakeside Development can be categorized into five basic groups of repeated designs which generally correspond to specific periods of construction and expansion within the related mill complex. For convenience, the five groups are labeled by dwelling type and are represented accordingly on the map of the historic district. The five dwelling types are: Dwelling Type A, 1894; Dwelling Type B, 1898-1899; Dwelling Type C, 1899-1900; Dwelling Type D, 1900-1901; and Dwelling Type E, 1919-1920. Between 1899 and 1919, additional dwellings were also constructed which do not correspond to any of the above groups.

The two earliest dwellings are two story, twelve unit tenements which date from 1894 when the original mill building, Mill No. 1, was constructed. The tenements are located at 42 and 46 Conger Avenue (Map No.'s 51 and 50, respectively; Dwelling Type A). One, 46 Conger Avenue, has been extensively remodeled with the addition of a false mansard and new windows.

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Between 1899 and 1901, three more groups of dwellings were constructed within the development. The second of these, Dwelling Type C, was the most extensive with twenty-one units, and was the group most responsible for determining the architectural character of the community.

The first of the three groups consists of three, two story, four unit apartment buildings located at 20-22, 24-26, and 28-30 Conger Avenue (Map No.'s 55, 54 and 53, respectively; Dwelling Type B). The second group consists of twenty-one, one and one-half story duplexes, all of identical style and size. These houses line Central Avenue, Harrison Avenue and Conger Avenue to form the west, south and east perimeters of the community's central green and recreation field (Map No.'s 17 through 22, 26 and 27, and 36 through 48; Dwelling Type C.) The third consists of four, one and one-half story duplexes of identical style and size located at 51-53 and 57-59 Lakeside Avenue and 38-40 and 44-46 Wright Avenue (Map No.'s 6 and 5, and 14 and 13, respectively; Dwelling Type D.) They are similar to Dwelling Type E except that they are oriented at right angles to the street.

The last group was constructed in 1919-1920 and consists of five, two and one-half story, Colonial Revival style duplexes. They are scattered throughout the community, filling in previous gaps at 45-47 Lakeside Avenue, 10-12 Central Avenue, 41-43 Harrison Avenue, 67-69 Wright Avenue, and 14-16 Conger Avenue (Map No.'s 7, 8, 28, 32 and 56, respectively; Dwelling Type E.)

A description of individual buildings follows. (Numbers refer to the enclosed sketch map.)

(1)
 93-95 Lakeside Avenue. (Circa 1920) One and one-half story, wood frame dwelling with a rockfaced concrete block foundation, clapboard siding, and an asphalt-shingled gable roof. The house is rectangular in plan with a gable-front orientation, and measures four by three bays across the front and side elevations, respectively. An enclosed, two-story porch covers the front elevation, and continuous, shed roof wall dormers are located on each side. Alterations: aluminum siding.

(2)
 87-89 Lakeside Avenue. Circa 1899. One and one-half story, wood frame duplex with a rockfaced concrete block foundation, clapboard siding, and a slate-shingled gable roof. The two halves of the duplex are mirror images of each other. The building is rectangular, measuring six by two bays across the front and side elevations, respectively. The entrance doors are located in the two center bays of the front elevation and are protected by an enclosed, hip roof porch. Two gable wall dormers project through the eaves of the front elevation. Alterations: aluminum siding.

(3)
 79 Lakeside Avenue. Circa 1899. One and one-half story, wood frame dwelling with a fieldstone foundation, clapboard siding, and an asphalt-shingled hip roof. The building is roughly square, measuring three by two bays across the front and side elevations respectively. Original use: barber shop.

(4)
 63-69 Lakeside Avenue. Circa 1899. Two and one-half story, wood frame, four unit tenement with a fieldstone foundation, clapboard siding, and a slate-shingled hip roof. The building is roughly square, measuring six by four bays across the front and side elevations, respectively. Entrance doors to the two first floor apartments are located on the front elevation in the second and fifth bays, and to the two second floor apartments in the third and fourth bays. A two story porch with turned posts, balustered railings, and a shed roof spans the front elevation. A similar porch spans the rear. The roof is broken on each elevation by a hip roof dormer. Alterations: aluminum siding. Original uses: grocery store, private school.

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(5)

57-59 Lakeside Avenue. Circa 1900-1901. Dwelling Type D. Two and one-half story, wood frame symmetrical duplex with a fieldstone foundation, clapboard siding, and slate-shingled gable roof. The building is roughly square, measuring four bays across the front, gable elevation which is "pedimented" above the second floor window lintels with the tympanum sheathed in wood shingles. A gable wall dormer with a double window unit and wood shingled tympanum projects through the eaves in the center of each side elevation. The entrance doors are located in the center bays of the front elevation and are protected by a shared, shed roof porch with turned posts and balustered railings. All of the windows are six-over-six, double hung sash. The ridge of the roof is trisected by two interior, brick chimney stacks. Alterations: aluminum siding.

(6)

51-53 Lakeside Avenue. Dwelling Type D. Same as above description. Alterations: aluminum siding.

