

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received OCT 2 1984

date entered NOV 1 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Pearl Street Historic District

and/or common Pearl Street Historic District

2. Location

street & number Roughly 184

to 415 Pearl St. N/A not for publication
Orchard Farm, and
WINDOSKI AND

city, town Burlington

N/A vicinity of

state Vermont

code 50

county Chittenden

code 007

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"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object N/A	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership (See Continuation Sheet)

street & number

city, town N/A vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the City Clerk

street & number City Hall

city, town Burlington

state Vermont

6. Representation in Existing Surveys

title Vermont Historic Sites and Structures Survey
has this property been determined eligible? yes no

date 1977 federal state county local

depository for survey records Vermont Division for Historic Preservation

city, town Montpelier

state Vermont

(Also see continuation sheet.)

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Pearl Street Historic District, seven linear blocks containing sixty five principal buildings, emerges from the present commercial center of Burlington and rises eastward up a steep hill to the University of Vermont campus, crossing a depression which was once a huge ravine. Originally the dominant artery connecting trade between Lake Champlain and Winooski Falls, the street today is overwhelmingly residential, with a commercial fringe at its west end. Closely spaced one-and-one-half to three-and-one-half story clapboard and brick houses, of a broad spectrum of nineteenth and early twentieth century architectural styles from Federal to Colonial Revival, line the hill, generally growing more imposing toward the crest. Few intrusions mar the historic character of the district which mirrors in its architecture well over 125 years of growth and development in Vermont's largest city.

The basically linear district links two existing National Register historic districts to the east and west. To the east lies the Head of Church Street Historic District, a small district composed of three Burlington landmarks located at the intersection of Pearl and Church Streets. It was entered on the National Register on July 15, 1974. At the west end of the Pearl Street Historic District lies the University Green Historic District, which was entered on the Register on April 14, 1975. It consists of a well preserved collection of 19th to early 20th century structures oriented around the University Green which runs perpendicular to Pearl Street at the crest of the hill. That District extends down Pearl Street slightly, to South Willard Street. (Buildings #36 and 37 in the Pearl Street Historic District, although clearly located within the boundaries of the University Green Historic District, were not individually described in that nomination, and hence are described here.)

Pearl Street is the major north/south divider in Burlington. In the 19th century, it separated the increasingly populated land to the south from the farmland to the north. Cross streets which traverse Pearl Street are designated as "North" and "South" depending on which side of Pearl Street they fall on geographically.

The district begins on a plateau located midway between the Lake and the University on the northern border of the downtown commercial area centered on Church Street. Its first block contains a mixture of twentieth century brick business buildings and frame houses adapted to restaurants and shops. It then spreads in two wings along Winooski Street to incorporate a row of late nineteenth century, three-story brick commercial buildings (#2-6) whose corner turns onto Pearl Street and a Greek Revival church (#61) and parsonage (#60) whose spacious fenced lawn fronts on Pearl Street. Moving east up the hill, the district becomes primarily residential, with scattered commercial, educational, and religious buildings. Despite the wide variety of building types, styles, and materials, the streetscape retains a visual continuity, due to the relative uniformity in the scale of the buildings, their lot size, and their setback.

The Pearl Street Historic District contains the greatest concentration of early 19th century Federal style residences in Burlington. Most of these are brick, although two frame houses from this period survive. These elegant homes attest to the wealth of their merchant owners, and the quality of craftsmanship available to them in Burlington.

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- | | | | |
|-----|------------------------------------|-----|-------------------------------------|
| 1 | Young's Pharmacy, Inc. | 14 | Robert-Thomas Realty, Inc. |
| 1A | 184 Pearl Street | 14A | 26 South Summit Street |
| | Burlington, Vermont 05401 | | Essex Junction, Vermont 05452 |
| 2 | Clark W. Hinsdale, Jr. | 15 | Alvin and Evelyn Schein |
| 2A | 295 Pearl Street | | 256 Pearl Street |
| | Burlington, Vermont 05401 | | Burlington, Vermont 05401 |
| 3 | Clark W. Hinsdale, Jr. | 15A | Clarke D. and Virginia B. Washburn |
| 4 | 295 Pearl Street | | 254 Pearl Street |
| | Burlington, Vermont 05401 | | Burlington, Vermont 05401 |
| 5 | Keneth W. and Rhea P. Miller | 16 | Walter J. and Pauline Nulty |
| 6 | 71 Church Street | 16A | P.O. Box 3235 |
| | Burlington, Vermont 05401 | | North Avenue Station |
| 7 | Clark W. Hinsdale, Jr. | | Burlington, Vermont 05401 |
| | 295 Pearl Street | 17 | Clark W. Hinsdale, Jr. |
| | Burlington, Vermont 05401 | 17A | 295 Pearl Street |
| 8 | Bernard E., Joyce J., Omer R. and | | Burlington, Vermont 05401 |
| | Maureen L. Villemaire | 18 | Clark W. Hinsdale, Jr. |
| | 40 Clark Street | | 295 Pearl Street |
| | Burlington, Vermont 05401 | | Burlington, Vermont 05401 |
| 9 | Michael A. and Judith S. Fernandez | 19 | Florence M. Perkins |
| 9A | 204 Pearl Street | 19A | 278 Pearl Street |
| | Burlington, Vermont 05401 | | Burlington, Vermont 05401 |
| 10 | Paul E. and Kathryn M. Chausse | 20 | Donald B. Fluery |
| 10A | c/o Marie Chausse | | Cambridge, Vermont 05444 |
| | 210 Pearl Street | 21 | E. Douglas and Marilyn B. McSweeney |
| | Burlington, Vermont 05401 | | 292 Pearl Street |
| 11 | Mark I. Austin | | Burlington, Vermont 05401 |
| | 220 Pearl Street | 22 | E. Douglas McSweeney, Jr., M.D. |
| | Burlington, Vermont 05401 | | 292 Pearl Street |
| 12 | Alice R. and Timothy P. O'Brien | | Burlington, Vermont 05401 |
| | 226 Pearl Street | 23 | St. Albans Shopping Center Inc. |
| | Burlington, Vermont 05401 | | c/o The Pomerleau Agency |
| 13 | Conrad J. and Marie Anne Bergeron | | 69 College Street |
| | 337 Pearl Street | | Burlington, Vermont 05401 |
| | Burlington, Vermont 05401 | | |

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- | | | | |
|-----------|---|-----------|---|
| 24 | Marion E. Shattie
9 Warner Avenue
Essex Junction, Vermont 05452 | 35 | Anna K. Laflamme
404 Pearl Street
Burlington, Vermont 05401 |
| 25 | Raymond H. and Katherine S. Reynolds
88 Park Street
Essex Junction, Vermont 05452 | 36
36A | Chauncy E. and Mary W. Perry
415 Pearl Street
Burlington, Vermont 05401 |
| 26 | Athena Club
c/o Mrs. Albert Bashaw
1455 Spear Street
South Burlington, Vermont 05401 | 37 | City of Burlington Schools
Administration Offices
14 South Williams Street
Burlington, Vermont 05401 |
| 27
27A | Clark W. Hinsdale, Jr.
295 Pearl Street
Burlington, Vermont 05401 | 38
38A | William T. Jr. and Joyce A. Fagan
371 Pearl Street
Burlington, Vermont 05401 |
| 28 | The Klifa Club
c/o Mrs. Winston Eddy
845 South Prospect Street
Burlington, Vermont 05401 | 39 | Wilfred G. Thabault and Elizabeth
F. Cannon
361 Pearl Street
Burlington, Vermont 05401 |
| 29
29A | John E. and Jonathan E. Farnham
352 Pearl Street
Burlington, Vermont 05401 | 40 | David S. and Brianne E. Chase
355 Pearl Street
Burlington, Vermont 05401 |
| 30 | Walter J. and Pauline Nulty
P.O. Box 3235
North Avenue Station
Burlington, Vermont 05401 | 41
41A | James M. Farrell
31 South Williams Street
Burlington, Vermont 05401 |
| 31
31A | Edward S. and Virginia N. Irwin
366 Pearl Street
Burlington, Vermont 05401 | 42 | Erik N. and Grace Marie Stavrand
14 Barbara Terrace
Colchester, Vermont 05446 |
| 32
33 | J. Bishop McGill
1 South Prospect Street
Burlington, Vermont 05401 | 43
43A | Conrad J. and Marie Ann Bergeron
337 Pearl Street
Burlington, Vermont 05401 |
| 34 | Universtiy of Vermont
Attn: Rayburn V. LaVigne
Director of Administrative Support Services
109 South Prospect Street
Burlington, Vermont 05405-0016 | 44
44A | Thelma B., William P. and Richard J.
Lafayette
327 Pearl Street
Burlington, Vermont 05401 |
| | | 45 | Hamilton Realty Inc.
323 Pearl Street
Burlington, Vermont 05401 |

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- | | |
|---|---|
| <p>46 Paul G. and Karen Mayer
RD 3 Heritage House
Shelburne, Vermont 05482

John A. Bisson
286 Pearl Street
Burlington, Vermont 05401</p> <p>47 Clark W. Hinsdale, Jr.
295 Pearl Street
Burlington, Vermont 05401</p> <p>48 Clark W. Hinsdale, Jr.
295 Pearl Street
Burlington, Vermont 05401</p> <p>49 Frederick W. and Claire M. Loyer
3065 North Avenue
Burlington, Vermont 05401</p> <p>50 Philip A. and Carol A. Lavoie
16 Surf Road
Burlington, Vermont 05401</p> <p>51 Vermont Real Estate Investment Trust
325 College Street
Burlington, Vermont 05401</p> <p>51A- Patrick O. and Kathryn L. Spaulding
C 86 Buell Street
Burlington, Vermont 05401</p> <p>52 Vanguard Associates
53 Richard R. Reed, Dale B. Montgomery,
and Paul A. Levi, Jr.
247 Pearl Street
Burlington, Vermont 05401</p> <p>54 Chittenden Trust Company
In Trust
2 Burlington Square
Burlington, Vermont 05401</p> <p>55 Christopher M. Terrien Jr. M.D.
235 Pearl Street
Burlington, Vermont 05401</p> | <p>56 Mary Fenix
151 Crescent Road
Burlington, Vermont 05401</p> <p>57 Jeffrey D. Quittner
229 Pearl Street
Burlington, Vermont 05401</p> <p>58 Stoneybrook Associates
9 Stoney Brook Drive
Williston, Vermont 05495</p> <p>59 Victor Realty Co.
215 Pearl Street
Burlington, Vermont 05401</p> <p>60 First Congregational Church of Burlington,
60A Vermont
38 South Winooski Avenue
Burlington, Vermont 05401</p> <p>61 First Congregational Church of Burlington,
Vermont
38 South Winooski Avenue
Burlington, Vermont 05401</p> <p>62 Kiriakos Zahariadis
c/o Zachary's Pizza
191 Pearl Street
Burlington, Vermont 05401</p> <p>63 Guy H. and Josephine Neveu
1 Crescent Road
Burlington, Vermont 05401</p> <p>64 Happy Days, Inc.
c/o Brian Fox
181 Pearl Street
Burlington, Vermont 05401</p> <p>65 Armand L. and Germaine M. Roy
29 Brewer Parkway
South Burlington, Vermont 05401</p> |
|---|---|

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Representation in Existing Surveys

Only Building #23 and #61

Historic American Buildings Survey
No Date Available Federal
Library of Congress
Washington, D.C.

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On the western end of the district, near the downtown area, the Federal-style homes are fairly close together; some even have the parapet roofs of urban row houses, perhaps an indication that their builders anticipated even greater growth than actually occurred. Towards the east, up on the hill, the several large Federal-style homes are more spread out. They were part of larger estates that originally included landscaped grounds and farmland. Many of these Federal houses, and the brick, gable-front Greek Revival houses which followed them, were remodelled in the 1870's in the exuberant Italianate style, with brackets, heavy hood moldings, and round-headed doors applied to their more austere exteriors.

During the extraordinary lumber boom from the 1880's to the 1900's, the owners of the Federal estates broke up their property, cutting new streets and selling off land. On these new lots another generation of wealthy merchants erected imposing, turreted Queen Anne and Colonial Revival two- and three-story houses; their steeply pitched slate roofs now dominate the street. Large three-and-one-half story double, and triple decker houses followed. The first decades of the twentieth century brought an apartment boom. Several large three-and-one-half story apartment houses were built on corner lots. Mostly built of brick, with granite or concrete trim, these handsome structures are important evidence of Burlington's emergence as an urban area.

Pearl Street's architecture continued to respond to the economic tempo of Burlington after World War I, with some examples from the early automobile age - a Colonial Revival tourist home (#29) and a Moderne supermarket (#14 since altered to non-contributing status).

Since the early twentieth century, the proximity of the University of Vermont and the Medical College to the east of the district has encouraged the conversion of many of the houses into offices and apartments, while the lower end of the district has been subject to more commercial pressures. Although the uses of many of the District's buildings have changed through the years, the structures themselves are generally well preserved. Modern incompatible alterations such as aluminum siding and new additions have compromised the original appearance of some structures, but the changes are generally reversible. The District is a microcosm of Burlington, reflecting the city's steady growth from a small lake settlement to its current position as Vermont's largest urban center.

Descriptions of individual buildings in the District follow (numbers refer to the enclosed sketch map):

1. The Clement Block (180-82 Pearl Street); 1900

This 4 x 6 bay, three-story brick Romanesque commercial block was built in 1900 by Arthur E. Clement, a local undertaker, and his surname is carved in a central

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marble block near the roofline. A stringcourse of brick demarcates the edge of the flat roof above which four end chimneys rise. The third floor of the facade has four paired roundheaded windows set in double rowlock arches, while the second floor windows have segmental brick arches; all of these have marble sills. The two first-floor storefronts have been recessed and extensively altered with yellow brick piers, a flat metal fascia, and large plate glass windows. The windows in the side facades are one over one like the front ones and are regularly spaced with marble sills and four-layered splayed brick arches.

1A. Clement Block Addition (184 Pearl Street); c.1965

This one-story, flat-roofed brick structure was added to the right (east) side of the Clement Block in the 1960's. The addition is rectangular with an angled connection to the main building. It is a differently colored red brick with a two-foot metal pent roof some two feet below its roofline and large plate glass windows. The structure does not contribute to the historic character of the district.

2-6. Trader's Way (18-2 N. Winooski Avenue); c.1885-c.1900

The similarity in height, massing and material of the five buildings which make up this commercial block gives the impression of one large building. The location at the northeast corner of Pearl Street and N. Winooski Avenue gives the broad, flat, front facade of the five storefronts a sense of depth, and an imposing presence on the corner.

Although constructed at different times, the buildings are linked by several stylistic elements. A broad, wooden, molded cornice runs from the southeast corner of #6, northward across #'s 5 and 4, and cuts across the false-front facade of #3. A similar cornice at the top of the storefronts of all five buildings provides another horizontal link between them. These elements give the block a vernacular Italianate appearance.

