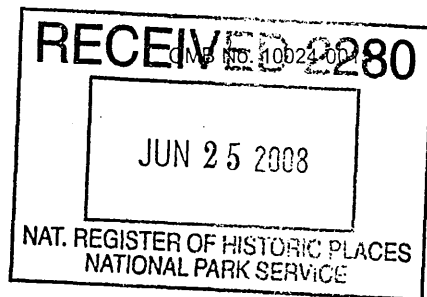


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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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

1. Name of Property

historic name Mintzer House

other names/site number Bessette House, 169 Intervale Avenue

2. Location

street & number 175 - 177 Intervale Avenue

not for publication n/a

city or town Burlington vicinity n/a

state Vermont code VT county Chittenden code 007

zip code 05401

3. State/Federal Agency Certification

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

Auranne C. Jamelle National Register Specialist 6-19-08
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
State or Federal agency and bureau

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

Signature of commenting or other official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

Patricia Andrews
Signature of Keeper

8/8/2008
Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
1		buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

Number of contributing resources previously listed in the National Register _____

0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
 Historic and Architectural Resources of Burlington, Vermont

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC	Sub: Single dwelling
DOMESTIC	Multiple dwelling
COMMERCE	Business
COMMERCE	Specialty store
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: DOMESTIC	Sub: Multiple dwelling
---------------	------------------------

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

Colonial Revival

Materials (Enter categories from instructions)

foundation STONE

roof Slate

walls WOOD

other WOOD

BRICK

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

8. Statement of Significance

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

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

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

Property is:

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

Areas of Significance (Enter categories from instructions)

Social History

Ethnic Heritage

Architecture

Period of Significance c. 1898 - 1956

Significant Dates c. 1898
 c. 1939

Significant Person (Complete if Criterion B is marked above)
 n/a

Cultural Affiliation n/a

Architect/Builder n/a

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

9. Major Bibliographical References

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

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

- Primary Location of Additional Data
 State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: _____

10. Geographical Data

Acreage of Property .11 acre more or less

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>18</u>	<u>642295</u>	<u>4927532</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____
_____ See continuation sheet.						

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
 SEE CONTINUATION SHEET
 Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)
 SEE CONTINUATION SHEET

11. Form Prepared By

name/title Deborah Noble, Principal

Organization Deborah Noble Associates date December 2006

street & number PO Box 106 telephone (802) 695-2507

city or town Concord state VT zip code 05824

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

- Representative black and white photographs of the property.

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

Property Owner

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

name Callahan Housing, LP and Champlain Housing Trust (formerly Burlington Community Land Trust)

street & number PO Box 523 telephone (802)862-6244

city or town Burlington state VT zip code 05401

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

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

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Continuation Sheet

Mintzer House,

Section number 7 Page 1

Burlington, Chittenden County, Vermont

DESCRIPTION**Mintzer House, #175-177 Intervale Avenue, built c. 1898, altered c. 1939**

The Mintzer House, a two story, wood frame, pedimented gable front, vernacular Colonial Revival style duplex at #175-177 Intervale Avenue was built c. 1898 as a two story, single family residence with a small, one story rear wing and was originally numbered #169. A ground floor, street front grocery store wing was added c. 1906, and was removed when the house was converted primarily on the interior in c.1939 into a two family, dwelling keeping the original dwelling footprint and much of the original interior layout. The stories are delineated with 1/1 sash and a molded belt course separates the wood clapboard siding on the first story from the wood shingle siding above. The pedimented gable front façade features a three-part window with stained glass on first story, with a side entrance porch recessed under the second story on southeast front corner of the plan. A west rear, two story, hip roofed, enclosed porch is accessed by an exterior, straight run stairway added c. 1939 on the rear portion of the south elevation. The Mintzer House retains its original location, setting, materials, design, workmanship, and feeling and continues its historic association since 1939 as a multiple family residence for a succession of working class immigrants to the city of Burlington.