(7)

45-47 Lakeside Avenue. Colonial Revival style, circa 1919-1920. Dwelling Type E. Two and one-half story, symmetrical wood frame duplex with a reinforced concrete foundation, wood shingle siding, and a slate-shingled gable roof. The building measures approximately 42 by 22 feet, or four by two bays, across the front and gable-end elevations, respectively. The entrance doors are located on the outside corner bays of the front elevation and are protected by 1x1 bay, gable roof porches with balustered railings. Six square Tuscan columns and two pilasters support a full entablature and pedimented gable on each porch. The windows are six-over-six, double-hung sash with double units in the center bays of the front elevation, and on the gable-end elevations, first floor, front corner bay. The kitchen windows are also six-over-six, but are smaller units and are paired on the rear corner bay of the gable-ends. A semi-circular fanlight is located in each gable peak. The ridge of the roof is trisected by two interior, brick chimney stacks.

(8)

10-12 Central Avenue. Dwelling Type E. Same as above description. Alterations: aluminum siding; entrance porches enclosed.

(9)

20 Central Avenue. Colonial Revival style, circa 1920. Two and one-half story, wood frame dwelling with a rockfaced concrete block foundation, clapboard siding, and a slate-shingled gable roof. The house is roughly square with a gable-front orientation measuring two by three bays across the front and side elevations, respectively. An enclosed, one story porch spans the front elevation, and the front gable peak is detailed with a projecting jerkinhead. Alterations: aluminum siding.

(10)

28 Central Avenue. Queen Anne style, circa 1899. Two and one-half story, wood frame dwelling with a fieldstone and brick foundation, combination clapboard and wood shingle siding, and a standing seam metal hip roof with projecting gable peaks. The house is basically rectangular in shape with numerous projections. A wood shingled, two-story porch with half-length Tuscan columns on the first floor and an arched gallery on the second, projects from the front, west elevation. A wood-shingled, two story hexagonal bay window with imbricated pattern on the first floor, saw-tooth belt course, flared second floor skirt, and hexagonal roof projects from the southwest corner. The imbricated pattern continues around onto the south, side elevation on both floors, divided by the saw-tooth belt course and flared skirt. The south elevation is broken by a bay window on the first floor below a second floor balcony with protective hood and shed roof dormer. The remaining elevations are clapboarded. A first floor porch with post and balustered railing is partially recessed into the southeast corner of the east, rear elevation. The dormer and gable peak are decorated with scalloped shingles.

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(11)

70 Wright Avenue. Circa 1894. Two-story, wood frame dwelling with a fieldstone foundation, asbestos shingle siding, and a shallow-pitched gable roof. The building is rectangular with a gable-front orientation, and measures three by three bays. A second floor, shed-roofed porch supported on three large wall brackets projects from the front. All of the windows are nine-over-six, double hung sash.

(12)

56 Wright Avenue. Circa 1940. One and one-half story, wood frame dwelling with a reinforced concrete foundation, clapboard siding, and an asphalt-shingled gable roof. The house is rectangular with a gable-front orientation. A one story, flat roof wing projects from the west, side elevation. Two entrance doors on the front, south elevation are protected by gabled hoods supported on brackets. One entrance door on the east, side elevation is protected by a shed roof hood. Alterations: asphalt shingle siding in imitation of brick.

(13)

44-46 Wright Avenue. Dwelling Type D. Same as bldg. No. 5, 57-59 Lakeside Avenue. Variations: the entrance porch has a gable roof. Alterations: asphalt shingle siding (wood shingle siding in front gable and dormer peaks not covered.)

(14)

38-40 Wright Avenue. Dwelling Type D. Same as bldg. No. 5, 57-59 Lakeside Avenue. Alterations: the entrance porch has a flat roof and is enclosed; stucco on front elevation; asphalt shingles on side and rear elevations.

(15)

35 Wright Avenue. Bungalow style, circa 1937. One and one-half story, wood frame dwelling with reinforced concrete foundation, clapboard siding, and an asphalt-shingled gable roof. Because of its age, the structure is included in the district as a non-contributing building.

(16)

47 Wright Avenue. Circa 1899. One and one-half story, wood frame dwelling with a fieldstone and brick foundation, clapboard siding, and a slate-shingled gable roof. The house is rectangular with a gable-front orientation, and measures two by two bays across the front and side elevations, respectively. An enclosed, hip roof porch spans the front elevation. Alterations: aluminum siding.

(17)

31-33 Central Avenue. Circa 1899-1900. Dwelling Type C. One and one-half story, plus attic, symmetrical wood frame duplex with a fieldstone foundation, clapboard siding, and a slate-shingled gable roof. The building measures approximately 42 by 22 feet, or six by two bays, across the front and side elevations, respectively. The entrance doors are located on the front elevation in the second and fifth bays and are sheltered by separate porches. A gable wall dormer with paired windows and a pediment projects through the eaves in the center of the front elevation. All of the windows are double hung sash. The ridge of the roof is trisected by two interior, brick chimney stacks. Variations: the gabled entrance porches are two bays wide and now have decorative aluminum posts.

(18)

41-43 Central Avenue. Dwelling Type C. Same as building No. 17. Variations: the entrance porches are one bay wide with turned posts, balustered railings, and gable roofs.

(19)

47-49 Central Avenue. Dwelling Type C. Same as building No. 17. Variations: the entrance porches are two bays wide with posts, balustered railings, and gable roofs. Alterations: aluminum siding.