2. The Dusty Corner/Things Unlimited (10½ - 18 N. Winooski Avenue); c.1900

Built c.1900, this three-story, 8 x 4 bay, wooden structure was originally covered with clapboards and now has a facade of asbestos shingles in a brick pattern (which emulates the appearance of its brick neighbors) with plain gray asbestos shingles on the north side. The one over one sash windows are surrounded with simple dimension lumber moldings, and on the front facade occur in asymmetrical groupings of 1, 3 and 2 windows with blind bays between. The narrow wooden cornice is supported by single wooden truss brackets.

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There are three storefronts in the building, all with canted, recessed entries. The store at the south end and its neighbor to the north share a barn-board facade below the wooden cornice. The two northernmost storefronts retain wood detailing and display window transoms. A wooden door with a transom at the south end of the block leads up to the apartments on the second and third stories.

The irregular spacing of the windows on the upper stories, the slightly higher, and narrower cornice, the presence of truss brackets and the length and narrowness of the windows all combine to give this building a height and spaciousness that distinguishes it slightly from the other four.

2A. Shed, c.1900

Behind #2 is a 4 x 3 bay, two-story wooden structure that is associated with it. Covered in clapboards of the same width as those which can be glimpsed beneath the asbestos shingles on the north facade of #2, the building's cornice is an exact copy of the one on the main structure and was probably built at the same time. Its three-bay porch is supported by squared posts, and a one-story shed is attached to its south side.

3. Domino's Pizza (10 N. Winooski Avenue); c.1885

This three-story, three-bay, wooden structure is veneered in multi-colored earth-tone brick. Its one over one sash windows are topped by lintels of soldier course bricks. A deep wood entablature with molded cornice similar to those on buildings #4 to 6 continues the cornice line of those structures. Above the cornice rises a brick parapet.

The storefront with recessed central entry is topped by a wooden cornice supported by two single brackets. The display window is of new plate glass set in aluminum, but the original wooden door and transom survive.

4. The Bergman Block (6-8 N. Winooski Avenue); c.1885

This three-story, seven-bay building, built c.1885 is of balloon-frame construction with a brick veneer. It has one over one sash with splayed brick lintels and a deep wood entablature with molded cornice. The cornice is continuous with the cornices of buildings #5 and 6. Of special interest is the spacing of the windows at the second and third stories. Two sets of three windows are symmetrically arranged on either side of a blind bay in the building's center. Spanning this blind bay above the third-story window lintels is a granite block inscribed "Bergman." The building thus echoes in its design the three bay widths of its neighbors to the south, #'s 5 and 6.

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The top of the first story is marked by a narrow, wooden cornice supported by wooden brackets. Below this, the north storefront, 8 N. Winooski Avenue, retains its original storefront with broad, glass display windows topped by narrow, three-paned transoms, and panelled dados beneath. The recessed doorway has two wooden doors set with long, narrow panes of glass.

In the center of the first floor is a single, modern glass and aluminum doorway leading to the residential apartments on the second and third stories. To the south, the storefront at 6 N. Winooski Avenue has been modernized with brick veneer and glass and aluminum display windows flanking a recessed, modern, glass and aluminum door.

The building was apparently built to house the E. N. Porter Company, which manufactured screens, screen doors, etc. The Porter Screen Company had a large manufacturing plant in Winooski across the river.

5. The Other Place (4 N. Winooski Avenue); c.1885

This three-story, wooden structure, built c.1885, is veneered in brick, and has an unusual arrangement of two over three bays, with a blank space in the wall on the third story over the southernmost of the second. The one over one windows are topped by splayed brick arches, and there is a deep wood entablature with molded cornice, and a flat roof. The cornice is continuous with the cornices of buildings #4 and 6.

The storefront has been altered to accommodate a wooden garage door which can be rolled back to open up the interior first story to the street. This treatment may have been designed in response to a local zoning ordinance which prohibits restaurants from serving alcohol in sidewalk cafes within view of passing motorists. A wooden railing separates the restaurant from the sidewalk. At the south end of the first story of the block is a narrow, panelled, wooden door leading to the second and third-story apartments.

6. Hargreaves Market (2 N. Winooski Avenue); c.1885

This corner building's 3 x 4 bay, wooden structure is veneered in brick. Built c.1885, it has a flat roof and evenly spaced windows with one over one sash, with splayed, brick lintels. Its deep wood entablature with molded cornice, as well as the storefront cornice, extends from the northern party wall across the facade and turns the corner, ending just under the first-bay opening of the south facade's second story. The brick of the first-story, south side facade has been painted, and in its eastern corner is a wooden door, topped with a splayed arched.

The original, wooden storefront of transomed display windows and recessed, center entrance with a wooden door lit by a large, single pane of glass survives.

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7. Christian Science Reading Room/Waterbeds Direct (196-198 Pearl Street);
c.1853, c.1930

Currently, a commercial structure with two storefronts, this building began as a two-story, 3 x 4 bay, gable-front Greek Revival house, portions of which are visible at the rear. Built before 1853, the house was wood frame with a patterned, slate roof. A bay window containing a first-floor entrance, one over one windows and a panelled base was added to the rear of the eastern facade in the late 1880's, as well as another bay and porch extending to the back of the house.

A two-bay, brick addition and extensive alteration of the front and eastern facades accompanied the conversion of at least part of this property to commercial use in the 1920's or 30's. The added two-story front has a simple brick, rectangular facade topped by a plain, metal cornice. Two storefronts, original to the extension of the building, occupy the first floor. The narrow, left storefront has a single display window and recessed side entry, while the right storefront has a recessed, center entry flanked by two display windows. A simple, metal storefront cornice distinguishes the storefront area from the storage areas above. Inside, the two stores retain their original pressed metal ceilings and cornice trim.

The one over one windows have flat, brick lintels and sills and are regularly spaced on the front facade. On the sides and rear, however, they are quite irregular, seeming to correspond more closely with utility than the requirements of a style.

The conversion of the property to commercial use in the early twentieth century illustrates the economic pressures then at work to create additional commercial spaces on the edge of the downtown core of the city. The corner of North Winooski and Pearl Streets, already mainly a commercial intersection, was a logical place for further commercial expansion. The physical changes which occurred to the building at the time of its conversion have now become historic in their own right and contribute to the historic character of the district.

8. Safford House (200 Pearl Street); c.1888

Tucked between two buildings and set back from Pearl Street is this vernacular Queen Anne house. Built c.1888, this three-by-three bay, two-and-one-half story structure is sheathed in clapboards and has a one-by-two bay, one-story wing attached to the rear. An alternating pattern of rectangular and canted slate shingles covers the gable-front roof while an interior chimney rises offset to the left.

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The symmetrical facade with its one over one sash windows is enhanced by a one-story, nearly full-width porch with rectangular post balusters, a spindle valance and a small pediment over the entrance. The pedimented front-gable peak is differentiated from the rest of the facade by imbricated shingles surrounding a pair of windows.

9. L. G. Burnham House (204 Pearl Street); 1885

This house was built in 1885 at a cost of \$7,500 for L. G. Burnham, a local merchant in the art and photographic supply business. The two-and-one-half story, Queen Anne style house, with a steeply pitched, gabled, hipped, slate roof decorated with bands of imbricated shingles, connects to its neighbor, #10, by a granite curb which once held an iron fence. Two-story, bay windows with stained glass transoms extend from the front and east elevations. The front bay window, with second-story, canted windows beneath incised, sunburst motif brackets, rises to a pedimented, gabled dormer inset with paired six-light windows. The east bay is topped by a gabled, dormer window with incised vergeboards and stickwork sides; paired, turned columns support its projecting pediment.

Two shallow, gabled wings project east and west. A shed dormer is offset to the east in the front-roof slope. A wraparound porch with turned columns and spindle valance and a sunburst pediment in the roof over the entrance extends to the east. A similar small side porch is attached to the west wing. Modern, one-story, parapeted ells extend from the rear west and north elevations.

A stained glass transom and door lights with etched borders of vines and berries grace the central Eastlake double-leaf, varnished wood, central door. Aluminum siding obscures the original clapboard and scalloped shingles. Interior Eastlake detail is well preserved throughout.

9A. Burnham Carriage House; c.1885

An imposing eaves-front, four-by-three bay, two-story clapboard carriage barn is oriented towards Lafayette Place to the east, behind the main house. The structure is distinguished by a central, projecting, second-story hay bay with cross-buck doors, sunburst panels and brackets, decorative shingling in the gable peaks, a red and gray imbricated slate roof and a central cupola.

10. George D. Wright House (210 Pearl Street); 1885

Built in 1885 at a cost of \$7,500 for George D. Wright, manager of the Venetian Blind Company, this Queen Anne style house is connected with an almost identical house next door (#9) by a granite curb. Resting on a raised, ashlar foundation, it rises two-and-one-half stories to a steeply pitched, gabled, hipped, slate roof, decorated with bands of imbricated shingles. Two-story bay windows project from the front (south) and east facades. The front bay, with stained glass

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transoms and second-floor, canted windows beneath incised, sunburst motif brackets, rises to a shingled, pedimented, gabled dormer inset with a triple window. The east bay is topped by a gabled dormer with incised vergeboards and stickwork sides; paired, turned columns support its projecting pediment.

Two shallow, gabled wings project east and west. A shed dormer is offset to the east in the front roof slope. A wraparound porch with turned railings, columns and spindle valance and a sunburst pediment in the roof to mark the entry, extends to the east. A similar small, side porch is attached to the west wing. Two modern additions for apartments extend from the rear north elevation. The tall, corbelled chimney offset to the east sits on the roof ridge.

A stained glass transom and doorlights with etched leaf borders enhance the central, plain, double-leaf wood door. Broad belt courses of scalloped shingles mark the base of each story of the otherwise clapboarded exterior.

10A. Wright Carriage House, c.1885

A two-and-one-half story, gable-front, two-door barn with central, shingled ventilator and imbricated slate shingle roof sits at the north end of the property. A small, second-floor, hay door with appliqued, chamfered posts and an attic-level, triple window decorated with a sunburst motif enhance the east facade. Corner boards and lintel and sill courses mark the shiplap sided exterior.

11. Henry Whitney House (220 Pearl Street); c.1815

Built c.1815 on a raised stone foundation on the corner of Pearl Street and the present day Lafayette Place, this Federal style, five-by-two bay, two-story, brick, common bond structure was the home of Henry Whitney, a blacksmith in the mid-nineteenth century. Its slate shingled, gable roof trimmed with a mutuled cornice, rises to an interior chimney offset to the right.

The central, Tuscan-columned portico leads to a paneled door with a semicircular fanlight with radiating muntins. Two over two sash windows with splayed, brick lintels mark the symmetrical facade. The gable ends of the house have quadrant windows at attic level. The basement level on the west gable elevation is exposed above grade, possibly the result of topography changes brought about by the later construction of Lafayette Place.

A rectangular, two-story, two-by-two bay, running bond, brick ell extends from the rear (north) wall of the house. There is an enclosed porch on the east side of the ell and a small, clapboarded addition on the west side of the ell.

It was here in the 1880's that William Rann wrote his volume The History of Chittenden County.

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12. J. V. Randall House (226 Pearl Street); c.1820

This structure is one of the few Vermont examples of a Federal-style row house, end-gabled, with linked parapet chimneys. The three-by-two bay, two-and-one-half story, main block, and the two-by-two bay, two-story rear ell, are of post-and-beam construction on a redstone foundation, with brick-veneered walls and very fine molded brick corbeling at the eaves.

The five-panel front door, located in the side west bay, is flanked by half-length sidelights and sheltered by a Doric portico. Flat arches top the window openings, which contain modern replacement sash with snap-in, six over six muntins.

A three-sided bay window with Eastlake details, and two, three-sided oriel windows are late nineteenth century additions to the rear, three bays of the west facade. On the east, a narrow, two-story, clapboarded addition connects the ell to a small, gable-roofed garage. Two skylights pierce the asphalt-shingled roof on both the north and south slopes.

Nothing is known of the history of this house before 1853, when it appeared on a map as the home of J. V. Randall.

13. William C. Church House (234 Pearl Street); 1902

Built in 1902 by Dr. William C. Church, this three-by-four bay, two-and-one-half story house is a late, rather subdued example of the Queen Anne style. Several porches and projections break up the facades of the hip-roofed, rectangular, main block. The central entrance is flanked on the left (west) by a two-story bay window rising to a three-sided roof, and on the right by a projecting polygonal, corner tower which rises three stories to a tall, eight-sided cap with spring eaves. A porch, supported by turned posts, extends across the two west bays of the facade. On the east and north walls, three-sided bay windows rise to intersecting gable roofs. Four gabled dormers also project from the roof, one at the center of both the west and south slopes, and two on the east slope.

The building rests on a redstone foundation. The first two stories are sheathed in aluminum siding, while the third story of the tower, the dormer walls, and the roofs are covered in multi-colored slate. All windows are modern, aluminum-framed sash.

14. Former First National Supermarket-State Liquor Store (238 Pearl Street); 1940, 1983

This one-story, rectangular, commercial building, constructed in 1940 on the site of the former Henry Hickok estate, was Burlington's second real supermarket. It survived intact for 43 years, until undergoing alterations in 1983 that compromised its historic character to the extent that it is included in the historic district as a non-contributing structure.

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It had a streamline facade with large, plate glass windows, surrounded by porcelain, enameled panels and black marble, and was a good example of Moderne design. Diagonal push bars on the central double doors of glass and stainless steel added further sleekness to the design.

The construction of this supermarket by the First National Market Company marked an important change in local grocery business. First National merged their six small neighborhood stores that were scattered around Burlington into this one supermarket on Pearl Street. Since Pearl Street was a major traffic artery in the city, the location was a logical one.

Presently, the Pearl Street facade of the structure has a full-width false mansard sheathed in asphalt shingles. New brick piers frame the recessed central entrance and the front corners of the building. Between the piers lie three-part anodized aluminum display windows. The sides and rear of the structure are brick.

14A. Sir Speedy

Attached to the east side of the Former First National Supermarket (#14) is this one-story, brick-veneered addition with L-shaped storefront. It does not contribute to the historic character of the district.

15. House (256-258 Pearl Street); c.1892

A slate-covered, pyramidal hip roof tops the two-and-one-half story, three-by-four bay main block of this 1890's tenement house, built in a transitional Queen Anne/Colonial Revival style and now sheathed in aluminum siding.

Two two-and-one-half story projecting bay windows, prominently capped by gabled wall dormers, flank the two centrally placed front doors on the Pearl Street (south) facade.

These doors are embellished by heavy, round molding that forms a cusped, horizontal panel below, and paired rectangular lights above, topped with cusped arches. A narrow sidelight with dado panel and similar molding flanks the outside of each door.

A one-story, shed-roofed porch shelters the entrances. A gable-roofed dormer projects from the roof above the central bay. Two-and-one-half story bay windows similar to those on the front facade project from the center of each side elevation.