The multi-unit dwelling at #175-177 Intervale Avenue rests on a stone foundation and features a slate gable roof with a simple architrave and molded cornice that continues across the pedimented façade as well as articulating the raking eaves. A simple watertable and cornerboards join the molded beltcourse in setting off the clapboarded first story of the house from the shingled second story that flares slightly above the beltcourse. The recessed entrance porch on the left flank of the façade that shelters an opening into the first floor apartment features plain wood posts and a simple wood balustrade. The exterior stairway on the rear of this south side has a flat asphalt roof supported with plain posts with a horizontally boarded balustrade. It was added c. 1939 to provide access to the second story, enclosed rear porch that is the only access to the second floor apartment. This exterior stairway also shelters a second rear entrance to the first floor apartment. The rear enclosed, two story porch on the west elevation is well preserved on the upper level. The original drains on the floor are evident, indicating that the Colonial Revival style porch may have originally been open, with half-columns on the shingled wall supporting the hip roof rather than the present 1/1 sash. The small enclosed portion on the left

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Continuation Sheet

Mintzer House,

Section number 7 Page 2

Burlington, Chittenden County, Vermont

flank of the first story rear wing is apparently original (see Figure 1) and most probably provided access to cellar storage when the house also served as a grocery store. The first story porch on the right flank has substitute siding which appears to have been added recently when it was enclosed. There are full sized louvered windows in the gables and a paired window on the first floor of the south side.

The north side elevation reveals certain additions made when the house was converted to a duplex in 1939 and the accommodations to the plan that were necessary due to the close proximity of the property line. A rear wing of smaller plan is set back from the north side elevation plane of the front block and is evidently altered from the one story wing shown on earlier maps (Figures 1-3). This wing is not evident on the south side, where the roof line and side elevation give no indication that it is not part of the main block. Sash is generally replacement 1/1 with plain trim. A set of casement sash each with 6 lights pierces the north side elevation of the c. 1939 rear alteration.

The interior of the first floor apartment appears to have been modified somewhat in plan and materials. The second floor apartment appears to retain original hardwood flooring and window trim with an articulated plain frieze and molded cornice. A unique arched opening on the north side of the kitchen at the west rear of the plan of the second floor apartment segregates the sink and plumbing from the rest of the kitchen under two smaller casement windows from the c. 1939 rehabilitation of the building into a duplex. The rectangular opening is detailed identically as the windows with an architrave and molded cornice with the intrados composed of a plain arched infill creating the opening that has a stylized keystone at the center. Accessory buildings evident on historic maps no longer stand.

The vernacular Colonial Revival style Mintzer House has been used continuously as a residence for working immigrants to the City of Burlington since it was first built in c. 1898. Converted c. 1939 from a single family residence with a grocery store, it retains its original building footprint and its significant historic architectural features that characterize it as an early 20th century apartment house. Its original intact setting on Intervale Avenue continues to evoke the social patterns endemic to a closely knit city neighborhood of newly settled foreign families with characteristic interspersed building fabric that includes single and multi-family houses, local stores,

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National Register of Historic Places Continuation Sheet

Mintzer House,

Section number 7 Page 3

Burlington, Chittenden County, Vermont

industries, support services, and nearby parks generated by and for several generations of immigrants.

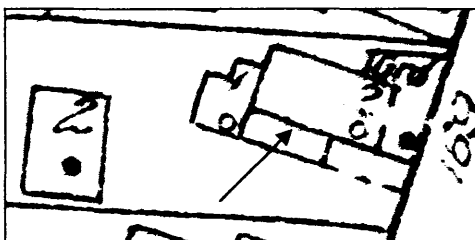


Figure 1 – detail of 1919 Sanborn Insurance Map: slate roof, with ground floor storefront with composition roof, note interior wall

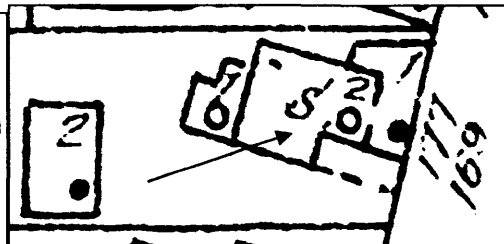


Figure 2 – detail of 1926 Sanborn Insurance Map showing interior alteration of store (S), family apparently lives on second floor, note address change from 169 to 177