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(20)
 53-55 Central Avenue. Dwelling Type C. Same as building No. 17. Variations: the entrance porches are one bay wide with imitation wrought iron posts and railings, and gable roofs. Alterations: aluminum siding.

(21)
 59-61 Central Avenue. Dwelling Type C. Same as building No. 17. Variations: the entrance porch is shared and four bays wide with imitation wrought iron posts and railings, and a shed roof.

(22)
 65-67 Central Avenue. Dwelling Type C. Same as building No. 17. Variations: the entrance porches are one bay wide with imitation wrought iron posts and railings, and shed roofs.

(23)
 79 Central Avenue. Circa 1950. One story, wood frame dwelling with clapboard siding, mixed fenestration, and shallow pitched, gable roof. This building does not contribute to the character of the historic district.

(24)
 87 Central Avenue. Circa 1899. Two and one-half story, wood frame dwelling with a fieldstone foundation, clapboard siding, and an asphalt-shingled gable roof. The house is rectangular with a gable-front orientation and measures three by two bays across the front and side elevations, respectively. A two-story wing is attached to the north, side elevation. Alterations: aluminum siding.

(25)
 93 Central Avenue. Bungalow style, circa 1925. One and one-half story, wood frame dwelling with a reinforced concrete foundation, clapboard siding, and an asphalt-shingled hip roof. The house is rectangular, measuring three by three bays. A hip roof porch spans the width of the front elevation, and hip roof dormers are located on the front and rear. Alterations: aluminum siding.

(26)
 86-88 Central Avenue. Dwelling Type C. Same as building No. 17. Variations: the entrance porches are one bay wide with imitation wrought iron posts and railings, and shed roofs. Alterations: aluminum siding.

(27)
 80-82 Central Avenue. Dwelling Type C. Same as building No. 17. Variations: the entrance porches are one bay wide with imitation wrought iron posts and railings, and shed roofs. Alterations: aluminum siding.

(28)
 41-43 Harrison Avenue. Dwelling Type E. Same as building No. 7. Alterations: aluminum siding; one entrance porch enclosed.

(29)
 42-44 Central Avenue. Circa 1930. Two and one-half story, wood frame building with a reinforced concrete foundation, wood shingle siding, and an asphalt-shingled gable roof. The building is rectangular with a gable-front orientation. A storefront with recessed center entrance and partially closed down display windows is located on the right hand two-thirds of the front, west elevation. An enclosed porch supported on steel posts spans the second floor. A belt course divides the side elevations at the line of the second floor.

(30)
 40 Central Avenue. Circa 1899. One and one-half story, wood frame dwelling with a fieldstone foundation, clapboard siding, and a slate-shingled gable roof. The house has an L-shaped plan with a gable front orientation. The roof extends down on the north, side elevation to become an

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(No. 30 continued.) entrance porch roof. A shed roof porch of later date spans the width of the front elevation. The windows are detailed with molded surrounds and the rafter tails are exposed and sculpted. Alterations: asphalt shingle siding in imitation of brick.

(31)

32-36 Central Avenue. Circa 1899. Two-story, wood frame, three-unit tenement row house with a fieldstone foundation, clapboard siding, and a flat roof hidden behind a shallow mansard across the front elevation. The building is rectangular, measuring six by two bays across the front and side elevations, respectively. The entrance doors to the three apartments are located on the front elevation in the second, third and sixth bays (L to R). A one-story, hip-roofed porch with turned posts and brackets spans the width of the front and is detailed with a gable peak over the second and third bay entrances. On the second floor, square oriels with hipped, gable roofs project at the first and fifth bays. A polygonal bay window with polygonal roof projects at the fourth bay. All of the windows have two-over-two, double hung sash. The entrance doors are Italianate in style. Alterations: aluminum siding.

(32)

67-69 Wright Avenue. Dwelling Type E. Same as No. 7. Alterations: Aluminum siding; entrance porches enclosed.

(33)

37 Conger Avenue. Queen Anne/Colonial Revival style, circa 1899. Two and one-half story, wood frame building with a fieldstone, random ashlar foundation, combination clapboard and wood shingle siding, and a slate-shingled gable roof. The building is rectangular with a pedimented gable front. A diamond pattern in the shingles highlights the gable peak. A two-story, shed-roofed porch is attached to the south, side elevation, and a gable dormer is located on the north and south, side elevations. Alterations: the storefront with recessed center entrance has been closed in with vertical board siding; most of the fenestration has been closed down and replaced with new, one-over-one, double hung sash. Original uses: grocery store, meeting hall.

(34)

29-33 Conger Avenue. Circa 1910. Three story, wood frame, multi-unit tenement with a fieldstone, random ashlar foundation, brick veneer, and a flat roof. The building is roughly square, measuring six by two bays across the front and side elevations, respectively. Entrance doors on the front elevation are located at the second and fifth bays, and front windows are paired. A three story porch with turned posts spans the width of the front elevation. A similar porch, the second and third story of which are enclosed, spans the rear. Alterations: aluminum siding. (The original window openings, beneath the aluminum siding, are segmental-arched.) Original use: general store.