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The rear elevation, with its original three-inch wood clapboard, also displays a double-decker porch that is open on the first story and enclosed with screens on the second.

15A. Former Stable (254 Pearl Street); 1892

This 3 x 2 bay, two-and-one-half story house was originally built as a stable in 1892 for the large, double house, #15, (also built that year), which sits directly in front.

It still retains its slate roof with spaced, horizontal bands of imbricated shingles and, underneath aluminum siding, still has its original wood clapboards.

Converted to a garage in the late teens and to a dwelling sometime between 1926 and 1942, this gable-roofed, eaves-front house has a central front door with small pedimented porch, flanked by paired three over one sash that repeat in the second story. The left bay is topped by a gabled wall dormer.

An exterior end chimney, with a corbeled ledge at the sill course and a corbeled cap, separates the two bays of the west end facade.

A small, shed-roofed ell and garage were added to the east facade sometime in the 1940's.

The alterations which the structure has undergone since its construction have changed its appearance to such an extent, that it is no longer recognizable as a former stable. It is thus included in the district as a non-contributing building.

16. First Oziah Buell House (262 Pearl Street); c.1815

One of the earliest houses to appear on Pearl Street was this 5 x 2 bay, two-and-one-half story Federal frame house, built by Oziah Buell c.1815.

In spite of its missing chimneys and altered window sash, the Federal character of this house is still evident in its form, fenestration, massing and remaining door detail. Now sheathed in aluminum siding, the house rests on a raised stone foundation. The central doorway, sheltered by a modern, gabled hood with wrought iron posts and balustrade, retains sidelights flanked by chamfered posts.

Oziah Buell went on to build another Federal style house in 1818, at 303 Pearl Street (#47).

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16A. Garage, c.1920

This two-car garage, with double doors for each bay, has horizontal shiplap siding and a sheet metal, covered gable.

Although it sits almost directly behind #16, it was originally built for #17 next door, (with a jog in the property line to include it) sometime between 1919 and 1926. By 1942, the property line had been straightened out and it belonged to #16.

17. Frank Roberts House (270 Pearl Street); c.1900

Built c.1900 for local merchant, Frank Roberts, this Queen Anne style, two-and-one-half story, clapboard house is rectangular in shape with a gable front. Two-and-one-half story gable-roofed, bay windows project from the midpoint of the side elevations.

A two-story bay window on the left half of the front gable facade is contrasted on the right half by the main entrance door with a second-story, open, recessed porch directly above.

A one-story porch that extends the full width of the front facade, is enclosed by a low wall supporting a series of six over one sash windows, with narrow, one over one windows at each corner. The porch door, with twelve lights and a transom window, is directly in front of the main entry.

One over one sash are placed randomly throughout the main block, with the exception of the symmetrically arranged bay windows, a Queen Anne sash in the west gable and a criss-crossed muntined sash on the west side.

A three-foot beltcourse of imbricated shingles runs across the front facade and halfway back the west side, visually unifying the various elements of the house's design. The imbricated shingles are repeated in the gables.

17A. Garage, c.1940

To the rear of #17 stands this one-bay, gabled garage with rolling overhead door. It is sheathed in shiplap siding. Because of its age, it does not contribute to the historic district.

18. David Moore House (272-274-276 Pearl Street); c.1900

A three-story central porch unifies flanking three-story bay windows on the Pearl Street facade of this three-and-one-half story, three-by-four bay, turn-of-the-century tenement house that incorporates Colonial Revival massing with Queen Anne style ornament.

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Turned wood posts support each level of the open porch and create three bays with central front steps at the first level, and two bays at the second and third levels. Each porch bay is framed at the top by an arched valance embellished with pierced shamrocks and framed at the bottom by a simple porch rail with square balusters.

Pedimented gables cap the flanking bay windows, with additional gabled dormers centrally placed on the front and side elevations of the slate-covered, hip roof. A wide beltcourse of imbricated shingles delineates the second and third stories of the otherwise clapboard-covered main block.

A full-width, triple-decker open porch extends three bays from the rear, surrounding a three-story, two-bay ell that extends from the center rear of the main block.

One over one sash with molded window heads are used symmetrically in each facade and are paired in alternate bays on the side elevations. Queen Anne windows, some with colored glass, give light to the second and third floor stairwells at the center front facade. Two stained glass transom windows and an oak-paneled door with rectangular lights also embellish the front facade at the first floor.

19. Rufus Perkins House (278 Pearl Street); 1896

Rufus Perkins, local mail carrier, was the first resident of this modest, front-gabled, two-and-one-half story, Colonial Revival style house, built in 1896 at the northwest corner of Green and Pearl Streets.

Running bond brick veneer walls over a wood frame support the slate-covered, gable-front roof. Projecting gabled bays at the rear of the main block give the house a slight T-plan.

The three gables are pedimented by a box cornice and frieze, and are infilled with imbricated shingles.

One over one sash are used throughout the main block and are paired on the lower two floors of the side pavilions.

A lower two-and-one-half story, gabled brick extension projects from the front facade. The first floor has an entrance on the left side sheltered by a gabled hood, and a shallow bay window with steel casement, multi-paned sash on the right. Above the pent roof which caps the first floor on the right rises an enclosed porch with similar sash. The extension culminates in a pedimented gable sheathed in shingles.

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A two-bay wing, with hip roof and open, recessed side porch, extends from the rear of the main block.

19A. Garage, c.1925

Just behind the rear wing of the Perkins House (#19) sits a small, gable-front, one-bay garage, probably built in the late 1920's or early 1930's. It is brick with shingles in the pedimented front gable.

20. House (282 Pearl Street); c.1897

Built c.1897 in a transitional Queen Anne/Colonial Revival style, this 2 x 3 bay, two-and-one-half story, clapboarded house, with a slate-covered, hip roof, is oriented with its narrow front to Pearl Street.

A pedimented gable tops a central, two-story polygonal bay window on the west side facade, with a first-floor oriel window directly opposite on the east facade.

The left front bay on the first floor features a large picture window with colored transom lights that is repeated directly above in the second floor, and topped by a pent-roofed gable.

With the exception of these picture windows and a small Queen Anne sash in the east facade, one over one sash are used throughout the main block.

A three-by-three bay, wraparound porch, supported by turned wood posts with curved corner brackets, spans the front and a portion of the west facades.

The house is highlighted by a small wood carving in the pediment in the porch roof above the front steps. Executed by master wood carver Albert Whittekind, the carving depicts the face of a man whose long moustache curls into an ornate leafy plant. Additional ornament is found in the curved, angled window brackets at the top of the west bay window, and the imbricated shingles in the gables.

A small, shed-roof ell extends from the rear.

21. Arthur S. Isham House (286 Pearl Street); 1903

Built in 1903, this three-by-three bay, two-and-one-half story house with three-story corner tower combines Colonial Revival massing with some Queen Anne elements.

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The house has symmetrical fenestration, a truncated hip roof sheathed in slate, a bracketed cornice and a two-bay porch with Tuscan columns on pedestals. The dominating polygonal corner tower with cap and iron finial give the building a somewhat picturesque look in the Queen Anne manner.

The original clapboards (and probably shingles) have been covered with aluminum siding and the original sash has been replaced.

22. Allen House (292 Pearl Street); c.1850

In spite of several turn-of-the-century alterations, this c.1850, one-and-one-half story, 4 x 2 bay house, still retains some original Gothic Revival and Greek Revival detail. The front door is located on the west eaves side, beneath a steeply pitched central cross gable with pointed arch window. The Greek Revival doorway has sidelights, an entablature and a rectangular stone lintel.

Boxed eaves with classical molding trim the roof and a 2 x 2 bay porch that begins at the front door and wraps around the Pearl Street gable end of the house. Delicately curved stickwork forms shallow arches between the narrow fluted columns that support the porch.

A running bond, brick veneer with splayed, flat arch brick lintels surrounds the main block. (It is not known whether this is part of the original construction).

One over one sash is used throughout the main block. A turn-of-the-century, one-story, 2 x 2 bay ell with a diminished 1 x 1 bay second story has been added to the east gable end of the main block. The gabled second story is shingled and exhibits a three-part, Palladian motif window.

Slate is used to roof the main block and the second-story, one-bay addition. An unusually large, sheet metal apron surrounds the edges of the roofs.

23. Colonel Eleazer Deming House (308 Pearl Street); 1817

Built by the civic-minded and prosperous merchant, Colonel Eleazer Deming, this 1817 two-story, brick house stands today as an excellent example of Federal period architecture. It is set back from the street on a lot defined by a wood fence.

Delicate, wrought iron muntins in curvilinear patterns, embellish the sidelights that flank the six-panel, central front door of this eaves-front house. The side-light dados are decorated with geometric baluster appliques.

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A boxed cornice circumscribes the slate-covered roof forming pedimented end gables that are highlighted by lunette windows. Splayed, brick lintels span six over six sash windows that divide the main block, which is constructed of common brick bond, into five by two bays. Paired, interior end chimneys with slightly corbelled caps, add to the symmetry of the building.

An original, two-by-two bay, two-story gabled ell, constructed with similar material and detail, extends from the left rear of the main block.

24. A. B. Rupert Apartments (318-320 Pearl Street); 1912

This two-and-one-half story, 3 x 6 bay, rectangular clapboard structure follows the symmetry of many Colonial Revival houses with the notable exception of its recessed side entrance next to a canted window. Arthur B. Rupert, superintendent at Wells, Richardson and Company, built this two-family house in 1912. The entrances to both apartments are on the left side of the Pearl Street facade but are skillfully distinguished from each other with the extreme western (left) bay recessed about three feet on the first floor and six feet on the second, giving it its own porch and angling the window between this entrance and the rest of the main facade. The second entrance is just to the right of the canted window through a door with molded head and twelve-pane sidelight. A full, two-story porch spans the facade with paneled, square columns and railings on the second floor and Tuscan half columns resting on a clapboarded rail on the first floor.

The front facade is dominated by the large, pedimented gable peak which has a pent skirt across its base. Three, four over one windows are grouped in the center of the gable in a surround of engaged columns, a full entablature, and brackets. Three pedimented dormers line each side of the slate roof, the larger outer ones housing two one over one windows, and the middle one, a single window of slightly smaller one over one lights. Other windows are regularly spaced with two over two lights. A large first floor window is now a single pane of glass. The door has a full light and two over eight sidelights. Two additional entrances on the left (eastern) side are shaded by wooden hoods with curved brackets, the rear one having a small stoop as well. A large, stained glass window, probably lighting a stairwell, can be seen over the first side entrance.

25. Apartments (322-324 Pearl Street); 1911

Typical of the transitional period between the Queen Anne and Colonial Revival styles of architecture, the detailing on this two-and-one-half story, brick home harks back to Colonial antecedents while the irregular fenestration and

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and multiple projections still speak of the nineteenth century's rebellion against the order of that recalled classicism. Eugene Chausse, a local contractor, built the house in 1911 as a three-family dwelling, making full use of the corner lot to provide access from both the south (Pearl Street) and the east (North Willard Street). Primary entrances are on the left of the front facade, at the rear of the eastern facade, and in a small, one-bay projecting ell at the rear of the western facade.

As seen from Pearl Street, the building is roughly rectangular, 4 x 5 bays and two-and-one-half stories high, with a sidehall entrance and a one-story, flat-roofed, front porch which wraps around the corner to the right (eastern) side with clustered columns and turned balustrade. The northernmost bay on the North Willard Street side of this porch has more recently been enclosed to form a small room and separate entrance.

On the right side of the Pearl Street facade rises a three-story, engaged, circular tower with a conical roof. Rising above a shingled, pent skirt base at the cornice line of the main block, the clapboarded third floor of the tower continues upward to a peak and cast iron finial. This tower roof, like the hipped main roof and dormers it rises above, is sheathed in slate. A small, hipped dormer almost touches the tower on its western side, and behind them more hipped and clapboarded dormers open up the attic story on both sides of the house, with a triple window on the west and two dormers on the east, one with double windows and the other single. The roofline is further broken on the east side by a gambrel-roofed, clapboarded dormer with pent skirt, situated near the rear of the facade and centered over a shallow, two-story bay window.

A similar bay window is on the western side of the building below the hipped dormer. A two-story wooden porch with simple, square posts and rails fits in between this bay window and a west projecting, two-story ell which contains the third entrance to the original house. The windows throughout the building largely consist of four vertical lights over a single, large pane but vary in size as well as arrangement; all have splayed brick lintels. Three small, stained glass panels are to be found on the western facade as well.

26. Athena Club (328 Pearl Street); c.1840

Currently home of the Athena Club, this 3 x 2 bay, rectangular Federal/Greek Revival brick house has a gabled slate roof with boxed cornice and four interior end chimneys. Built c.1840, it has pedimented end gables and lunette windows. Other windows in the two-story structure are regularly spaced, one over one lights with splayed brick lintels. A small, single story, central entrance porch shelters the double front door under a shallow hipped roof supported by square Doric columns and pilasters.

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The doors themselves are from the Queen Anne period with bolection moldings, incised panels, and corner blocks. The door surround is trabeated with transom and sidelights of small, glass squares, some of them colored.

A one-story porch on the left (western) facade has a roof and detailing similar to that on the front as well as delicate, open diamond lattice railings. A 2 x 2 bay rear wing, two stories high on a raised fieldstone foundation, appears to be contemporary with the remainder of the house but has only partial cornice returns on the rear gable end.

27. Duplex House (336-338 Pearl Street); 1916

This two-and-one-half story, Colonial Revival duplex house is symmetrically arranged around a central, gabled pavilion with pent roof cornice returns and modillion blocks. It was designed in 1916 by the architect, Frank Austin. The side entrances are recessed at either end of the facade and are set off by one-story porches with simple columns and railings. Measuring 6 x 4 bays, the building is of Flemish bonded brick on a fieldstone foundation, capped by a hipped, slate roof with matching hipped side dormers over shallow, side bay windows. Windows are regularly spaced in the facade and are characterized by splayed, brick lintels and two over one lights.

27A. Garage, c.1947

This one-story, gable-roofed wood frame garage has novelty siding, a composition roof, and vertical board double doors. A single, square window is in the center of each side. It does not appear on the Sanborn Map of 1942 and the age is estimated to be in the late 1940's. Due to age, it does not contribute to the historic district.

28. Horace Loomis House-Klifa Club (342 Pearl Street); c.1800

This elegant Georgian/Federal house was built by Horace Loomis around 1800, almost twenty years after his arrival in Burlington with father, Phineas and brother, Luther. The family was one of the first to settle on Pearl Street, owning all of the land between North Street, Pearl Street, Willard Avenue, and Prospect Street, as well as the western side of South Williams Street. The original family home at 371 Pearl Street was demolished in the 1890's, leaving #342 as probably the oldest remaining structure on Pearl Street. It certainly is one of the finest examples of a high-style transitional Georgian/Federal house in Burlington today.