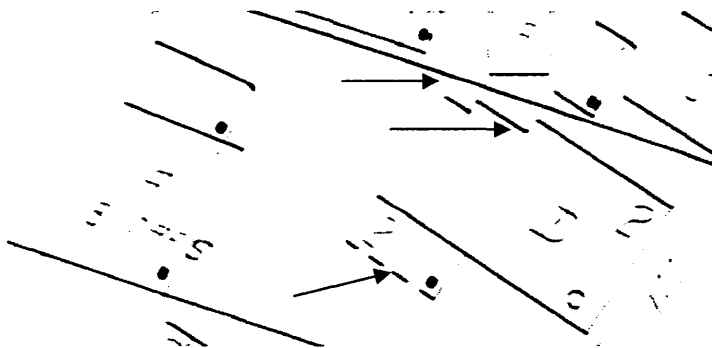


Figure 3 – detail of 1946 Sanborn Insurance Map showing conversion of Mintzer House to duplex: full 2 story stepped back plan is the same as the original building footprint and accommodates property line on north, retaining original slate roof with exterior staircase added to south elevation

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Section number 8 Page 1

Mintzer House,
Burlington, Chittenden County, Vermont

STATEMENT OF SIGNIFICANCE:

Mintzer House, #175-177 Intervale Avenue, built c. 1898, altered c. 1939

The Mintzer House is a duplex at #175-177 Intervale Avenue in the North End of the City of Burlington, Chittenden County, Vermont, primarily historically significant under Criterion A in the categories of Ethnic Heritage and Social History for its association with the lives of the various working class immigrants and their complex ethnic interactions that created the cultural and economic network of the North End of the city. Burlington is the largest urban area in the most rural state in the nation. The city contains the only neighborhood of this enormous scale and scope of working class residents in the state of Vermont. The Mintzer House is locally significant under Criterion C for its well preserved representation of its original vernacular Colonial Revival style and its unique stained glass window on the façade. The former single family home built c. 1898 in the vernacular Colonial Revival style was converted c. 1939 into two apartments when owned by Bessie Mintzer. The first occupants of the house early numbered #169 Intervale Avenue was the family of a French Canadian immigrant barber with a shop in the house, William T. Bessette, who moved to take advantage of the economic opportunities available in the thriving port on Lake Champlain and the Winooski River. William and Bessie Mintzer, Jewish immigrants from Russia, raised their family in the house after 1906 and added a one-story grocery store to the front of the two-story building. Bessie spent many years in the house after her husband died in the Great Depression, creating a rental unit in 1939 after her sons moved the grocery business to other buildings and retaining the original style and building footprint in the conversion which removed the one story storefront. The apartment house is being nominated to the National Register under the "Historic and Architectural Resources of Burlington, Vermont" documentation form, context on The Evolution of Worker Housing in Burlington, Vermont. The period of significance for the Mintzer House from its c. 1898 construction date is considered necessary to convey the pattern of conversion and social evolution further elucidated in the multiple property documentation form under which it is nominated as well as acknowledge the minimal renovation to the house structure and style. It meets the Registration Requirements for the multi-unit worker housing property type.

Historical background and significance:

Intervale Avenue (also early spelled "Interval") is a largely residential street in the "North End" of Burlington that runs diagonally in a northeasterly

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Mintzer House,

Burlington, Chittenden County, Vermont

direction from the mixed commercial/residential neighborhood of east-west running North Street (listed as a National Register Historic District in 2001). The nearby intervalle, or floodplain, of the Winooski River to the north was very fertile and was the site of Native American settlements from the period after the retreat of the glaciers and especially c. 500 A.D. This rich intervalle was also the site of early successful farms during the period of European settlement of the town of Burlington, including that of early proprietor, large land speculator with the family Onion River Land Company, and Green Mountain Boy, Ethan Allen. These farms, swamps, and the rise of land to the south of the river began to be subdivided by the mid-19th century as the demand for housing increased due to a progressively more prosperous economy, the opening of the Champlain, Chambly and Erie Canals, and the advent of railroad transportation. The concentration of public and religious buildings, industry, commerce and related housing had become so dense that by 1865 the City of Burlington had been politically delineated from Burlington town. By 1880 Burlington was the third largest port in the United States after the post-Civil War lumber boom made possible by access to outside markets by water and rail. Located at the time downstream of and near the many large mills on the Great Falls of the "French" or "Onion" River (Winooski River) as well as near the burgeoning waterfront on Lake Champlain, the "North End" became home to many of the city's new immigrants as they located in Burlington over the years.