(35)

23-27 Conger Avenue. Circa 1899. Three and one-half story, wood frame, multi-unit tenement with a fieldstone, random ashlar foundation, brick veneer, and a slate shingle, double pitch hip roof. The building is roughly square, measuring six by six bays. Entrance doors on the front elevation are located in the end bays. A three story porch spans the rear elevation. The lower hip of the roof is broken by six, hip roof dormers, one on the front and rear, and two on each side. Alterations: aluminum siding. Original use: general store.

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(36)

47-49 Harrison Avenue. Dwelling Type C. Same as No. 17. Variations: the entrance porches are two bays wide with half-length posts, sheathed railings, and gable roofs.

(37)

53-55 Harrison Avenue. Dwelling Type C. Same as No. 17. Variations: the shed-roofed entrance porch is shared and is six bays wide with the two outside bays on each end enclosed and the two center bays open with imitation wrought iron posts and railings. Alterations: aluminum siding.

(38)

59-61 Harrison Avenue. Dwelling Type C. Same as No. 17. Variations: the entrance porches are one bay wide with turned posts, balustered railings, and shed roofs. Alterations: aluminum siding.

(39)

65-67 Harrison Avenue. Dwelling Type C. Same as No. 17. Variations: the entrance porches are two bays wide with gable roofs. Alterations: asbestos shingle siding; entrance porches enclosed.

(40)

71-73 Harrison Avenue. Dwelling Type C. Same as No. 17. Variations: the entrance porch is shared and six bays wide with turned posts, railings, gable pediments above the entrance bays, and a shed roof.

(41)

77-79 Harrison Avenue. Dwelling Type C. Same as No. 17. Variations: the entrance porch is shared and six bays wide with imitation wrought iron posts and railings, and a shed roof.

(42)

83-85 Harrison Avenue. Dwelling Type C. Same as No. 17. Variations: the entrance porches are two bays wide with imitation wrought iron posts and railings, and shed roofs. Alterations: aluminum siding.

(43)

84-86 Harrison Avenue. Dwelling Type C. Same as No. 17. Variations: the entrance porches are two bays wide, share a shed roof which spans the entire facade. The wall area below the porch windows is sheathed in brick. Alterations: asphalt siding in imitation of brick; entrance porches enclosed.

(44)

78-80 Harrison Avenue. Dwelling Type C. Same as No. 17. Variations: the entrance porch is shared and six bays wide with a shed roof. Alterations: aluminum siding; entrance porch enclosed.

(45)

74-76 Conger Avenue. Dwelling Type C. Same as No. 17. Variations: the entrance porches are two bays wide with posts, sheathed railings, and gable roofs. Alterations: one entrance porch enclosed.

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(46)

68-70 Conger Avenue. Dwelling Type C. Same as No. 17. Variations: the entrance porches are one bay wide with turned posts, imitation wrought iron railings, and shed roofs. Alterations: wood shingle siding.

(47)

62-64 Conger Avenue. Dwelling Type C. Same as No. 17. Variations: the entrance porches are one bay wide with imitation wrought iron posts and railings, and gable roofs. Alterations: aluminum siding.

(48)

56-58 Conger Avenue. Dwelling Type C. Same as No. 17. Variations: the entrance porches are two bays wide with posts, sheathed railings, and gable roofs. Alterations: asphalt siding in imitation of brick.

(49)

52 Conger Avenue. Circa 1960. One story, wood frame dwelling with plywood and asbestos shingle siding, mixed fenestration, and a shallow pitched, gable roof. This building does not contribute to the character of the historic district.

(50)

46 Conger Avenue. Dwelling Type A (originally). Same as No. 51 (originally). Alterations: second floor hidden behind asphalt shingle mansard roof; one-over-one, aluminum, double hung sash; plywood siding with vertical grooves. Original, two story porch on rear elevation survives (refer to No. 51). Due to alterations, this building is included in the historic district as a non-contributing structure. (Building damaged by fire 2/8/82).

(51)

42 Conger Avenue. Circa 1894. Dwelling Type A. Two story, wood frame, twelve unit tenement with a fieldstone, random ashlar foundation, clapboard siding, and flat roof. The building is rectangular in plan and measures fifteen by two bays across the front and side elevations, respectively. Common entrances to the twelve apartments are located on the front elevation at the third, eighth and thirteenth bays (L to R). Each entrance is reached by a wood stoop (not original) and is protected by a flat canopy (not original) suspended by cables secured to the wall above. The rear elevation is dominated by a continuous, full length, two story, shed roof porch with turned posts, brackets, and sheathed railings. The rear elevation is twenty-seven bays long and can be divided into three parts. The fenestration in each third, on both the first and second floors is: window, window, door, window, window, door, window, window. All of the windows are two-over-two (horizontal), double hung sash (not original). The flat roof is detailed with a simple boxed cornice. Alterations: asbestos shingle siding.

(52)

34 Conger Avenue. Circa 1960. One story, wood frame dwelling with aluminum siding, mixed fenestration, and a shallow pitched, gable roof. This building does not contribute to the character of the historic district.

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(53)

28-30 Conger Avenue. Circa 1898-1899. Dwelling Type B. Two story, wood frame, four unit tenement with a fieldstone and brick foundation, clapboard siding, and flat roof. The building is roughly square, measuring six by five bays across the front and side elevations, respectively. Entrance doors to the two first floor apartments are located on the front elevation in the second and fifth bays, and to the two second floor apartments in the two central bays. The front elevation is hidden behind a two story porch which appears to be an extension of the building, running the full width of the facade and sharing a common roof. The porch is enclosed and has a continuous band of windows on each floor. The four entrances are reached by concrete stoops. Alterations: aluminum siding; two story front porch enclosed.