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Five-by-three bays in size and two stories high, the building is rectangular in shape and symmetrical in detail. The central, front bay projects slightly and is further set off by a gabled roof with partial cornice returns. A classical portico frames the front door with clustered Ionic columns and pilasters surmounted by a balustraded balcony. The door has wide sidelights and a flat, brick arch heading. Windows have six over six sash, headed by flat, brick arches. Lunettes pierce the front pavilion gable and other gable ends. The walls are said to be imported Virginia brick, laid in a Flemish bond pattern with a raised belt course between the two floors. The end walls rise above the slate gable roof and merge with linked parapeted chimneys, two on either end. A one-story, Italianate wooden porch with chamfered posts and turned balustrade extends along the western facade. A two-story, brick extension expands the rear of the house by two more bays and ends with a similar, flat-roofed wooden porch.

29. Pine House (352 Pearl Street); 1935

Built in 1935 by Frank Pine, manager of a Church Street dry goods store, this house was rented out as a tourist home within a few years. The building has since then reverted to its original function as a single family residence and continues to remain in the Pine family. Two-and-one-half stories high and rectangular in shape, the house is 3 x 2 bays with an asphalt shingled, gable roof and a brick chimney along the western (left) gable end.

Three pedimented wall dormers pierce the cornice line both front and rear, while a hipped dormer creates a full room on the top floor at the center of the rear. The gable ends are accented by lunettes while the other windows are generally six over six, except in the front of the house where they are eight over twelve on the first floor and have peaked cornices. Further distinctions are made between the stories on the front facade by the use of clapboarding on the first floor and vertical flush boarding on the dormer area from the second floor sills to the cornice line. The remainder of the house is clapboarded. The front doorway has an elaborate enframing which includes a large swan's neck pediment, elaborate keystone, rosetted cornerblocks, and fluted pilasters with arched internal transom lights in the door itself. At the rear of the house, a small, glassed-in porch encircles a french door on the east side while a kitchen door to the west opens onto an attached, gable-roofed walkway with wooden arches and railwork in the Chinese Chippendale style which links the house to the garage (#29A).

29A. Pine House Garage (352 Pearl Street); 1935

The small, one-story garage with gabled, shingle roof and clapboard walls has a large, overhead door on the east, with a circular window in the gable end, cupola, and arrow weathervane.

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30. Arthur Gates House-Nulty Apartments (360 Pearl Street); 1901

Once a fine Queen Anne/Shingle Style house built for bookkeeper, Arthur Gates, this two-and-one-half story building has been much altered by its conversion into apartments. Modern, two-and-one-half story stair towers compatible only in their shingle and clapboard siding rise on the front and rear of the building, allowing only a glimpse of the curving shingle pattern in the central front gable. An elaborate one-story porch originally graced the facade. The building itself is irregular in shape and massing but can be organized into a rectangle roughly 3 x 5 bays with projecting bays on all sides. An engaged corner tower with conical roof sits on the southwestern (left front) corner a few feet away from a west facing, three-sided bay which extends upward, ending as a gabled, square tower dormer with cornice returns, lunette window, and a curved shingled design decorating the gable peak. Unlike the individual modern one over one windows which dominate the rest of the building, this tower has a continuous row of small, one over one windows. A small, single dormer lies to the north of the tower, while a shed dormer can be found on the other side of the slate roof. The eastern facade is punctuated by a canted fireplace bay containing a shouldered chimney with inset window, now boarded up, and a larger, square-sided bay with two small, modern windows.

The removal of the original porch and its replacement with an enclosed full-height stair tower have compromised the original integrity of the building to such an extent that the house is non-contributing in its present state.

31. Samuel Blodgett House (366 Pearl Street); 1924

Built in 1924 for Samuel C. Blodgett, president of the Burlington Grocery Company, this two-and-one-half story Colonial Revival house is a nearly square, 3 x 3 bay block with hipped, slate roof, modillioned cornice, and hipped dormers on three sides. The walls are narrow clapboard with corner pilasters. The fenestration varies widely from paired, six over six windows to triple windows which consist of a large, central window with a five-light transom flanked by two narrow, four over one windows. A one-story, flat-roofed, front porch with Doric columns and square balusters and railings extends the length of the southern facade as well as half of the western wall. The portion west of the off-center front door is enclosed with a series of six over one windows in a clapboarded wall with corner pilasters. A one-story porch of similar design extends across the rear of the house with a single bay of it glassed in around the back door and the remaining two bays of the shallow hipped roof structure fully enclosed with clapboarding and two, six over one windows like those in the second story behind them. A shouldered exterior end chimney with slightly corbelled cap fills the first bay on the eastern (right) side of the building.

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31A. Blodgett House Garage (366 Pearl Street); 1924

The original garage is still located at the rear of the Blodgett house (#31) and is similar in design to the main building. A clapboarded, 2 x 2 bay square with a hipped, slate roof and central dormer, it has six panelled, folding doors with six lights each and corner pilasters. Two side windows of six over one sash are evenly spaced on the northern and southern sides. The entrance faces east onto North Williams Street.

32. Henry Loomis House (380 Pearl Street); 1844, c.1875, 1932

This Italianate three-by-three bay, three-story brick, common bond house with its slate, shingled hip roof rests upon a stone foundation on the corner of Pearl and North Williams Streets. The symmetrically fenestrated facade of two over two sash windows with elaborate, arched cast iron lintels and footed sills is divided by a two-story, central pavilion which contains the entrance. A semi-circular headed doubled door outlined with a rope molding and surrounded with a brick arch and keystone is sheltered by a wrought iron balcony supported by ornate modillion brackets. The second-story landing, opened onto by double-leaf, one over one glass doors flanked by one over one sidelights below an arched tripart transom light is emphasized by an elaborate, arched cast iron lintel with drops.

The building's third story, added in 1932, repeats the two over two sash windows close to the eaves. Also, in that year, the five-by-three bay, three-story, brick common bond wing was attached to the back.

Built in 1844 by Luther Loomis for his son, Henry, this house is one of many Loomis family homes on Pearl Street. It must have been "modernized" in the Italianate style in the 1870's or 1880's. Later it became the residence of Mayor William J. Van Patten. The building retains some of the most high-style Italianate detailing in the city.

33. Rev. Joel Metcalf House (388 Pearl Street); 1893

In 1893, A. E. Richardson of the Wells-Richardson Company built this cruciform plan, two-and-one-half story, three-by-four bay Queen Anne house for Rev. Joel Metcalf, minister of the Unitarian Church. It rests on a stone foundation and has a slate-shingled, cross gable roof, an offset right interior chimney and a prominent three-story tower. Its irregular facade is punctuated by single sash windows, first- and second-story porches and a rectangular projection between the second-story porch and the tower. Once sheathed with clapboard the house presently is covered with aluminum siding except for some of its decorative work.

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The tower, prominently located at the southwest corner of the house, is ornately distinguished with fleur-de-lis pressed metal panels between the first and second stories. Imitation board-and-batten aluminum siding sheathes the rest of the tower. A domical cap carries the fleur-de-lis design to an iron finial.

The fleur-de-lis metal panel is repeated in the gable pediment that marks the entrance on the Tuscan-columned porch which leads to the double paneled door with transom light. Aligned over the entry is a second-story porch with arched openings.

Adding further to the house's decorative projections is an east side, second-story projecting gable supported by solid incised brackets above a semi-circular bay window.

34. Manse Residence Hall (394 Pearl Street); 1964-65

Formerly used as a nurses' dormitory by the Medical Center, and presently owned by the University of Vermont, the Jeanne Manse Residence Hall is one of the few modern structures existing on Pearl Street. The six-story, ten-by-three bay building of brick veneer, concrete and pressed metal spandrels is a non-contributing structure within the historic district.

35. Seymour House (404 Pearl Street); c.1815

A good example of urban Federal design, this three-by-two bay, two-story, brick, common bond house has a shingled, gable roof, two interior end chimneys, and a stone foundation. The facade consists of one over one sash windows capped with brick, splayed lintels and a recessed left sidehall entrance accented by a fine beaded molding and approached by a double, side-stairway parallel to a portion of Pearl Street's original slate sidewalk.

Additions of solid brick and brick veneer extend to the back and west side of the building. The latter, two-by-two bay addition is one story high and supports a diminutive second-story, clapboarded enclosed porch with an unusual ogee-shaped roof.

Symmetrical quadrant windows light the attic story on each gable end.

36. (415 Pearl Street); 1815

At the eastern rise of Pearl Street, marking the edge of the Historic District, is one of the oldest Federal houses (1815) within the District. The five-by-four bay, one-and-one-half story, clapboard structure with a slate-shingled, gable roof and central, interior chimney rests upon a stone foundation.

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A symmetrically fenestrated facade with two over two sash windows is divided by a central pavilion containing a modern replacement door with simply molded surround with peaked lintel, and a second-story blind, arched window accented with a label molding.

The house extends to the rear with a two-by-two bay, lean-to (west side) and a two-by-three bay ell addition (east side) both covered in clapboards.

This house was officially entered on the National Register of Historic Places on April 14, 1975 as part of the University Green Historic District. While clearly within the boundaries of that district, the nomination did not include a description of this building. Therefore, it is included here.

36A. Garage; c.1930

A two-bay, clapboarded garage with a pyramidal, shingled roof and double overhead doors lies behind the house.

37. Elihu B. Taft School (South Williams Street); 1938

Built in 1938 this five-by-three bay, two-and-one-half story, brick common bond Colonial Revival school has a slightly projecting center section symmetrically arranged around a porticoed entrance bay and two flanking symmetrical end sections. The outer limits of each section are defined by justified quoins. Fire walls and double chimneys rise from the shingled gable roof to coincide with the quoining below.

The portico entrance with Tower of the Wind columns supports an incised, sunburst motif pediment and denticular cornice. A double door with shouldered surround and a circular-patterned transom light gives rise to a cornice molding upon which rests a balcony with a wrought iron railing accenting a second-story window. The main entrance is flanked by four over three double hung sash windows with keystone, splayed lintels. This same window appears in groups of three within the center section, in groups of four on the end sections and groups of three with three over three sash within the portico's second story.

Under each window the two stories are horizontally divided by brick and concrete en-framed spandrels.

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On the Pearl Street side, the symmetrical design of the end linked parapet chimney and a circular, gable window is further enhanced by a central first story, double door entrance with shouldered surround and transom light. Above, a second story window with a spandrel enframed by a conge-motif molding creates a unified treatment to the side facade which ends with justified quoins.

This school was officially entered on the National Register of Historic Places on April 14, 1975 as part of the University Green Historic District. While clearly within the boundaries of that district, the nomination did not include a description of this building. Therefore, it is included here.

38. Ella Hayward House (371 Pearl Street); 1895

The Ella Hayward House, built in 1895 on the site of the Luther Loomis homestead, for Mrs. C. R. Hayward, widow of the director of the Burlington Manufacturing Company, is a fine example of the Queen Anne style.

The irregular plan, two-and-one-half story, clapboard asymmetrically arranged house with a slate-shingled, gable roof rises to a west side exterior chimney and an east side interior chimney. Its irregularly fenestrated facade of one over one sash windows is accented by a northeast corner tower with two, centered windows flanked by organically patterned engaged posts and ornamented above the first and second stories by intricately carved panels with curvilinear crest designs. Triangular carved curvilinear panels head the single side windows on the tower's second story and a domical cap with a unique circular spiked finial, tops the tower.

To the right of the tower, a dormer window with a diamond center muntin pattern in each sash is headed by a carved, semi-circular panel while smaller dormers on all sides of the house are protected by protruding pyramidal gables.

The large, single window, four panel, off-center oak front door has its location emphasized on the four bay Tudor arched porch by an ornately carved entablature with a center crest motif supported on three stacked modillion brackets resting upon the porch posts. To the right, the porch has a built-up, clapboarded rail and a denticulated cornice; the far right bay of the porch is octagonal with a ribbed cap.

Above the porch entrance is an enclosed balcony opened upon by a door with rectangular sidelights and a tripart transom of patterned colored glass.

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A three-sided, one-story bay window with a Queen Anne colored glass panel at its center extends from the east side and a shed roof dormer extends to the west creating some of the house's other irregular projections. A secondary entrance with a one-story, Tudor-arched open porch is found on the first floor east facade.

38A. Garage; c.1935

To the rear of the Hayward House (#38) stands this four bay, gable-roofed garage with novelty siding, a sheet metal roof, exposed rafter tails and overhead garage doors. It was probably constructed at the time that the house was converted to apartments, c.1935.

39. Doctors' Offices (361 Pearl Street); 1950

Built in 1950 among a group of Queen Anne houses along upper Pearl Street, this modern, two-story, three by three bay hip roofed, brick veneer building houses doctors' offices and apartments. It does not contribute to the district.

40. Fred Herrington House (351-355 Pearl Street); 1886

This three by three bay, two-and-one-half story, aluminum-sided structure with a pyramidal hip roof sheathed in alternating rectangular and canted slate shingles rests on a rubble-coursed stone foundation. It was the first of three contiguous Tudor/Queen Anne houses built on upper Pearl Street between 1886 and 1889. Erected in 1886 by A. B. Fisher, a prominent local contractor, its cruciform plan projects irregularly with unusual fenestration and additions to both the back and west side.

A front gabled porch, altered with wrought iron railings, leads to a left side-hall entrance door with upper window and lower stickwork panels. Balancing the facade at the opposite end is an engaged, canted, three-sided rectangular bay window covered by a gable roof with a large center window and smaller side windows. The windows are characterized by small panes on one-third of their upper sash. A window centering on the first story is also divided by small panes in this manner.

Rising one-and-one-half stories to a gable peak, an oriel window centers the facade with three long, rectangular windows, the middle one being recessed and emphasized with a balustrade at its sill while the two side windows are accented with incised panels at their heads. The oriel is supported by solid brackets from below. The gable peak with solid verge boards is lighted by a horizontal band of small paned windows and rises to an interior chimney at its ridge. A two-and-one-half story pavilion capped by a jerkinhead roof extends from the west, side facade.

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41. Second Cummins House (349 Pearl Street); 1889

This structure is the second Tudor/Queen Anne style house built on upper Pearl Street as a speculative venture for A. S. Cummins by contractor George Lee. A. S. Cummins was an army officer stationed at Fort Ethan Allen in Winooski. A gable-front roof covered with asphalt shingles gives rise to an exterior chimney offset to the left between the main block and an eastern wing. The clapboard siding on the first story becomes shingles on the stories above. The house is two-and-one-half stories in height and exhibits irregular fenestration.

The first-story, front porch with its undulating balusters and turned posts wraps itself partially around the east side while sheltering a double paneled right sidehall entrance door and two one over one sash windows. A geometrically designed Queen Anne window is to the right of the door. A second story porch with clapboarded rail and squat turned posts also spans the facade. A pair of windows with small panes on the upper sash and a door with four lights opens onto this porch. The east wing culminates in a bay window that is polygonal on the first story and rectangular on the second story; corner trusses support the overhang of the second story. A one-story, polygonal bay window protrudes from the shallower west wing.