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Mintzer House,

Burlington, Chittenden County, Vermont

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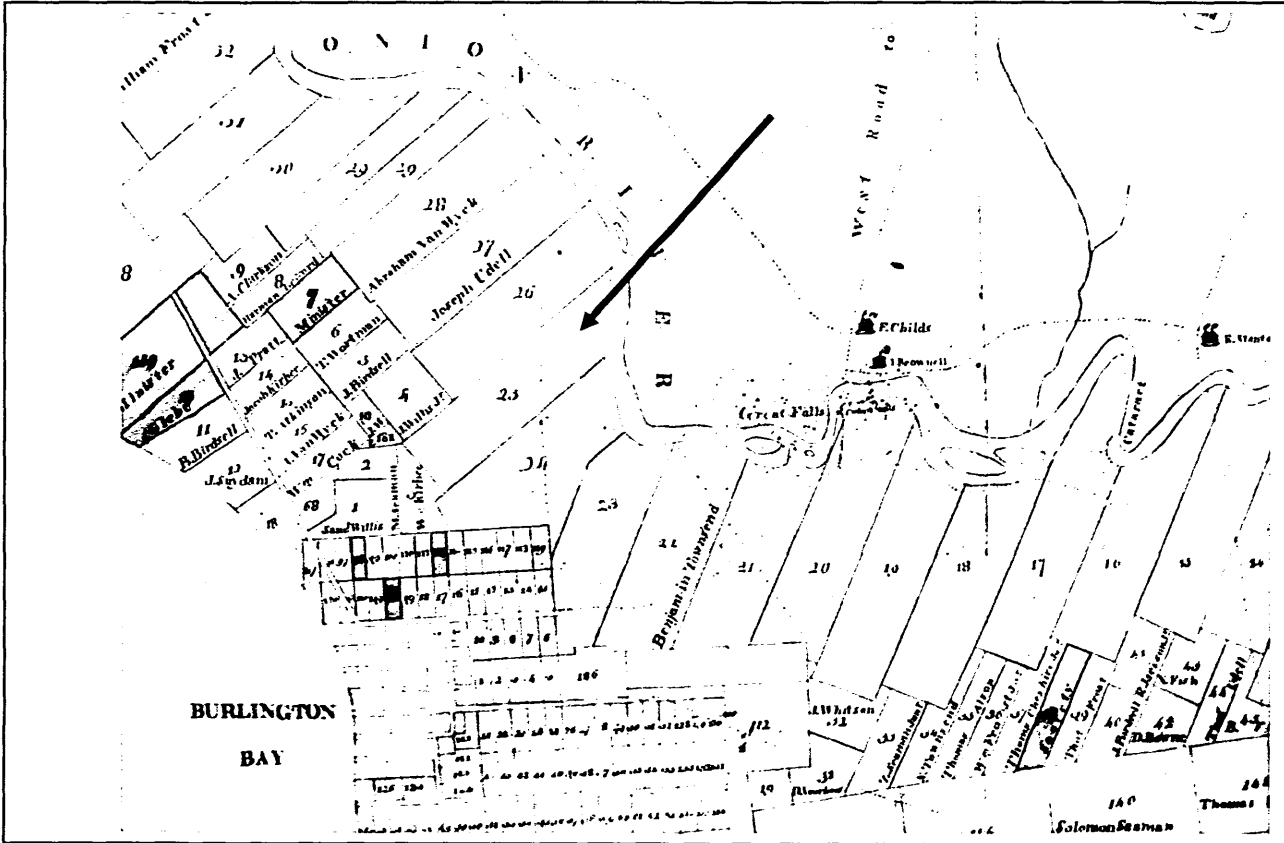