(54)

24-26 Conger Avenue. Dwelling Type B. Same as No. 53. Alterations: aluminum siding; two story front porch enclosed.

(55)

20-22 Conger Avenue. Dwelling Type B. Same as No. 53. Alterations: aluminum siding; two story front porch enclosed.

(56)

14-16 Conger Avenue. Dwelling Type E. Same as No. 7.

(57)

8 Conger Avenue. Colonial Revival style, circa 1905. Two and one-half story, wood frame dwelling with a fieldstone foundation, clapboard siding, and slate-shingled hip roof. The house is roughly square, measuring two by three bays across the front and side elevations, respectively. The entrance is located in the left-hand bay of the front elevation and is protected by a porch with Tuscan columns which wraps around the corner. A first floor bay window with Queen Anne sash of colored glass projects from the right-hand bay. All windows are one-over-one, double hung sash. The hip roof is detailed with a simple modillion cornice and is broken on the front elevation by a hip roof dormer. Alterations: aluminum siding.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES N/A

BUILDER/ARCHITECT N/A

STATEMENT OF SIGNIFICANCE

The Lakeside Historic District was constructed, managed and maintained by the Queen City Cotton Company for its employees. Begun in 1894 and originally known as the Lakeside Development, it is the only industrial housing development of its type in the City of Burlington. The development survives intact with only minor alterations and additions to the individual buildings, such as aluminum siding and enclosed porches.

Designed as a suburb of Burlington, the Lakeside Development was advertised as offering the advantages of city life within a country setting. A company pamphlet published in the 1920's and entitled "Burlington, Vermont - The Advantages It Offers the Workingman's Family" highlighted the mill complex and Lakeside dwellings with a myriad of photographs and inducements. Separate editions were printed in French and English.

The community was intended to be virtually self-sufficient, with the company supporting two grocery stores, a general store, a barber shop, a billiard hall, and a nursery school. The Champlain Public School and St. Anthony's Catholic Church were located nearby. The Burlington Traction Company provided streetcar service into downtown beginning after the turn of the century.

At its peak in the 1920's, the Queen City Cotton Company employed over 600 people and was the largest employer in the city. Some of the employees were from Burlington but the majority were immigrants. The company recruited semi-skilled labor from Canada and from other foreign countries through the ports of Boston and New York. Whole families were brought to Burlington and settled in the Lakeside Development. In the 1920's, Lakeside housed 135 families, all of whom worked for the Queen City Cotton Company.

The Queen City Cotton Company was a local, Burlington company backed by George Draper and Sons of Hopedale, Massachusetts. The Drapers were prominent manufacturers of machinery for the textile industry. During the last quarter of the nineteenth century, the family and their engineering staff were working to increase the efficiency of the standard Cartwright power loom, first introduced in 1786.

In 1889, James Northrup, a Draper engineer, developed a method for automatically changing and threading bobbins. After six years of testing, the Drapers were finally ready to market their new Northrup automatic loom. To this end, in 1894 George Draper met with a group of local Burlington businessmen and formed the Queen City Cotton Company. All of the looms in the new mill were of the Northrup design.

The Lakeside Development was built in stages to house the company's growing work force. The Development was owned by the Queen City Cotton Company until 1937 when competition from southern textile mills forced the Burlington mill to close. (Since 1947, the General Electric Co.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

T.D. Seymour Bassett & David J. Blow. "The Lakeside Story". Chittenden County Historical Society Bulletin; May 1972, Vol. 7, #4.

T.D. Seymour Bassett & David J. Blow. "The Lakeside Story, Part II". Chittenden County Historical Society Bulletin; July 1972, Vol. 7, #5.

(SEE CONTINUATION SHEET)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approx. 17 acres

QUADRANGLE NAME Burlington (7.5 minute Series)

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 18 641655 4924415

B 18 641665 4924105

C 18 641430 4924115

D 18 641430 4924110

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

(SEE CONTINUATION SHEET)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Courtney Fisher, Preservation Planner (Contractual)

ORGANIZATION

Vermont Division for Historic Preservation

DATE

15 May 1980

STREET & NUMBER

Pavilion Building

TELEPHONE

802-828-3226

CITY OR TOWN

Montpelier

STATE

Vermont

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

William B. Priney

TITLE

Director/Deputy State Historic Preservation Officer

DATE

2-22-82

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Abelina Byers
KEEPER OF THE NATIONAL REGISTER

Abelina Byers
National Register

DATE

4/12/82

ATTEST:

DATE

CHIEF OF REGISTRATION

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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date entered **APR 12 1982**

Continuation sheet 8-1

Item number 8

Page 1

has occupied the mill buildings.) Almost without exception, the individual houses within the Lakeside community were sold by the company to the tenants residing in them at the time.

The boundaries of the historic district were drawn to include all of the original structures within the Lakeside Development. The boundaries define its original outer limits.

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Vermont Division for Historic Preservation, Vermont Historic Sites and Structures Survey,
Chittenden County, Burlington, 1977.