The gable peak with three four over three windows is surrounded by decorative, wavy Tudor stickwork.

41A. A, B, C Apartments; 1983

The house's historic setting is interrupted by the inclusion of a modern (1983) five by two bay, three-story, concrete block and clapboarded apartment unit with six basement garages attaching itself to the back of the original structure via a gable roofed open passage. Two other detached units of this construction stand perpendicular to and further south of #41A, outside of the district boundaries. Number 41A does not contribute to the historic district.

42. First Cummins House (341 Pearl Street); 1889

In 1889, contractor George Lee built this first of two Tudor/Queen Anne houses for speculator, A. S. Cummins, an army officer stationed at Fort Ethan Allen in Winooski. Resting on a stone foundation, the rectangular structure measures two by three bays and rises two-and-a-half stories. It is covered in clapboards which are thinner on the first story than on the rest of the house. Alternating rectangular and canted slate shingles cover its gable-front roof and side gabled dormers. A square tower with a steep slate-covered pyramidal roof and undulating lightning rod finial rises from the west slope of the front gable at the northwest corner of the house.

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The house has irregular fenestration with a variety of decorative sash windows. A one-story bay window on the left-front facade is made of three fixed windows with small panes across the top and bottom of the upper sash and delicate bisecting muntin bars. The second story, supported above the canted northeast corner of the first story by truss brackets, has its asymmetrically placed one over one sash windows outlined along the upper sash with small panes. The attic story contains two three over two sash windows with geometric patterned stickwork above and decorative radiating stickwork to the windows' sides. The exposed faces of the tower are marked by three-part multi-paned windows whose center sections drop well below the flanking side windows.

A two-bay porch with Eastlake posts and balusters and a stickwork gable marking the entrance leads to the multi-paneled front door with a Queen Anne window to its right.

On the east side of the house a corbeled end chimney flanked by decorative stickwork and two small-paned windows bisects a gable dormer as it emerges from the roof.

A later two by two bay, two-story addition has been built on to the rear of the main block.

43. Adsit House (337 Pearl Street); 1883

The two-and-one-half story, aluminum sided Queen Anne/Colonial Revival style house, built in 1883 for E. S. Adsit, a Burlington Coal dealer, is notable for its entrance portico supported on clustered Tuscan columns and for its flanking two-story bay window with stained glass transoms in the picture windows of its widest front face. Extending to the east and west on the rear side elevations are shallow wings with pedimented cross gables. Two, small pedimented gable dormers project forward of the wings from the east and west slopes of the main block's slate-shingled, hip roof. A hipped roofed wing with one-story gabled ell behind it project from the south elevation.

Two wood front doors with single, large upper lights are offset to the east on the front facade. One over one windows with borders of Queen Anne lights in the upper sash appear irregularly. A large, rectangular portico with Tuscan columns and bowed balustrade supported on a single oversized console, projects from the west facade; a small porch behind it is decorated with turned columns and grid-patterned railing.

43A. Carriage House; c.1883

A gable-front, two by two bay, two-story carriage house with imbricated slate roof sits at the southern edge of the property. Staggered butt shingles ornament the gabled front. Slate shingles cover the walls of the shed dormer projecting from the east slope. An overhead garage door now marks the front facade.

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44. G. P. Marsh-J. Hills-S. Hopkins House (327 Pearl Street); 1815, c.1880

Built in 1815 of post and beam construction, this rectangular, five by two bay, two-and-one-half story house is one of the few clapboard Federal houses on Pearl Street. With a later wing to the south, it forms a T-shape. Two interior brick chimneys with corbeled caps rise from the main end-gabled roof ridge, with a third chimney flue on the end of the south wing. The slate roof is decorated with a center band of imbricated shingles. The central entrance, hidden behind a storm vestibule, is a modern copy of a Federal door surround. Windows are two over two.

When the house was sold to Stephen Hopkins, a U. S. Customs inspector, in 1881, he wrapped it in decorative Eastlake stickwork. His additions included a two bay, two-and-one-half story south wing with cantilevered second story, a shed roof porch with chamfered posts and railings on the east facade, an entrance porch with stickwork arches and chamfered posts, paired first floor oriel windows supported by chamfered brackets on the west facade, cap moldings and sill brackets on the Federal architraves, and stickwork gable screens covering the quadrant windows.

The original owner of the house is unknown. George Perkins Marsh, famous scholar and later Congressman, lived here probably in the late 1820's and 1830's. James Hills, the talented engraver of the illustrations for Thompson's Vermont and UVM president John Wheeler occupied the house in the mid-nineteenth century.

44A. Carriage House; c.1881

A clapboard, one-story carriage barn, now a two-car garage, with a course of canted butt shingles, several multi-paned windows, and a scrolled wood cresting on the ridge of the hipped roof sits at the southeast corner of the property.

45. The Hamilton (323 Pearl Street); 1914

Built by Elias Spear in 1914 as one of the first apartment houses in Burlington, the Hamilton is a large, brick-veneer building in the Colonial Revival style. Its two three-story bow fronts symmetrically flank a center three-bay mass, with a one-story, gabled entrance porch resting on Tuscan colonettes.

On a corner lot, with a narrow side to the front, the seven by eight bay building rests on a raised, rock-face ashlar foundation and rises three-and-one-half stories to a parapet roof enlivened by two sets of corbeled cornices. Open porches on wooden box posts rise two and three stories on the rear ends of the east and west facades.

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The central entrance set in a fluted arch surround with semi-elliptical fanlight, consists of panelled double doors with large beveled upper lights. Widely detached sidelights flank the door. Splayed jack arch lintels top one over one windows. Rectangular eyebrow windows with Union Jack muntins decorate the east and west facades.

46. Mayer Apartments (307 Pearl Street); 1940

Built in 1940 as a duplex rental, this Georgian Revival building is dominated by a two-and-one-half story central portico rising on massive Tuscan columns from a one story verandah. The three by three bay main block, with a slate, end-gabled roof, rises two-and-one-half stories from a raised concrete foundation. A two bay, three-and-one-half story rear wing extends from the rear.

An open two-and-one-half story portico, rising from the center of the verandah, forms a balustraded second floor porch and is capped by a gable enclosing a round headed window. Undulating balusters surround the verandah and second floor porch.

First floor windows are one over one. Second floor six over one windows are paired and tripled. A two-story shallow bow window with multiple panes projects from the east facade. The Federal motif entrance door with arched surround, fanlight and leaded sidelights is offset to the right and is balanced by a nine-light paneled door to the left. Original siding has been covered by wood-grained, vinyl clapboard.

47. Second Oziah Buell House (303 Pearl Street); 1818, c.1870

Built in 1818 by Ozia Buell, a wealthy merchant, this five by three bay, two-and-one-half story brick Federal house is one of three (with #58 and #23) whose sidelight dados have unusual applied geometric balusters. Of post and beam construction, it sits on a raised, coursed, rock-faced ashlar foundation. Four corbeled capped brick interior end chimneys rise from the front and back slopes of the end-gabled asphalt shingled roof.

The graceful Federal entrance consists of a six panel door between square pilasters, surrounded by a semicircular fanlight and sidelights with wrought iron curvilinear muntins. Splayed jack arch lintels top six over six windows. Lunettes light the east and west gables.

Italianate additions from the 1870's include paired eaves brackets and a pedimented entrance porch supported by brackets and chamfered posts. A four by two bay, two story brick wing, extending into a smaller brick and wood ell to the south, and two wood-framed, two-story flat-roofed porches on the east and west facades were added probably in 1914 when Dr. McSweeney converted the house to apartments.

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48. The McSweeney (295 Pearl Street); 1927

Built in 1927 on a corner lot as an office-apartment combination for Doctors Patrick and E. Douglas McSweeney, this three by six bay, C-shaped, three-and-one-half story building is a restrained example of the neoclassical style. Both the entrance portico on Pearl Street, rising from fluted Ionic columns with terra cotta Scamozzi capitals, and the three-story portico on Hungerford Terrace, supported on slender Tuscan columns, are capped by square balusters linking overscale box corner pedestals. Open porches within these porticos are served by French doors.

The facade, of red and black brick laid in Flemish bond, is enhanced by brick, corner pilasters supporting a projecting modillioned cornice below the flat roof. The central and side doors are wood with large upper lights, flanked by single pane sidelights. Six over one windows topped by splayed, jack arch lintels and concrete impost blocks appear either singly, paired, or tripled in an irregular pattern. Eyebrow windows are rectangular.

49. Mobil Gasoline Station (281 Pearl Street); 1964

This Mobil gasoline and service station is a brick, single story, rectangle with three bays, two for service and one for the office. Its facade has baked, enamel panels and brick veneer piers. Modern round pumps sit at the two service islands. Non-contributing.

50. Lavoie Offices (273 Pearl Street); 1952

Constructed as a pharmacy and currently used as offices, this aluminum sided, two by two bay house with a second floor overhang has a shallow, gabled, hipped roof. A flat roofed, square, three by three bay addition is attached to the front. Non-contributing.

51. J. Lewis House (267-71 Pearl Street); 1850 and c.1889

Originally, this three bay, two-and-one-half story, gable-front house, built for J. Lewis in 1850 in the Greek Revival style, was L-shaped, with a gable roofed rear ell extending to the west. In the late nineteenth century an over-scaled, one by two bay, two-and-one-half story Colonial Revival tower with a hip roof was applied to the front west facade, and a three bay, one-story ell with shed roof and three bay Colonial Revival Doric portico was added to the front east facade. Such disparate elements were integrated by brick stretcher veneer wrapped around them all. A secondary porch off the rear west ell has turned columns and Queen Anne brackets.

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An entrance portico supported on fluted columns with cushion capitals leads to an elegant sidehall Greek Revival door with a single, recessed panel bordered by leaf and dart enriched molding. Ionic columns in antis flank the four light sidelights. Palladian motif triple windows with arched surrounds and inset sunburst panels grace the front of the tower. The other windows, six over six, are topped by splayed, jack arch lintels. A pointed lunette lights the front gable.

All roofs are covered with asphalt shingles except for that on the tower, which is slate decorated with bands of imbricated shingles. A brick exterior chimney with recessed panels hugs the tower's west facade. A central interior chimney rises from the ridge of the rear wing.

51 A,B,C. Sol-Tellus Condominium (265 Pearl Street); 1983

Behind #51 lies a new condominium project that consists of three attached barrel-roofed structures that step down the hill to the south. The 2-story buildings have arched metal-sheathed roofs, bubble windows in the arch of the brick end walls, and greenhouses and porches on their south sides.

52. Dr. Henry Wilder House (255 Pearl Street); c.1900

The two-and-one-half story, three by two main block of this large Colonial Revival house is covered by a slate-sheathed, clipped, gable roof. Slate also covers the roof of the single dormer on the north facade and the conical roofs of both two-story bay windows, one on the front (north) side, the other on the west.

A one-story porch extends across the entire front of the building and is supported by Doric columns; a small pediment caps the entrance. There are a variety of window types, including several single-arched windows, and two sets of nine over one windows with broadly-curved, lower single panes on both stories of the north side bow window.

Aluminum siding covers the house, with horizontal sheathing over the main block, and an aluminum version of vertical board and batten siding on the bay projections.

A narrow extension on the west side encloses a side entrance which faces south. Its steeply, gabled, narrow roof slopes down to join a small, gabled pediment which faces west. The side porch is supported by the same Doric columns found on the front porch.

53. Benjamin Bailey House (247-249 Pearl Street); c.1820

This large, brick Federal house was built c.1820 by Benjamin F. Bailey, a lawyer who used the building as both residence and office. Its two-and-one-half story, five by three bay main block is typically Federal, with common bond brick and a broad, gently sloping gable roof sheathed in slate shingles. Other Federal details include splayed, brick arches topping the windows, now altered to one over one sash, lunette windows lighting the attic story at each gable end, and flanking interior end chimneys. An elaborate cornice with large modillions decorates the horizontal and raking eaves and returns at both gable ends.

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The modern, brick-walled entrance vestibule with pedimented, shallow gable roof encloses a modern door of smoked glass. Also a modern addition is the one-story, three bay brick veneer, shed-roofed structure on the east side. Across the rear of the main block lies a probably late nineteenth century, one-room deep, two-story addition that is brick on the first level and shingles on the second.

Although the main block of the house has maintained its form and many of its original details and can still be regarded as contributing to the historic quality of the district, the addition to the east detracts from the historic appearance of the building and is non-contributing.

54. A. C. Smith House (239 Pearl Street); 1899

Built by realtor A. C. Smith as a duplex, this two-and-one-half story, hip-roofed, three by three bay Queen Anne house is tall and narrow. On the west side of the front facade is a two-story, polygonal tower, capped with a conical roof which extends above the roofline. On both the east and west sides are secondary cross gables, and all roofs, including the tower cap are sheathed in imbricated, slate shingles.

A wide, flat, two-story, bay window on the west side is balanced on the east by a shallow, two-story pavilion at the central bay. Both of these projections are topped by the pediments which form the cross gables on the east and west sides.

A wide cornice is supported all around the house by very slender, shallow, single brackets and is accented at the top of the west side bay by large brackets which meet to form cut-away corners over the windows. The wall surface is embellished by the use of alternating bands of narrow clapboards with scalloped shingles, echoing the pattern of imbricated, slate roofing shingles and the tower is topped by an elaborate finial.

The hip-roofed, one-story front porch with turned posts and spindle valance encloses double doors, which are original, revealing that it was originally built as a double house.

On the rear of the building, a small, one-story, one-bay shed has been altered to provide a second story porch and a new, roofed exterior stairway provides access to a second-story rear apartment.

55. W. C. Isham House (235 Pearl Street); 1892

Built by Merchants Bank Vice President W. C. Isham in 1892 as a speculative house intended for resale, this Queen Anne style house measures two by two bays and is two-and-one-half stories high. It has a one-story ell added to the rear. The gable roof is modified on the west side by an engaged turret which caps a two-story bay window on the west side. This turret has a shallow sloping conical roof covered, as is the main gable roof, in slate laid in alternating bands of rectangular and pentagonal shingles.

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A wide, two-and-one-half story bay window on the western end of the front is capped by a pediment, and both this pediment and that formed by the main gable of the roof are elaborated by five rows of pentagonal shingles at their apex, and by a window lighting the attic story. The rest of the pediments are covered in narrow clapboarding.

The small entrance porch on the north facade has turned posts supporting a small, pedimented roof. A larger, two-story, shed-roofed porch on the west side has similar turned posts on the first floor, and narrow posts covered with shingles on the second floor.

On the north and west sides of the house a wide band of pentagonal shingles divides the area between the sills of the second floor windows and the lintels of those on the first floor. All windows are one over one, and are surrounded by simple dimension lumber moldings.