Figure 1 –Detail from “A Correct Map of Burlington”, C.W. Coit, Engineer, 1798

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Mintzer House,

Burlington, Chittenden County, Vermont

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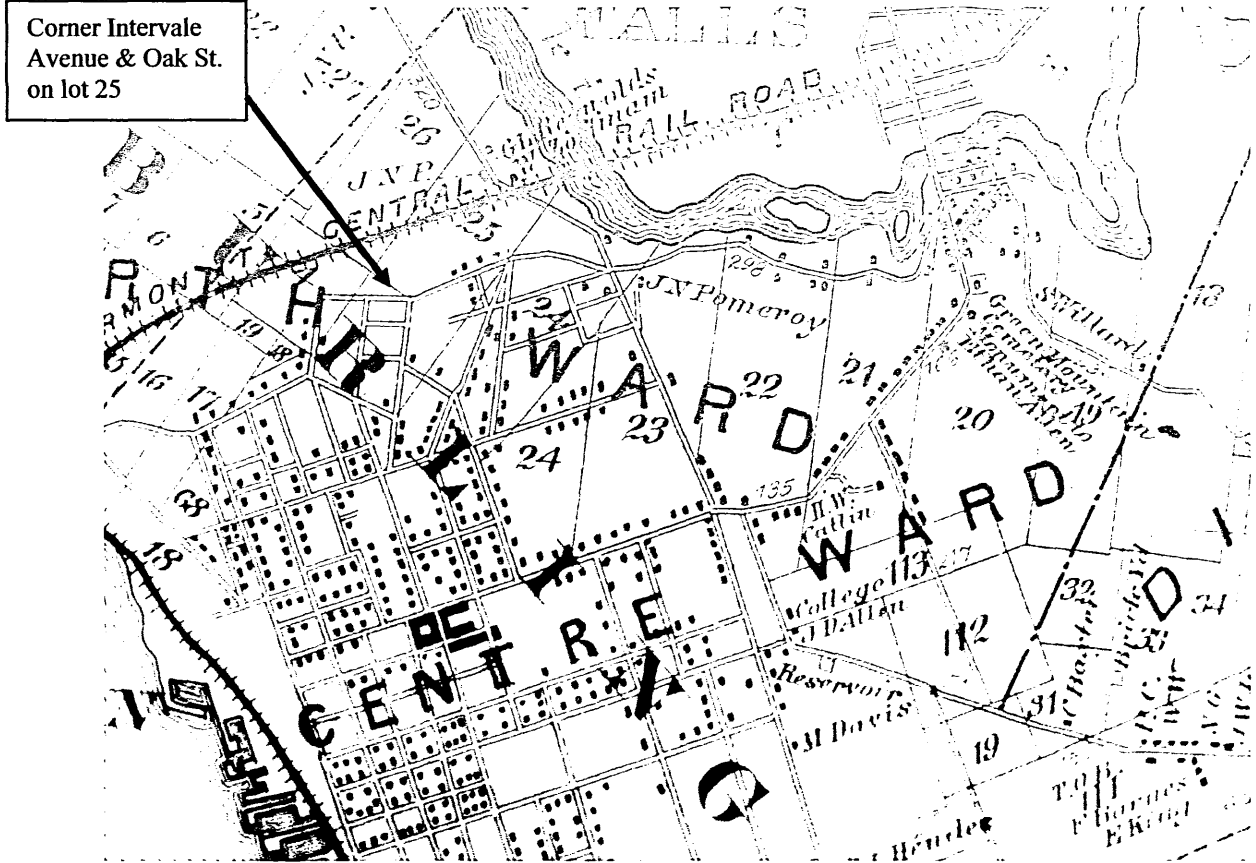


Figure 2 – Detail from Beers Map of Burlington, 1869, showing corner of Intervale Avenue and Oak Street on lot 25, just north of site of Normand House

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Mintzer House,

Section number 8 Page 5

Burlington, Chittenden County, Vermont

As various waves of immigrants moved to take advantage of the prospering economy of Burlington, beginning with the Irish in 1840, French Canadians peaking in 1870, and European Jews in 1890-1910, the demand for worker housing caused widespread land speculation and development. Various well established local residents bought up large acreages of land and submitted subdivision plans with street patterns that followed the original diagonal lot lines of lots 21 through 26 in what was developing as the "North End" where new immigrants settled. As seen on a detail of "A Correct Map of Burlington" from 1798 (Figure 1), these lot lines were oriented in this diagonal manner in order to be relatively perpendicular to the alignment of the Winooski River, which they abutted (see also Figure 2).