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date entered

MAR 12 1982

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Page 1

- | | |
|---|--|
| <p>No. 1 93-95 Lakeside Avenue
Gary Schmitz & Shirley Schmitz
9321 E. Laurlene St.
Tucson, Arizona 85730</p> <p>No. 2 87-89 Lakeside Avenue
Harry Singerland
87 Lakeside Avenue
Burlington, VT 05401</p> <p>No. 3 79 Lakeside Avenue
Gary Daudelin
26 Dewey Drive
Burlington, VT 05401</p> <p>No. 4 63-69 Lakeside Avenue
New Horizon Enterprises, Inc.
Box 646
Essex Junction, VT 05452</p> <p>No. 5 57-59 Lakeside Avenue
Gabrielle Landry
59 Lakeside Avenue
Burlington, VT 05401</p> <p>No. 6 51-53 Lakeside Avenue
Howard Cross
51 Lakeside Avneue
Burlington, VT 05401</p> <p>No. 7 45-47 Lakeside Avenue
Glendora Penders
45 Lakeside Avenue
Burlington, VT 05401</p> <p>No. 8 10-12 Central Avenue
Joseph Martel
10 Central Avenue
Burlington, VT 05401</p> <p>No. 9 David Garrow
20 Central Avenue
Burlington, VT 05401</p> <p>No. 10 Richard Estey
28 Central Avenue
Burlington, VT 05401</p> | <p>No. 11 Russell Goodsell
70 Wright Avenue
Burlington, VT 05401</p> <p>No. 12 56 Wright Avenue
Regent Sicard
79 Central Avenue
Burlington, VT 05401</p> <p>No. 13 44-46 Wright Avenue
Clifford Allis
35 Wright Avenue
Burlington, VT 05401</p> <p>No. 14 38-40 Wright Avenue
Joseph Ringuette
40 Wright Avenue
Burlington, VT 05401</p> <p>No. 15 Clifford Allis
35 Wright Avenue
Burlington, VT 05401</p> <p>No. 16 John Hatin
47 Wright Avenue
Burlington, VT 05401</p> <p>No. 17 31-33 Central Avenue
Paul Danis
21 Sebring Road
South Burlington, VT 05401</p> <p>No. 18 41-43 Central Avenue
Philiias Rainville
43 Central Avenue
Burlington, VT 05401</p> <p>No. 19 47-49 Central Avenue
Willie Allard
215 Weaver Street
Winooski, VT 05404</p> <p>No. 20 53-55 Central Avenue
Jacqueline Begin
53 Central Avenue
Burlington, VT 05401
Paul Fournier
55 Central Avenue
Burlington, VT 05401</p> |
|---|--|

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date entered

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APR 12 1992

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- | | |
|--|---|
| <p>No. 21 59-61 Central Avenue
Joseph Benoit
61 Central Avenue
Burlington, VT 05401</p> <p>No. 22 65-67 Central Avenue
Arthur Jodoin
65 Central Avenue
Burlington, VT 05401</p> <p>No. 23 Regent Sicard
79 Central Avenue
Burlington, VT 05401</p> <p>No. 24 Celina Pepin
87 Central Avenue
Burlington, VT 05401</p> <p>No. 25 Ronald Poulin
93 Central Avenue
Burlington, VT 05401</p> <p>No. 26 86-88 Central Avenue
Arthur Vacherean
86 Central Avenue
Burlington, VT 05401</p> <p>No. 27 80-82 Central Avenue
Clement Pepin
80 Central Avenue
Burlington, VT 05401
Melvin Monelli
82 Central Avenue
Burlington, VT 05401</p> <p>No. 28 41-43 Harrison Avenue
Mark Blair
41 Harrison Avenue
Burlington, VT 05401</p> <p>No. 29 42-44 Central Avenue
Benoit Sicard
40 Central Avenue
Burlington, VT 05401</p> <p>No. 30 Benoit Sicard
40 Central Avenue
Burlington, VT 05401</p> | <p>No. 31 32-36 Central Avenue
Burton Zahler
205 Dorset Street
South Burlington, VT 05401</p> <p>No. 32 67-69 Wright Avenue
Aurore Clairmont
67 Wright Avenue
Burlington, VT 05401
Cecile Babineau
69 Wright Avenue
Burlington, VT 05401</p> <p>No. 33 37 Conger Avenue
Paul Danis
21 Sebring Road
South Burlington, VT 05401</p> <p>No. 34 29-33 Conger Avenue
Paul Cousino
Box 4068
Williston, VT 05495</p> <p>No. 35 23-27 Conger Avenue
Paul Cousino
Box 4068
Williston, VT 05495</p> <p>No. 36 47-49 Harrison Avenue
Shirley R. Boucher
76½ Hayward St.
Burlington, VT 05401
Armand Richer
49 Harrison Avenue
Burlington, VT 05401</p> <p>No. 37 53-55 Harrison Avenue
David Allard
215 Weaver Street
Winooski, VT 05404</p> <p>No. 38 59-61 Harrison Avenue
Homer Pelletier
155 North Winooski Avenue
Burlington, VT 05401</p> <p>No. 39 65-67 Harrison Avenue
Beatrice Danis
65 Harrison Avenue
Burlington, VT 05401</p> |
|--|---|