56. T. R. Fletcher-C. H. Blodgett House (233 Pearl Street); c.1814

Many of the original Federal details of this common bond brick, three by three bay, two-and-one-half story house survive. The six over six sash with splayed brick lintels, the lunette windows on the gable ends and the high linked parapet chimneys are the most notable. The doorway is elaborated by a fanlight with thin radiating muntins of lead, but the great width of the modern door suggests that the original sidelights were probably removed altogether.

Long, slender, octagonal Gothic columns with bands of cut-out applique at the neck support the roof of the one-story porch which extends across the entire front of the house, located on the gable end of the building, facing North Union Street. These columns suggest that the porch was added later, probably during the 1850's or 1860's. The location of the entrance is unusual: most Federal houses of this type had the front entrance on the eaves side of the building. Building #11, located just across the street and built about this same time is a more typical example of this house style, which in large cities were often built in rows, and linked at their gable ends.

A spindle balustrade may have been added to the front porch in the Queen Anne period, perhaps at the same time a small, one by three bay, one-story wooden wing was added to the south end of the house. Louvred shutters have been placed on all the windows, and a concrete stoop added.

T. R. Fletcher, one of the original directors of the Pioneer Mechanics shop, lived here in the 1850's. In the 1860's, lumber dealer C. H. Blodgett occupied the house.

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57. Quittner House (229 Pearl Street), c.1820

This simple, two-and-one-half story, clapboarded house, probably built as an out-building for the Seymour House (#58), is one of the few remaining Federal-style, wood-frame houses in Burlington. The front-gabled main block is two by four bays; two two by one bay, shed-roofed additions extend to the rear. Fenestration is regular, with two over two sash, except for one twelve over eight sash on the east facade, and four six over six sash on the first addition; a louvered lunette pierces the front gable. The slate roof, decorated with three courses of imbricated slates, terminates in a boxed cornice with cornice returns. Two interior chimneys rise from the ridge.

The front of the building was updated during the Queen Anne period with a front porch supported by turned posts with cut-out brackets, a front door with a larger, upper light bordered in small, multi-colored panes, and, a picture window with four small lights over one large light. The two over two sash probably dates from the same period.

58. William Seymour House (223 Pearl Street); 1810

Built by wealthy hatmaker William Seymour in 1810, the two-and-one-half story, five by two bay main block of this house is Federal style, built of brick laid in common bond. Its gable roof is covered with slate shingles. Notable Federal details include flanking interior end chimneys, splayed brick lintels and quadrant windows lighting the attic at the gable ends. A central, flat-roofed entrance porch is supported by slender Corinthian columns and a full entablature.

The doorway is elaborated with an elliptical fanlight and sidelights decorated with delicate curvilinear iron tracery. The door reveals are deep and enriched by sunken, molded panelling and the dadoes beneath the sidelights are decorated with geometric baluster appliques; identical treatment is given to the sidelight dadoes of two other Federal houses on Pearl Street (#'s 47 and 23).

A broad cornice wraps around three sides of the main block of the house and is supported by heavy and ornate single brackets. These may have been added at the time of the construction of the three by four bay, two-story addition to the rear of the house, probably during the Italianate period. This addition has a flat roof, porches on both the east and south (rear) sides, and detailing similar to the front porch. The rear porch is two stories, with a wooden balustrade surrounding the second story. This newer addition is also built of common bond brick, of a slightly darker color. A new entrance has been added to the basement level of the northern corner of the west side and a surrounding section of the exposed stone foundation has been covered in permastone.

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59. Seymour Shop (215 Pearl Street); c.1850

The original portion of this structure was built c.1850 as a wooden two-and-one-half story, three by three bay Greek Revival house. It is one of very few representatives of this style on Pearl Street, and was part of the estate of William Seymour, who lived in #58, the large Federal house just to the north across Orchard Terrace. Seymour was a hatmaker, and used a portion of this building (probably one of the rear wings) as his shop.

The house has a gable roof, and the main block is oriented with the gable end facing the street. A wide cornice forms a full pediment, enclosing a small window with a pointed arch, which lights the attic. The windows are six over six, and the roof is sheathed in asbestos shingles.

To the south of this main block are two successive one-and-one-half story, one-bay gable-roofed additions, each with a door on its east facade. The southernmost of these has a slate roof, and two elaborate dormer windows. One of these is an elliptical window with wooden, radiating muntins; next to it is a rectangular window capped by a pediment. At the southeast corner is a large sliding glass door surrounded with barn siding. The rest of the additions and the main portion of the house are sheathed in aluminum siding. Wrapped around the entire east and north facades is a modern, one-story, five by seven bay addition of brick veneer, with a very shallow, shed roof over the north facade, and a flat roof on the east. A large bow window with twelve lights is located in the northern corner of the east facade, and a similar bow window has been introduced to the original Greek Revival structure on the west facade.

During construction of the front addition, the entire original north wall of the main portion of the building was removed, and there is virtually no differentiation made between the old and new portions of the building on the interior of the structure.

Due to substantial alteration, the structure does not contribute to the historic character of the District.

60. Parsonage of First Congregational Church (16 South Winooski Avenue); 1877

The parsonage of the First Congregational Church, built by Burlington builder A. B. Fisher in 1877, occupies the large, southeast corner lot at the intersection of South Winooski Avenue and Pearl Street. It is set back from the road and shaded by tall pine trees. The two-and-one-half story, brick veneered, Italianate style house is cruciform in plan, with a three by six bay, front-gabled main block, and one by two bay central wings topped by cross gables. A chimney rises from the intersection of the gables. The slate roof is decorated with double and triple courses of imbricated shingles. All four gables have cornice returns supported by double brackets, and cut-out wooden gable screens. A two by four bay ell, with a shallow, hipped roof and a central ridge chimney, was added to the rear in the late 1880's.

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The front entrance, located in the north bay, consists of paneled double doors, each with a large upper light, topped by a single-light transom. A porch, supported by chamfered posts with scrolled, incised brackets, and surrounded by a solid, pierced wood railing, runs from the entryway around the corner to a secondary entrance in the north wing. A similar porch extends for two bays along the south facade. Wooden lintels with central peaks decorated with a fleur-de-lis, top the first story windows. On the second-story windows, the peak is replaced with a semi-circle, decorated with a floral rosette. All windows are two over two sash. A concrete handi-eap ramp is presently being added to the north porch.

60A. Garage, c.1945

This two-bay, hip-roofed garage is constructed of concrete block with a brick veneer. It lies to the southeast of the Parsonage (#60). Non-contributing due to age.

61. First Congregational Church (38 South Winooski Avenue), 1842

The focal point at the head of Cherry Street is this large, three by six bay, Greek Revival style brick church. Built by Henry Searle in 1842, it is the only church of its style in Burlington. A monumental portico of six fluted Ionic columns rising to a pediment spans the length of the facade; the outside columns have Scamozzi capitals. Brick corner pilasters rise to wooden capitals decorated with egg and dart moldings. Five sandstone steps lead to a central double doorway, which rises two-thirds the height of the facade (20 feet) and is topped by a granite lintel. The upper half of the doorway is false; the lower half contains two paneled doors with etched lights.

A large, square tower rises in five steps from the ridge of the slate-covered roof, terminating in a low pediment on all four sides, with anthemion-motif antifixae at the corners. The tower is crowned by a six-column circular colonnade, a copy of the Choragic Monument of Lysicrates in Athens.

The brick walls are laid in common bond, with headers every eighth course. The pediment and tower are sheathed in flush boarding, and the columns are hollow wood. Six tall, round-headed, stained-glass windows, set in rectangular openings with granite lintels and sills, light the north and south walls. A paneled band at the center of the windows marks the division between the first floor and the gallery.

A three-bay, gable-roofed addition with a porticoed south entrance extends to the rear of the church. On the north side, a five-bay, two-and-one-half story, brick wing extends from the rear bay of the church to the chapel next door. Its central double doors, topped with a semi-circular fanlight, are flanked by large windows with fifteen over fifteen sash and concrete sills and lintels. Three gabled dormers with cornice returns project from the eaves-front gable roof. A 1967 brick addition extends east from the rear of the wing. This modern addition is non-contributing.

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The brick chapel, rebuilt in 1929 when the connecting wing was built, is three by six bays with a front-gable roof terminating in a boxed cornice with cornice returns. A Doric portico topped with an iron balustrade leads to the central doorway of paneled double doors with a seven-light transom. The windows match the fifteen over fifteen sash of the wing, except for a triple window above the door, and a round window in the front gable.

62. Zachary's Pizza House (191 Pearl Street); 1977

This modern, one-story, brick veneered building occupies the southwest corner at the intersection of Pearl Street and South Winooski Avenue. Thick, brick "buttresses" support an oversized aluminum cornice, rising to a flat roof. Aluminum-framed plate glass windows cover most of the north and east facades. Non-contributing.

63. Vermont College of Cosmetology (187 Pearl Street); 1916

This four-story, brick building, originally the home of the American Phonograph Company Store, is a handsome example of early twentieth century Classical-style commercial architecture in Burlington. Its symmetrical facade is divided into two bays by brick piers. Each bay contains paired windows with modern, one over one sash and granite sills. The second and third story windows are topped by segmental arches, with keystones picked out in granite. The fourth story openings are more elaborate, with semi-circular arches rising from granite imposts. A corbeled, brick cornice rises to a flat roof. The building is ten bays deep, with irregular fenestration on the side walls.

A long, rounded vertical sign, reading "Vermont College of Cosmetology" extends from the facade. At street level, central, double glass doors are flanked by large display windows. The walls are covered with pinkish permastone, a 1959 modernization. A small doorway to the left (east) leads to the upper floors.

64. Deja Vu Cafe (181-183 Pearl Street); c.1880, c.1975

This two-and-one-half story, Queen Anne style former residence has recently been added on to, and turned into a restaurant. The original house consisted of a three by two bay, front-gabled main block, with a two-by one bay, gable-roofed ell extending to the west. The walls of the original building are clapboarded, with shingled gables, and the roof is slate.

The first story facade of the original building has been removed, and a modern addition on the front of the building extends past the main block on both sides, and opens directly into the interior space of the original house. Its clapboarded walls rise to a metal mansard roof, intersected by a central gable over the doorway. The recessed entry is flanked by two small windows, and topped by a

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large fanlight with radiating muntins. A small, recessed, shed-roofed addition extends to the west of the main block, connecting it with a one-story, flat-roofed brick-faced block which extends along the front of the property west to the building next door (179 Pearl Street). Non-contributing due to extensive alterations.

65. Darrell's Music Center/Roy Shoes (175-179 Pearl Street); c.1875, c.1930

Built for commercial and residential use in the 1870's, this brick-front frame structure now houses two shops on the first floor, and an office upstairs. It is rectangular in plan, with a two-story, three by four bay, flat-roofed main block, and three lower rear additions of four, two and two bays respectively. The brick facade was added to the frame structure in the early twentieth century. The bays are defined by four brick piers, which rise to a corbeled cornice with a concrete cap. Each bay contains paired windows with concrete sills and modern one over one sash. A brick stringcourse runs the length of the facade, two feet above the windows. The facade treatment continues one bay deep on the sides of the building--the remaining walls are stuccoed.

The large display windows of the two double storefronts are separated by three glass doors recessed in splayed entries, with the central entry leading to the upstairs. The storefronts are sheathed in vertical tongue-and-groove siding.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input 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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates N/A Builder/Architect N/A

Statement of Significance (in one paragraph)

The Pearl Street Historic District is significant as a well preserved collection of primarily residential buildings dating from the early nineteenth to early twentieth (c.1937) centuries, oriented linearly along a street with great historic importance to the economic growth and development of Burlington. Several examples of significant commercial and public buildings, some of which actually front on adjoining streets, also contribute to the architectural distinction and historic development of the District. Every generation of building styles native to the city is represented in the District. The varying degree to which the structures reflect the wealth of their builders in scale, material and ornamentation is a clue to the slow evolution of the street from Burlington's wealthiest and most fashionable residential neighborhood during the Federal period, through its mostly upper middle class orientation throughout the Queen Anne and Colonial Revival periods to the present, when it serves as a mixed use, middle income neighborhood of rental housing, small commercial businesses, and professional offices.

Historically, Pearl Street was laid out as one of the city's earliest major arteries and it remains such today...

Pearl Street has been an important route through Burlington since the town's beginnings in the late eighteenth century. In 1790, Burlington's 332 residents were scattered between two small settlements; one on Lake Champlain called "The Bay," and the other two miles to the east at Winooski Falls, where Ira Allen operated the area's first mills. The main route between the two settlements headed east from The Bay on King Street or Maple Street, then north on Church Street to Pearl Street, and followed Pearl Street east, over the hill and down to the Falls. Pearl Street was the preferred route because of its location at the head of the wide ravine that crossed Burlington from the northeast to the southwest, and because it provided the gentlest grade over the hill that separated Burlington from Winooski. Even at Pearl Street, where the slope of the hill was relatively shallow, the bridge built to cross the ravine was 100 feet high.

The street was named after a merchant and farmer from Pawlet, Vermont, Stephen Pearl, who built his house in 1794 on the north side of the street opposite today's University Green. He also operated a store and tavern there that was for many years a chief gathering place for Burlingtonians and travelers alike.

Because of its excellent harbor, abundant raw materials, and convenient power source, Burlington was a prime area for development. Three events occurred in 1791 that started Burlington on its way to becoming not only a booming town, but also a major commercial and cultural center in Vermont: Vermont became a state, and claims on its land by New York and New Hampshire were settled, thus opening up the area for permanent settlement; Burlington was named the shire town of Chittenden County, assuring an increase in business activity; and the town was chosen to be the site of the newly chartered University of Vermont, which was allocated land at the top of the hill overlooking the lake.