William G. and George B. Shaw were attorneys with offices in Shaw's Block on Main St. in Burlington who invested in land in the North End for subdivision and development. Representative of the first settlers of Burlington who were of "Old Yankee" English stock from southern New England, these prominent men lived and had their office on the "Hill", the location of large single family homes of Burlington's most prosperous residents near the University of Vermont.

The portion of the North End of Burlington north of Spring Street where Intervale Avenue (also early called Interval Avenue) is located is shown in G. B. Shaw's Plan of his subdivision as received May 15, 1851 (*Burlington Land Records*, Book 22, page 367). This subdivision plan of G. B. Shaw's land is still shown on the Hopkins Map of 1890 (see Figure 3) depicting the lots and streets laid out on a rise of land with steep ravines just south of the Vermont Central Railroad and what was early denoted equally as often as the "interval" or "intervale". The landform elements in this area also featured deep gullies and damp, swampy areas which became used as dumps before they were later filled in (e.g.: just east of Intervale Avenue running southeast through Archibald Street to N. Winooski Avenue). The site of the Mintzer House is delineated in town records as part of lots #45 and #46 on the Plan of G.B. Shaw's Land of 1851 (Figure 3) and as lot #77 on Shaw's land plan of 1886 (Figure 4).

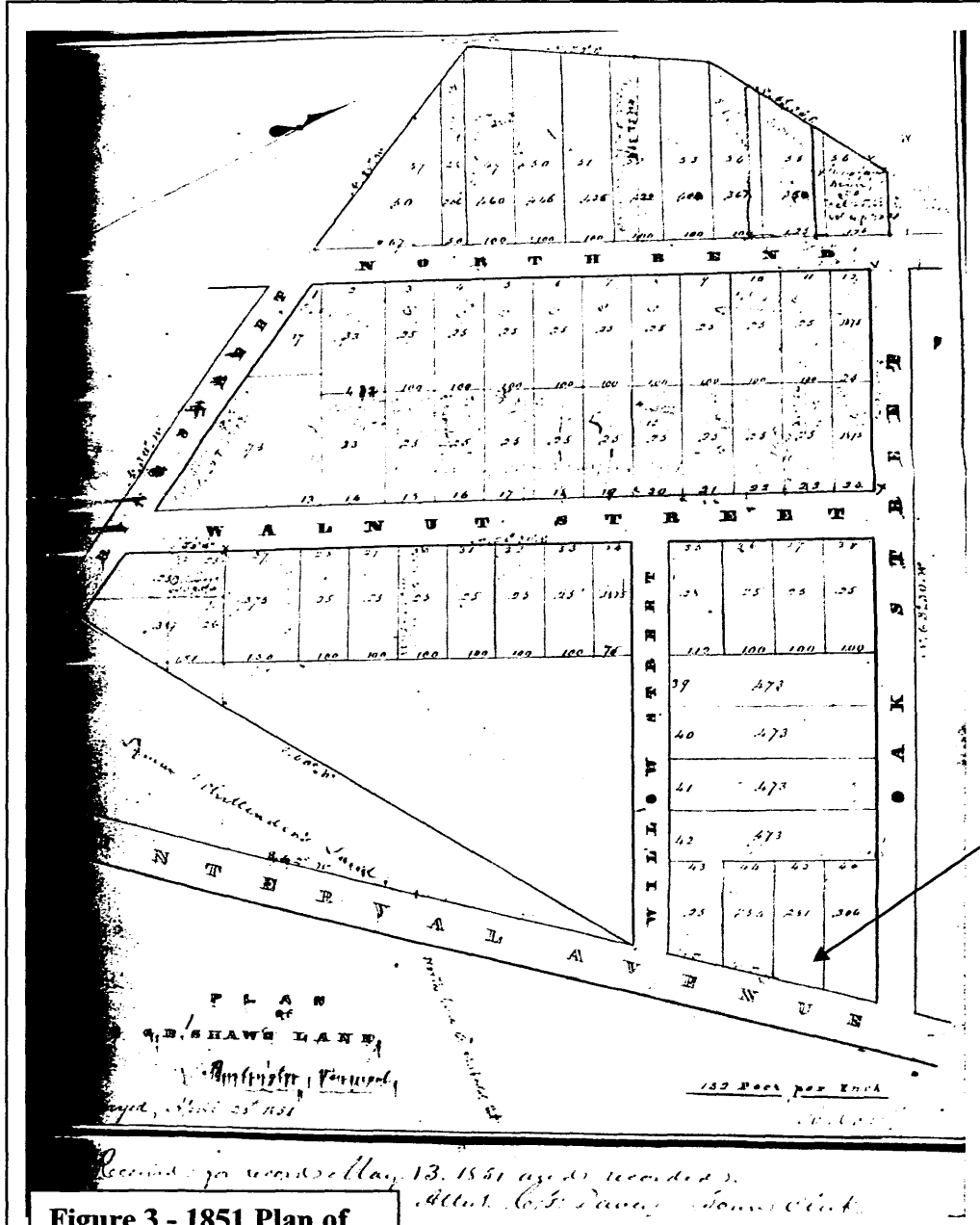
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Continuation Sheet