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- | | | | |
|--------|---|--------|--|
| No. 40 | 71-73 Harrison Avenue
Donald Sicard
71 Harrison Avenue
Burlington, VT 05401 | No. 49 | 52 Conger Avenue
Joseph Clairmont
382 Flynn Avenue
Burlington, VT 05401 |
| No. 41 | 77-79 Harrison Avenue
Alain Therrien
77 Harrison Avenue
Burlington, VT 05401 | No. 50 | 46 Conger Avenue
Joseph Clairmont
382 Flynn Avenue
Burlington, VT 05401 |
| No. 42 | 83-85 Harrison Avenue
Arthur Merchant
83 Harrison Avenue
Burlington, VT 05401 | No. 51 | 42 Conger Avenue
Joseph Clairmont
382 Flynn Avenue
Burlington, VT 05401 |
| No. 43 | 84-86 Harrison Avenue
George Plankey
86 Harrison Avenue
Burlington, VT 05401 | No. 52 | 34 Conger Avenue
Albert Cook
34 Conger Avenue
Burlington, VT 05401 |
| No. 44 | 78-80 Harrison Avenue
Pierre Gelinat
70 Conger Avenue
Burlington, VT 05401 | No. 53 | 28-30 Conger Avenue
Eric Dahlberg
30 Conger Avenue
Burlington, VT 05401 |
| No. 45 | 74-76 Conger Avenue
74-William P. and Joyce L. Boisvine
79 Harrison Avenue
Burlington, VT 05401

76-Garth A. and Marlene E. Bushey
76 Conger Avenue
Burlington, VT 05401 | No. 54 | 24-26 Conger Avenue
Jeanette Maynard
26 Conger Avenue
Burlington, VT 05401 |
| No. 46 | 68-70 Conger Avenue
Pierre Gelinat
70 Conger Avenue
Burlington, VT 05401 | No. 55 | 20-22 Conger Avenue
James & Judith O'Neill
20-22 Conger Avenue, Unit A
Burlington, VT 05401

Robert & Mary Jameson
20-22 Conger Avenue, Unit B
Burlington, VT 05401 |
| No. 47 | 62-64 Conger Avenue
Hilda Contois
49 Meadow Street
Ludlow, Massachusetts 01056 | | John & Phyllis Moore
20-22 Conger Avenue, Unit C
Burlington, VT 05401 |
| No. 48 | 56-58 Conger Avenue
Thomas Binette
58 Conger Avenue
Burlington, VT 05401 | | Louis Patrick Lyng & Marla Carter
20-22 Conger Avenue, Unit D
Burlington, VT 05401 |

OFFICE NO. 1024-0818

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No. 56 14-16 Conger Avenue
Laura Fay
14 Conger Avenue
Burlington, VT 05401

No. 57 Timothy King
8 Conger Avenue
Burlington, VT 05401

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MAR 10 1982

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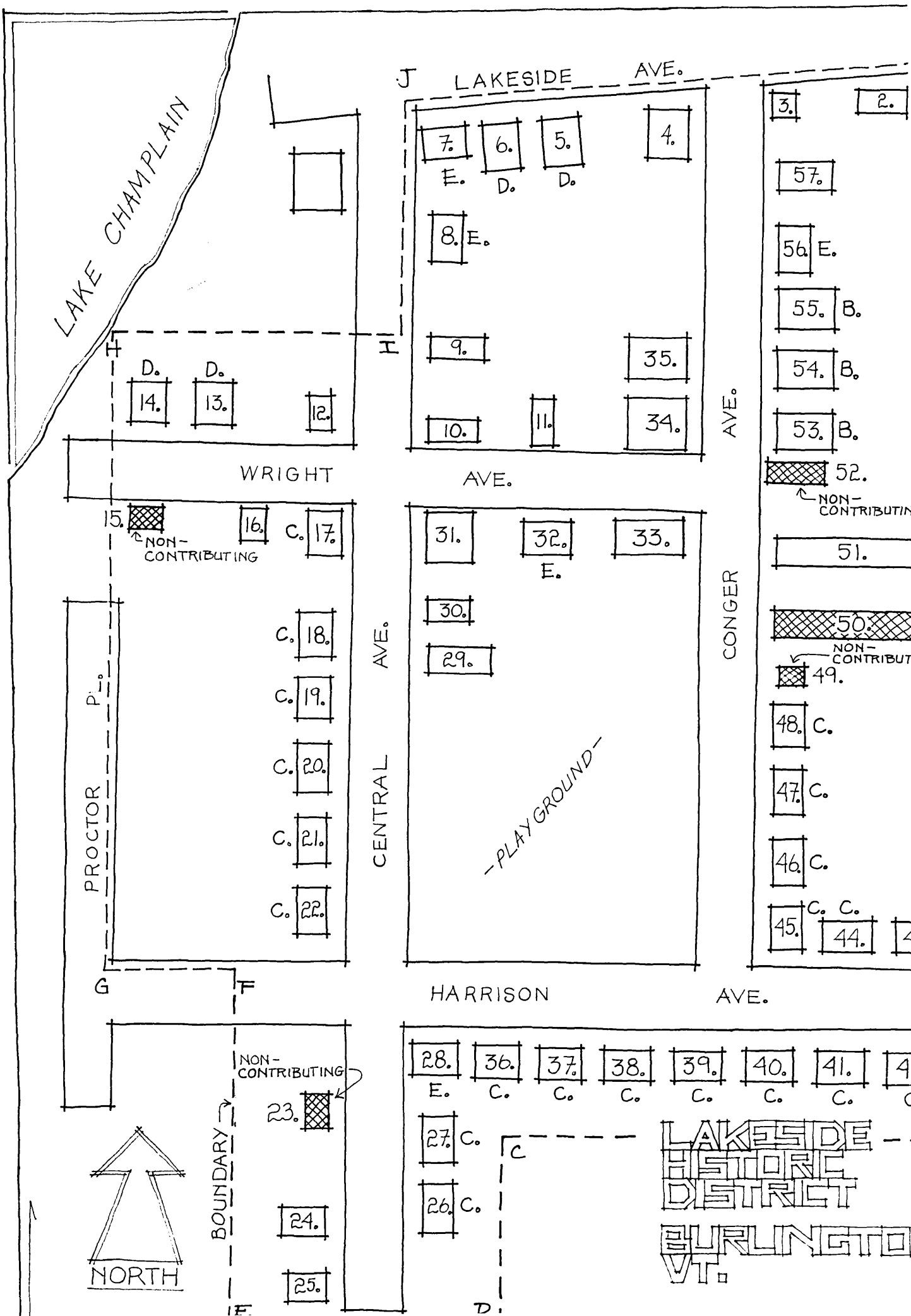
APR 12 1982