9. Major Bibliographical References

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10. Geographical Data

Acreage of nominated property Approx. 22 acres

Quadrangle name Burlington, VT

Quadrangle scale 1:2400

UTM References

A	1 8	6 4 2 9 2 0	4 9 2 6 7 2 0
	Zone	Easting	Northing

B	1 8	6 4 2 9 3 0	4 9 2 6 4 9 0
	Zone	Easting	Northing

C	1 8	6 4 2 1 2 0	4 9 2 6 4 5 0
	Zone	Easting	Northing

D	1 8	6 4 2 1 0 0	4 9 2 6 6 8 0
	Zone	Easting	Northing

E			
	Zone	Easting	Northing

F			
	Zone	Easting	Northing

G			
	Zone	Easting	Northing

H			
	Zone	Easting	Northing

Verbal boundary description and justification

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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 Rachel Bliven, Alexandra Cole, Karen Czaikowski, Mary H. Humstone, Lynn Rozental, David Shelton

organization Graduate Program in Historic Preservation University of Vermont date April 1983, updated November 1983

street & number Wheeler House telephone 802 - 656 - 3180

city or town Burlington state Vermont

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state 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 (Deputy) *Eric Silbator*

title Director, Vermont Division for Historic Preservation date 9/26/84

For NPS use only

I hereby certify that this property is included in the National Register

<u><i>for Shelton Byer</i></u>	Keoper of the National Register	Entered in the National Register	date <u>11-1-84</u>
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Attest: _____ date _____

Chief of Registration

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The earliest settlers on Pearl Street were families from Massachusetts and Connecticut. Phineas Loomis, a tanner from Sheffield, Massachusetts, brought his wife and six children in the winter of 1790 to stay in a log house he had bought, with 20 acres, from Frederick Saxton. The lot included both sides of Pearl Street between Willard and Prospect Streets and extended as far north as North Street. The next summer Loomis built a two-and-one-half story oak framed house at the corner of Pearl and Williams, where #38 now stands. With framers from the falls, a group of friends from four surrounding towns, and a barrel of St. Croix rum brought from Massachusetts, Loomis soon had a house. His sons grew up and continued the leather business. One son, Horace, built the first brick Federal house on the street (#28) in 1800; seven years later he erected a stone tannery across the street. Torn down in the 1880's, it was replaced by two Queen Anne-Tudor houses (#'s 41 and 42). In the mid-nineteenth century, the next generation of Loomis' also built their homes on the family land (see #26 and 32).

Within the next few years, two cousins from Litchfield, Connecticut, Ozias Buell and Eleazer Deming, had settled themselves and their businesses on Pearl Street. Buell, who ran a successful mercantile business from his home, first built a frame house (#16) in 1815. Two years later, Deming built a grand brick Federal style house (#23) up the street. Following suit, Buell bought an enormous piece of property opposite Deming, and in 1818 built his grand brick Federal style house (#47), set amongst the pine forests. Both these houses must have used the same finish carpenter, for they, along with #58, another brick Federal house of the same period, have unusual appliqued geometric balusters in the sidelight dados. The buildings also exhibit similar wrought iron sidelight and fanlight tracery. Although brick houses were being built along the street, most of the area was still heavily forested in pine, and bears were common.

The early nineteenth century was a prosperous time for Vermont in general, and Burlington in particular. Locally built ships carried timber and agricultural goods up and down Lake Champlain. Sawmills, gristmills, and an iron forge operated on the power harnessed from Winooski Falls. The town's population increased dramatically from 332 to 2,111 in just 30 years. The prosperity of Burlington's merchants is evident from the fine homes they built, a great many of which can be found along Pearl Street. On upper Pearl Street, these were generally large properties, such as the Loomis estate, comprising one or more homes, and often a shop or a store.

Although stores and shops continued to operate along upper Pearl Street through the first part of the nineteenth century, the area did not remain the center of commercial activity for long. In 1795, a plot of land halfway between the Bay and the hill was chosen as the site of the new courthouse and town park (called Court House Square). This area was also a crossroads, where the road from the south (Shelburne Street) met up with Main Street, the connecting road to the turnpike from Montpelier. In 1798, a street system was laid out, incorporating existing transportation routes, and dividing the area between the Bay and Court House Square into a grid pattern. The lower part of Pearl Street formed the northern boundary of this grid. The areas to the north, east, and south of the grid were divided into larger lots, ten of which extended east up Pearl Street. Beyond that, no formal street system or division of land was adopted at this time. The new street system foretold a shift in the center of activity from upper Pearl Street down to the Court House Square area.

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The houses built on lower Pearl Street around 1810-1820 reflect the changing nature of development in Burlington. Houses on the lots just outside the grid tended to be smaller and closer together than their neighbors to the east. In a one-block section at the west end of the District, five Federal style houses stand as testimony to the increasingly urban look of this rapidly growing town: the Seymour House (#58), and the small frame house he owned next door (#57), and properties #11, #12, and #56. The latter two have the parapeted gables usually associated with urban row houses, but apparently a popular style for free-standing homes in Burlington.

By 1823, there were 225 dwellings in Burlington, and residents included 17 lawyers, 7 blacksmiths, 6 doctors, 5 manufacturers, 4 tailors, 3 masons, and 3 joiners. The area's commercial activity was given a boost that year with the opening of the 64-mile Champlain Canal, which brought the New York markets within the reach of Burlington's enterprising merchants. Trade increased dramatically, and wharfs and stores were built on the waterfront to cater to the new shipping business. Timber and agricultural products continued to be exported in larger quantities than ever, and locally built ships provided transportation for goods carried to and from Burlington and other Vermont ports.

By 1830, Pearl Street's businesses included a wheelwright's store, tannery, drug store, currying shop, furniture store, hatters, and two distilleries, one behind #28, and the other downtown where the Young's Pharmacy parking lot now stands (1A). The street continued to be the main road connecting the Allen's village at the Falls with the Bay settlement. In addition it became the preferred route into town for the Winooski Turnpike, which was supposed to turn down the wider Main Street from the green. The drivers preferred Pearl Street as the less steep route to the lake, so the Turnpike proprietors and Pearl Street businessmen through a legislative Act discontinued the Turnpike at the Green and continued to travel down Pearl Street instead. The street was filled with wagons, pulled by from four to eight horses, carrying maple sugar, grain, bar iron, and potash from the Vermont hinterland to the lakeshore for shipment to Canada and England. In addition they carried imported rum, wine, linen, wool, tea and coffee back from the lake to the inland towns.

Besides being a commercial and residential center, Pearl Street was the home of the first two churches in Burlington. In 1810, the Congregational Society split into two factions, which may have caused some unneighborly feeling up the street. The conservative faction, led by Iziah Buell, Col. Deming, and other Connecticut emigrants, built a handsome frame church facing north on Pearl Street in 1811. (site of #61). The liberal faction, led by Horace Loomis and others of Massachusetts descent, formed the Unitarian Society, and hired Boston architect Peter Banner to design an elegant Federal style brick church, which was built by a local contractor in 1817, and soon became a landmark at the intersection of Pearl and Church Streets. The Unitarian Church was entered on the National Register as part of the Head of Church Street Historic District on July 15, 1979. The cost of building these two churches represented a sizeable sum of money for a town less than 25 years old, and is yet another indication of the wealth of Pearl Street's early nineteenth century residents.

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Up until this time, most Burlington manufacturing consisted of small, family-owned shops, such as the Loomis tannery, that supplied local needs. Sawmills, brickyards, tailor shops, flour mills, and breweries were scattered throughout town. In 1827, Burlington's first industry--the Champlain Glass Company--opened at the foot of Pearl Street, paving the way for a new commercial center. Not only shops, but also housing for the new factory workers sprang up along the waterfront, as the center of activity began to shift. At the same time, Court House Square was becoming the main retail area, with stores and hotels catering to the increased land traffic.

In 1835, the Burlington Mill Company began operations near the site of the old Allen mill in Winooski. Partially capitalized by George Perkins Marsh who then resided in Building #44, the company manufactured woolen cloth. With the opening of the mill, a new, easier route between the lake and Winooski Falls was needed. First Avenue (now Riverside Avenue), which skirted the hill to the north of Pearl Street and connected up with Winooski Avenue, was built in 1837, thus drawing traffic away from upper Pearl Street. Many merchants who were still located in the old commercial area moved down the hill, although a hotel and several stores catering to the college trade remained. By 1853, Pearl Street was no longer a great thoroughfare, but rather a "quiet street of handsome residences."

Between 1830 and 1850, the population of Burlington doubled. While the town was expanding with workers' housing to the north, and more prosperous homes to the south, building activity on Pearl Street had slowed considerably. Houses in the district dating from this period include two Greek Revival homes belonging to Loomis family members (#26 and #32), and a Gothic Revival cottage (#22), one of the few of its style in Burlington, belong to a Loomis employee. Another Greek Revival house (#59), was built on the front of what had probably been the shop of William Seymour, a hatter. Pearl Street continued to be the home of prominent members of the community, including attorneys George P. Marsh (#44) and Mr. Bailey (#53), and University of Vermont President Wheeler (site of #45).

Marsh, Seymour, and IZIAH BUELL were instrumental in the building of the new First Congregational Church (#61) after the original building burned down in 1839. This time they chose a design by Burlington architect Henry Searle, for an impressive Greek temple style building in brick with a monumental portico, and a tower in the style of the Choragic Monument of Lysicrates in Athens. The building represented the classical bond between the college and the church; several faculty members and the president of the college were ministers of the church, and college ceremonies were always held there. The church building was completed in 1842, and has remained an important landmark to this day.

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In the 1850's, Burlington, like most of the nation, suffered from a general economic depression. By 1843, the timber on which much of the local economy depended had virtually run out. The Champlain Glass Company closed in 1848, as wood used for fuel became difficult to obtain. The 1850 closure of the Burlington Mill drained much of the local capital. Even the town's greatest asset, its waterway, was threatened by the increasing use of rail transportation. By 1849 two railroad lines, the Central Vermont and the Rutland, were established in Vermont, linking inland towns directly with Boston and New York. What little trade was left on Pearl Street after the Canal was built evaporated altogether. Why haul goods overland by wagon to the Burlington middlemen who shipped them by boat on the lake and canal when you could send them directly to New York by train?

To stem the depression, local businessmen including H. P. Hickock, came up with an innovative scheme to attract manufacturers; in 1853 they built the Pioneer Mechanics Shops, a complex of buildings sharing a common power source and access to the railroads and docks at the lakefront. It was soon occupied by a machine shop, and by companies manufacturing wagon axles, chair stock, washboards, and sash and blinds. The success of this venture persuaded several companies to build their own plants.

By 1860, Burlington was able to rearrange its pieces of the commercial puzzle to use the railroads and the town's lakeside location constructively. Capitalizing on a regulation which forbid Canadian ships to use the Champlain Canal, Burlington began to import lumber by boat from Ottawa, to plane it and ship it via the railroads to Boston and New York. Once again the wharves were full of lumber. In 1868, Burlington was the third largest lumber center in the nation.

In 1865, Burlington was incorporated, and the city limits were defined. Sewers, gas streetlights, sidewalks and a fire department followed. The developed areas of town were included within the city limits, while the rural areas became part of South Burlington. From this time on, pressure to develop areas within the city limits, including Pearl Street, increased. Although there was little building activity on Pearl Street in the 1860's and 1870's, maps of this period show that changes were taking place; the large estates were slowly being subdivided, as development to the north and south of Pearl Street, which had begun at the waterfront, gradually crept eastward. By 1869, the Loomis family had sold off some lots along North Street; by 1877, Loomis Street was cut through their property between North Willard and North Prospect Streets. On the southern side of the street, an 1869 map shows a road laid out crossing through the ravine, which shows up as South Union Street in 1877. The land to the rear of the large Buell estate was also beginning to be subdivided, although property along Pearl Street still remained intact. At the same time new streets were changing the look of Pearl Street, borers were destroying the locusts planted forty years before, giving the street a naked look. Elms, chestnuts, bass and buttonwood planted in their place were still small.

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The lumber industry continued to grow, and great fortunes amassed by the "lumber barons" were invested in other industries as well. The number of manufacturing establishments in the area grew from 79 in 1870 to 227 in 1900. Local firms, such as Wells Richardson and Company, manufacturers of patent medicine, and out-of-town companies such as Queen City Cotton, that chose to locate in Burlington, combined to give the city the broad industrial base needed for a stable economy.

The opening of the first horse-drawn streetcar line in 1885, and the ever-increasing growth of the downtown commercial area, the north end, and the university, put Pearl Street back within the sphere of activity during this period. By far the largest number of houses in the district date from 1885-1910.

On upper Pearl Street, the subdivision of the large estates continued, with Brooks Avenue and Henry Street cut through the Loomis property. Doctors, merchants, and manufacturers built spacious Queen Anne style houses on the newly-available Pearl Street lots, and on adjacent side streets.

Some were speculative houses, substantial enough for the growing class of middle managers and professionals, but not extravagant. Numbers #41 and #42, with Tudor half timbering details in their gables were commissioned by an army officer at nearby Fort Ethan Allen. Building #30, a comfortable Queen Anne style residence, now substantially altered, was built by Joel Gates, director of the Burlington Cotton Mills and the Howard Bank. Two subdued Queen Anne style houses (#55 and #21) were built by the Isham brothers of the Merchants Bank.

The Loomis subdivision was a portent of further change in this period. More of the ample grounds which had provided the old Federal houses with fruit trees and spacious flower and vegetable gardens were sold off. By 1890, Clarke Street, Lafayette Place, Hitchcock Place, Buell Street and Hungerford Terrace had been carved out and tiny lots platted along their curbs. In the backyard of #47 alone, 43 plots were laid out for Hungerford Terrace houses. By 1910, nineteen frame or brick houses in the Queen Anne or Colonial Revival style were built on Pearl Street, changing its character from pastoral to urban. Steeply pitched slate roofs dominated the streetscape. Blessed with unlimited housing materials from the docks down the street, builders decorated their houses with sunburst panels, incised porch brackets, stained glass windows, etched glass doors and slate roofs with bands of scalloped shingles. In 1881, #44, a Federal house, was given an Eastlake Stick Style face lift with the addition of porches and bay windows. Unusual flat, double-curved balusters give the porches of #41 an undulating effect.

Also notable are houses #20 and #38, both of which have elaborate pediments and panels carved by Albert Whittekind, a master woodcarver who came to Burlington to carve the intricate interior of the Billings Library at University of Vermont.

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The first, an otherwise unassuming Colonial Revival house, shares a decorative detail found in Billings Library and the magnificent Edward Wells mansion: in the pediment set into the porch roof is a carving by Albert Whittekind of a man's face with curling tendrils extending from his whiskers, referred to as Whittekind's "mask and moustache" motif. The latter house was built for Mrs. Ella Hayward, the widow of the director of the Burlington Manufacturing Company, on the site of the old Phineas Loomis House. Across the street, a house (#33) built by A. E. Richardson (of Wells, Richardson and Company) for the minister of the Unitarian Church, has gables and tower walls decorated with stamped metal imitations of similar wood carving.

Between 1880 and 1910, when Burlington's population grew from 12,000 to 18,000, multi-family houses also first appeared on Pearl Street. The carpenter David Moore built an enormous triple-decker rental building (#18) with incised shamrock decorations. Number 15, a plain Colonial Revival style duplex tenement was built down the block. Number 53, a Federal house, was remodelled as a two-family house. By 1900, Pearl Street's inhabitants were a grand mixture of professionals, such as engineers, ministers, and doctors, entrepreneurs such as market owners, real estate brokers and commercial travelers, a night watchman and several mailmen, as well as the presidents of companies up the hill.

While the men in this age of industry were building brick Italianate three-story commercial blocks downtown (#2, #3, #4, #5, #6) on North Winooski and Pearl Streets, the women were founding charitable institutions. Where the parking lots which isolate the 1900 brick Clement block (1) now stand, Louisa Howard built a four-story, mansard-roofed Relief Mission; in 1895 the W.C.T.U. took over the Berean Baptist Society Church, a wooden Gothic structure built two doors down from the Mission. Ironically, the W.C.T.U. headquarters stood on the site of Staniford's 1800's distillery.