Mintzer House,

Burlington, Chittenden County, Vermont

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Parts of Lots
#45 & #46- site
of Mintzer
House

Figure 3 - 1851 Plan of
G.B. Shaw's subdivision

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Continuation Sheet

Mintzer House,

Burlington, Chittenden County, Vermont

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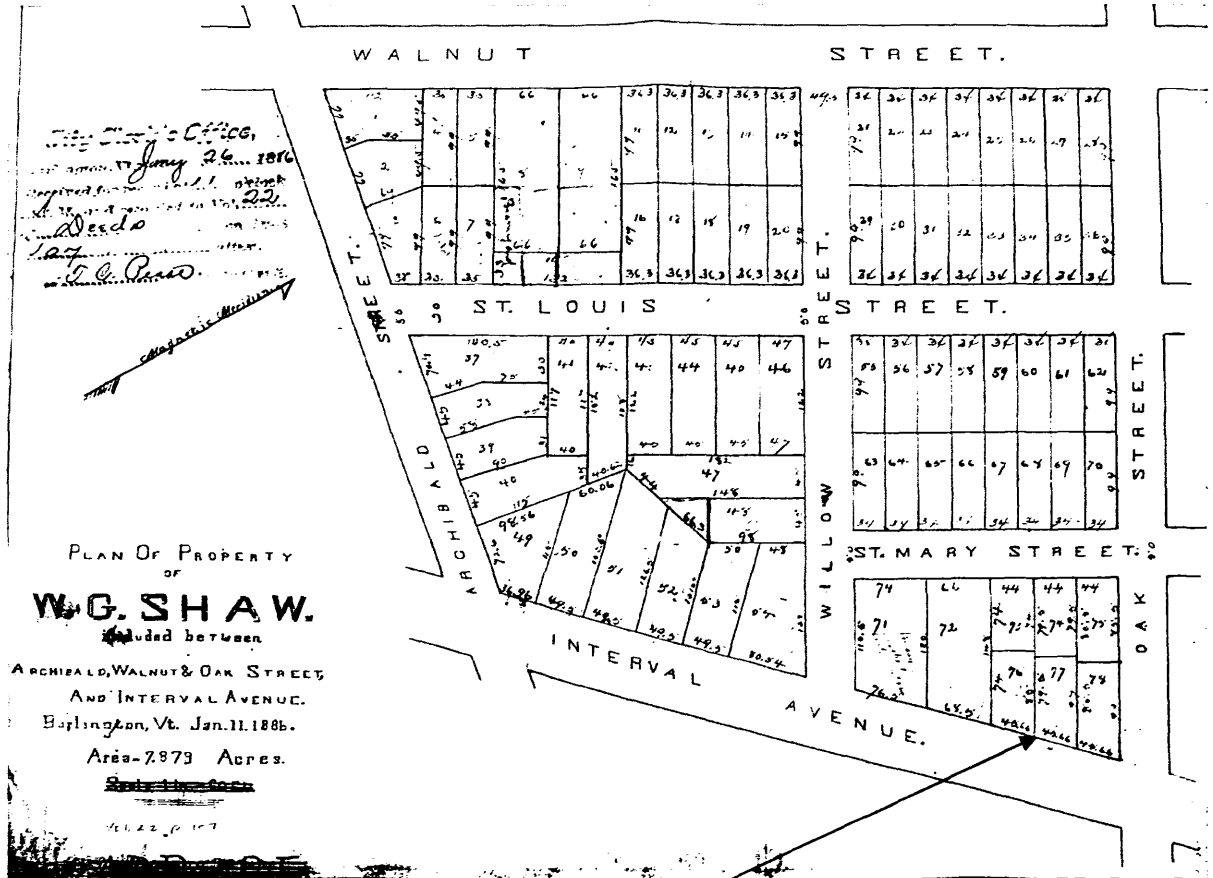