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Page 1

The boundary of the Lakeside Historic District begins at Point A at the intersection of southern edge of the roadway of Lakeside Avenue and the western edge of the right-of-way of the Vermont Railway tracks; thence proceeding in a southerly direction along the western edge of the right-of-way of the Vermont Railway tracks to Point B at the intersection of the south property line of the 83-85 Harrison Avenue property (map no. 42); thence proceeding in a westerly direction along the south property lines of the 83-85, 77-79, 71-73, 65-67, 59-61, 53-55, and 47-49 Harrison Avenue properties (map no.'s 42, 41, 40, 39, 38, 37, and 36) to Point C at the intersection of the south property line of the 47-49 Harrison Avenue property (map no. 36); and the east property line of the 80-82 Central Avenue property (map no. 27); thence proceeding in a southerly direction along the east property lines of the 80-82 and 86-88 Central Avenue properties (map no.'s 27 and 26) to Point D at the southeast corner of the 86-88 Central Avenue property (map no. 26); thence proceeding in a westerly direction along the south property line of the 86-88 Central Avenue property (map no. 26), across the deadend of the right-of-way of Central Avenue, and along the south property line of the 93 Central Avenue property (map no. 25) to Point E at the southwest corner of the 93 Central Avenue property (map no. 25); thence proceeding in a northerly direction along the west property lines of the 93, 87, and 79 Central Avenue properties (map no.'s 25, 24, and 23) to Point F at the intersection of an extension in a northerly direction of the west property line of the 79 Central Avenue property (map no. 23) and the northern edge of the roadway of Harrison Avenue; thence proceeding in a westerly direction along the northern edge of the roadway of Harrison Avenue to Point G at the intersection of the eastern edge of the roadway of Proctor Place; thence proceeding in a northerly direction along the eastern edge of the roadway of Proctor Place, and a northerly extension thereof, to Point H at the intersection of said extension and the north property line of the 38-40 Wright Avenue property (map no. 14); thence proceeding in an easterly direction along the north property lines of the 38-40, 44-46, and 56 Wright Avenue properties (map no.'s 14, 13, and 12) to a Point I at the intersection of an extension in an easterly direction of the north property line of the 56 Wright Avenue property (map 12) and the eastern edge of the roadway of Central Avenue; thence proceeding in a northerly direction along the eastern edge of the roadway of Central Avenue to Point J at the intersection of the southern edge of the roadway of Lakeside Avenue; thence proceeding along the southern edge of the roadway of Lakeside Avenue to Point A, the point of beginning.



LAKE CHAMPLAIN

J LAKESIDE AVE.

WRIGHT AVE.

WRIGHT AVE.

HARRISON AVE.

HARRISON AVE.

AVE.

CONGER

PROCTOR P.L.

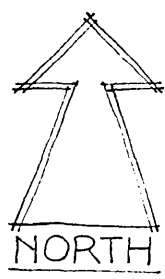
CENTRAL AVE.

-PLAYGROUND-

NON-CONTRIBUTING

NON-CONTRIBUTING

NON-CONTRIBUTING



BOUNDARY

LAKE SIDE
HISTORIC
DISTRICT
BURLINGTON
VT.

7. E. 6. D. 5. D. 4.

8. E.

9.

10.

11.

35.

34.

3. 2.

57.

56. E.

55. B.

54. B.

53. B.

52.

51.

50.

49.

48. C.

47. C.

46. C.

45. C. C. 44. C. 43. C.

31. 32. E. 33.

30.

29.

D. D. 14. 13. 12.

15. NON-CONTRIBUTING 16. C. 17.

C. 18.

C. 19.

C. 20.

C. 21.

C. 22.

28. E. 36. C. 37. C. 38. C. 39. C. 40. C. 41. C. 42. C.

27. C.

26. C.

24.

25.

D.