On Pearl Street, the construction of the four-and-one-half story Richardson Building at the corner of Pearl and Church Streets in 1896 signaled the northward expansion of the downtown district. In 1900, the Romanesque-style Clement Block (#1) became the home of the Burlington Furniture Company, who advertised their store as "just out of the high rent district."

At the turn of the century Burlington was regarded as a healthful climate and three Sanitariums were in operation. One of them, the Vermont, was directed by Dr. Prime out of the old Hickock House, located on the site of #14.

After 1910, Burlington's growth was steady if unspectacular. With 20,000 people, it was Vermont's largest city. In spite of the Depression in Burlington when 41 of 91 manufacturing plants closed, the building boom continued. Building on Pearl Street changed from the Queen Anne and Colonial Revival single-family houses to fairly sober yet imposing brick apartment buildings and frame multi-family houses erected in the few remaining vacant lots.

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Number 25, a Colonial Revival three-family house, #24, a Colonial Revival brick double house, #45, the four-story brick Hamilton, one of the first apartment buildings in Burlington, and #48, the McSweeney, a Colonial Revival apartment house and doctors' offices, were all built between 1911 and 1927 within a block of each other, in an attempt to use what little remaining space was available in an economic yet tasteful way. Federal houses, such as #44 and #58, were changed into apartments. Another favored style of the 1920's, the Bungalow, is represented by #31, built for Sam Blodgett, President of the Burlington Grocery Company. The impressive Georgian Revival Taft School (#37) built in 1937 and the Mayer apartments, a 1940 duplex rental building in an overblown Colonial Revival style, comes at the end of this era of apartment and multiple family dwellings. After 1930 the elms died, and no formal planting along the street of new trees had been done. Only individual trees beside houses still remain.

During this period from 1910 to 1940, Burlington changed from a horse and wagon city to an automobile city. Numerous barns behind Federal and Queen Anne houses were transformed into garages. Auto touring was becoming popular. No longer tied to the downtown hotels close to the trains which had brought them to town, visitors in their cars were looking for adventure in the form of picturesque bed and breakfast inns. Ye Georgian (#29), a typical 1930's Colonial Revival house with green shutters, dormer windows, and a broken pediment over the front door, opened as a tourist inn. Just down the street, on the site of the present Mobil Station (#49), was a 1930 Socony gasoline and service station. Burlington's second supermarket, now the State Liquor Store (#14), built in 1940 in a rare Vermont example of the Moderne style, also catered to the increasingly auto-oriented public. (The building has recently been extensively altered.)

Pearl Street since 1940 has continued to grow, pressured from the east by the expansion of UVM and the Medical Center, and from the west by the expanding downtown commercial area. On the hill a six-story cement 1960's dormitory, the Jeanne Mance Residence Hall, and a four-story curtain wall construction 1950's Convalescent Home intrude on the scale of the surrounding houses. Residences along the street continue to be divided into apartments for UVM students or offices for doctors. The nineteenth century commercial block (#'s 2-6) suffers a rapid turnover in its eight shops; two are presently vacant, yet the pizza parlor, Mexican food restaurant and other thrift stores lend a jaunty air to an otherwise gentrified section of town. The commercial area is creeping up the street, with Queen Anne houses turning into businesses. A new condominium is being built in the ravine behind #51.

In spite of these few modern structures, Pearl Street continues to reflect the two historic economic eras, mercantile and industrial, which were important to Burlington's development and growth. The District retains a remarkable collection of early nineteenth to early twentieth century structures which constitutes a time line of the city's prosperity and setbacks as seen through its architecture.

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- 1890 C.M. Hopkins, Map of the City of Burlington, Vermont.
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The boundary of the Pearl Street Historic District begins at Point A, located at the intersection of the eastern property line of property #34 and an easterly extension of the rear (north) property line of property #33. Thence it proceeds in a southerly direction along the eastern property lines of properties #34 and #35, and a southern extension of said property lines, crossing Pearl Street to Point B, at the intersection with the southern curb line of Pearl Street. Thence it proceeds in an easterly direction along said curb line to Point C, located at the intersection with the eastern property line of property #36. Thence the boundary proceeds in a southerly direction along said property line to Point D, at the southeast corner of said property. The boundary thence proceeds in a westerly and northerly direction along the southern property lines of properties #36 and #37, passing through Points E and F as depicted on the enclosed sketch map, to Point G, located at the intersection with the eastern curb line of South Williams Street. Thence the boundary proceeds in a northerly direction along said curb line to Point H, located at the intersection with an easterly extension of the rear (south) property line of property #38. Thence it proceeds in a westerly direction, crossing South Williams Street along said extension, and continuing along the rear (south) property lines of properties #38, #39, and #40, and along a westerly extension of the rear property line of #39, passing to the south of #41 and #41A, and continuing along the rear property lines of #42 and #43 to Point I, located at the southwest corner of property #43. Thence it proceeds in a northerly and westerly direction along the western property line of property #43, passing through Points J and K as depicted on the enclosed sketch map, to Point L, located at the intersection with an easterly extension of a line which runs parallel to and 2' south of the southern wall of property #44A. Thence the boundary proceeds in a westerly direction along said extension, said line, and a westerly extension of said line, crossing South Willard Street to Point M, located at the intersection with the western curb of South Willard Street. The boundary thence proceeds in a southerly direction along the western curb line of South Willard Street to Point N, at the intersection with the rear (south) property line of property #45. Thence the boundary proceeds in a westerly direction along said property line and the southern property line of property #46 to Point O, located at the southwest corner of property #46. The boundary thence proceeds in a northerly direction along the western property line of said property to Point P, at the intersection with an easterly extension of a line 5' to the south of, and parallel to the southern wall of property #48. The boundary thence proceeds in a westerly direction along said extension, said line, and a westerly extension of said line to Point Q, located at the intersection with the eastern curb line of Hungerford Terrace. Thence the boundary proceeds in a northerly direction along said curb line to Point R, the intersection with an easterly extension of the southern property line of property #49. Thence the boundary proceeds in a westerly direction along said extension, crossing Hungerford Terrace and continuing along the southern property line of property #49 to Point S, located at the intersection with the eastern property line of property #50. The boundary thence proceeds in a southerly and westerly direction along the eastern property line of properties #50 and #51, passing through Points T and U as depicted on the enclosed sketch map, to Point V, the southeast corner of property #51. Thence the boundary proceeds in a westerly direction along the rear (south) property line of properties #51 and #52 to Point W, at the southwest corner of property #52. The boundary thence proceeds in a northerly direction along the western property line of property #52 to Point X, located at the intersection with the southern property line of property #53. Thence the boundary proceeds in a westerly direction along said property line to Point Y, the southwest corner of property #53. The boundary thence proceeds in a northerly direction along the western property line of said property to Point Z, at the intersection with the southern property line of property

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#54. The boundary thence proceeds in a westerly direction along the southern property lines of properties #54 and #55, and a westerly extension of said lines, crossing South Union Street, and continuing along the southern property line of property #56 to Point AA, the southwest corner of property #56. Thence the boundary proceeds in a southerly direction along the eastern property line of property #57 to Point BB, the southeast corner of said property. The boundary thence proceeds in a westerly direction along the southern property line of said property to Point CC at the intersection with the eastern property line of property #58. Thence the boundary proceeds in a southerly direction along said line to Point DD, located at the southeast corner of said property. The boundary thence proceeds in a westerly direction along the southern property line of said property and a westerly extension of said line, crossing Orchard Terrace to Point EE, located at the intersection with the western curb line of Orchard Terrace. Thence it proceeds in a southerly direction along said curb line to Point FF, at the intersection with the southern property line of property #59. The boundary thence proceeds in a westerly direction along said property line to Point GG, at the southwest corner of said property. Thence the boundary proceeds in a southerly, an easterly, and a westerly direction along the eastern property line of property #61 as depicted on the enclosed sketch map, passing through Points HH, II, JJ, and KK to Point LL, located at the intersection with the northern curb line of Buell Street. The boundary thence proceeds in a westerly direction along said curb line to Point MM, at the intersection with the eastern curb line of South Winooski Avenue. Thence it proceeds in a northerly direction along said curb line to Point NN, at the intersection with an easterly extension of the rear (south) property line of property #62. The boundary thence proceeds in a westerly direction along said extension, crossing South Winooski Avenue, and continuing along the southern property lines of properties #62, #63, #64, and #65 to Point OO, at the southwest corner of property #65. Thence the boundary proceeds in a northerly direction along the western property line of said property to Point PP, at the intersection with the southern curb line of Pearl Street. The boundary thence proceeds in a westerly direction along said curb line to Point QQ, at the intersection with a southerly extension of the western curb line of Clarke Street. Thence the boundary proceeds in a northerly direction, crossing Pearl Street along said extension, and continuing along said curb line to Point RR, at the intersection with a westerly extension of the rear (north) property line of property #1A. Thence it proceeds in an easterly direction along said extension, passing to the north of properties #1 and #1A, continuing along the northern property line of property #1A and an easterly extension of said line, crossing North Winooski Avenue to Point SS, located at the intersection with the eastern curb line of North Winooski Avenue. Thence the boundary proceeds in a northerly direction along said curb line to Point TT, at the intersection with the northern property line of property #2. The boundary thence proceeds in an easterly direction along said property line and the northern property lines of properties #9 and #10 to Point UU, at the intersection with the western curb line of Lafayette Place. The boundary thence proceeds in a southerly direction along said curb line to Point VV, at the intersection with a westerly extension of the rear (north) property line of property #11. Thence the boundary proceeds in an easterly direction along said extension, crossing Lafayette Place and continuing along the northern property lines of properties #11, #12, and #13 and an easterly extension of said lines, crossing North Union Street to Point WW, at the intersection with the eastern curb line of North Union Street. The boundary thence proceeds in a northerly direction along said curb line to Point XX, at the intersection with the northern property line of property #14. The boundary thence proceeds in an easterly direction along said property line and the northern property lines of properties #15, #16,

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and #17 to Point YY, at the northeast corner of property #17. It thence proceeds in a southerly direction along the eastern property line of said property to Point ZZ, at the intersection with the northern property line of property #18. Thence the boundary proceeds in an easterly direction along said line and the northern property line of property #19 to Point AAA, at the intersection with the western curb line of Greene Street. It thence proceeds in a southerly direction along said curb line to Point BBB, at the intersection with a westerly extension of the northern property line of property #20. The boundary thence proceeds in an easterly direction, crossing Greene Street along said extension, and continuing along the northern property lines of properties #20 and #21 to Point CCC, the northeast corner of property #21. It thence proceeds in a northerly direction along the western property line of property #22 to Point DDD, at the northwest corner of said property. Thence, the boundary proceeds in an easterly direction along the northern property line of said property to Point EEE, at the northeast corner of said property. It thence proceeds in a southerly direction along the eastern property line of said property to Point FFF, at the intersection with a westerly extension of the northern property line of property #23. Thence the boundary proceeds in an easterly direction along said extension and said line to Point GGG, at the northeast corner of property #23. The boundary thence proceeds in a southerly direction along the eastern property line of said property to Point HHH, at the northwest corner of property #24. It thence proceeds in an easterly direction along the northern property lines of properties #24 and #25 and an easterly extension of said lines, crossing North Willard Street to Point III, at the intersection with the eastern curb line of North Willard Street. The boundary thence proceeds in a northerly direction along said curb line to Point JJJ, at the intersection with the northern property line of property #26. Thence the boundary proceeds in an easterly direction along said line and an easterly extension thereof, passing to the north of property #27, to Point KKK, at the intersection with the western property line of property #28. It thence proceeds in a northerly direction along said property line to Point LLL, at the northwest corner of said property. The boundary proceeds in an easterly direction along the northern property line of said property to Point MMM at the northeast corner of said property. It thence proceeds in a southerly direction along the eastern property line of said property to Point NNN, at the intersection with the northern property line of property #29. The boundary thence proceeds in an easterly direction along said line to Point OOO, at the northeast corner of said property. It thence proceeds in a northerly direction along the western property line of property #30 to Point PPP, at the intersection with the northern property line of said property. The boundary thence proceeds in an easterly direction along said line to Point QQQ, at the intersection with the eastern property line of said property. It thence proceeds in a southerly direction along said line to Point RRR, at the intersection with the northern property line of property #31. Thence the boundary proceeds in an easterly direction along said line and an easterly extension of said line, crossing North Williams Street, to Point SSS, at the intersection with the eastern curb line of North Williams Street. It thence proceeds in a northerly direction along said curb line to Point TTT, at the intersection with the northern property line of property #32. The boundary thence proceeds in an easterly direction along said property line to Point UUU, at the northeast corner of property #32. Thence the boundary proceeds in a northerly direction along the western property line of property #33 to Point VVV, the northwest corner of property #33. Thence the boundary proceeds in an easterly direction along the northern property line of said property and an eastern extension of said line, to Point A, the point of beginning.

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BOUNDARY JUSTIFICATION

The Pearl Street Historic District is a basically linear district encompassing all of the buildings that front on and contribute to a seven-block section of Pearl Street, one of Burlington's oldest major thoroughfares.

The District lies between two existing National Register Historic Districts: to the west, its boundary coincides with the eastern boundary of the Head of Church Street Historic District (entered on the National Register of Historic Places on July 15, 1974); to the east, it overlaps the western edge of the University Green Historic District (entered on the National Register of Historic Places on April 14, 1975), encompassing properties #36 and #37 (see enclosed sketch map) which are included within the boundary of the University Green Historic District, but are not separately described in that district nomination.

The north and south boundaries of the Pearl Street Historic District are generally defined by the rear property lines of the properties along Pearl Street. In the case of properties containing more than one primary structure, the boundary has been drawn to include only the structures and their outbuildings that front on Pearl Street.

In two exceptional cases, the boundary has been extended to include buildings that do not lie on Pearl Street, yet directly contribute to its streetscape. On South Winooski Avenue, the boundary extends south one block to include the First Congregational Church and Parsonage property (#60 and #61). While its entrance is on South Winooski Avenue, the large, impressive church is visually and historically part of the Pearl Street scene. The original church building, which occupied the same site from 1811 to 1839, faced north onto Pearl Street, and its generous grounds have always provided this block of lower Pearl Street with a park-like setting. A wrought iron fence borders the property in front of the Parsonage and turns the corner onto Pearl Street, recalling a time when many of the large and elaborate homes on Pearl Street still had extensive grounds bordered by similar fences. Across Pearl Street from the First Congregational Church property, the district extends north one-half block to include a continuous row of five late 19th century commercial buildings (#'s 2-6). Facing west on North Winooski Avenue, these buildings visually dominate this corner of Pearl Street and punctuate the transition between lower Pearl Street's commercial area and its increasingly residential nature as it moves eastward up the hill towards the University green.