Figure 4 - W.G. Shaw's Plan of 1886, showing site of Mintzer House on lot #77

Significance of Mintzer House

The North End was still a rural community into the 1840's with barns, cows and gardens. As the development schemes and land speculation in the area took hold, the network of streets at odd angles and small lots began to transform the locale. The construction and evolution of the Mintzer House and the story of its occupant/owners is illustrative of the succession of immigrants of different nationalities which followed one another on Intervale Avenue. William T. Bessette, a barber who emigrated from French Canada in 1863, lived at what was early numbered #169 Intervale Avenue in directories starting in 1898. The United States Census is valuable in providing social information

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Mintzer House,

Burlington, Chittenden County, Vermont

that can be used to create life-like snapshots of the history and everyday lives of the residents. The United States Census of 1900 gives a more complete picture of this family: William had been born in Canada in 1860, emigrating with his family when he was three years old in 1863. His wife, Georgianna, was born in Canada in 1859 and had immigrated when she was eighteen in 1877, probably to find employment on her own at the many mills in the area. Their five children who lived with them in 1900 ranged in age from nine to eighteen: Albert, the oldest, was a day laborer and Emily, at fourteen, a cotton spinner, while Dora (12), William E. (11) and Fanny (9) are at school. The practice of withdrawing from school at a relatively early age and working in the mills, like Emily Bessette, appears to be a characteristic of the French Canadian residents of the area. Theodore Bessette, listed in 1898 directories as a clerk at a nearby store at 287 North Winooski Avenue, is probably their oldest son who lived with them at that time. William T. Bessette's barber shop is variously listed as being at his Intervale Avenue residence or at #312 North Winooski Avenue.

The various members of the extended Bessette family had been listed at a number of addresses in the North End beginning in directories starting in 1886, although the spelling of their name varied, sometimes seen as Bissette. Several William Bessette's also lived at various addresses in the City: one worked in the Queen City Cotton Mills, lived on King Street and had a grocery store on South Battery Street, another was a laborer who lived on South Champlain Street and King Street. Moses Bessette was also a barber and moved frequently.

The connections between fellow French Canadian immigrants and their extended families is illustrated by the use of similar addresses between the Normand family members and the Bessette's, who became owners of nearby houses on Intervale Avenue (the Normand House at #165 and the Mintzer House at #169, now #177). In 1896, Alson Bessette, related to the Bessette family in the subject property, was employed at a livery stable at #175 Pearl Street and had lived at the Normand House at #165 Intervale Avenue. Edward Normand, a carpenter and sometimes a resident at the Normand House at #165, had lived at #56 Murray Street in 1890, as William Bessette, the cotton mill worker, had lived there in 1892. Alson Bessette, at this point a teamster (a "trucker" driving horses), lived on Intervale Avenue in 1901 and 1902 as well.

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Mintzer House,

Section number 8 Page 9

Burlington, Chittenden County, Vermont

The LeFerriere House on adjoining lot #171-173 Intervale Avenue (formerly #167) and the Mintzer House at #175-177 (formerly #169) are interconnected in this period of French Canadian occupancy as well. The LeFerriere family that built/lived at #171-173 Intervale Avenue (#169) is also listed as living at #170 across the Avenue: George LeFerriere, a carpenter, lived there in 1894. Joseph Bessette, a laborer, lived across the street at #170 Intervale Avenue in 1900 at the same time the barber and his family lived at the Mintzer house at #169 Intervale Avenue (now #175-177). The relative locations of these properties is shown on Figures 6-8.

The northern end of Intervale Avenue remained the home for many interrelated French Canadian families until c. 1910. The Irish Roman Catholic Church and the French Church and cemeteries were situated nearby in the North End just west of North Prospect Street and flanking Archibald Street. By this time, the Irish and Canadians had become established in their jobs and the Irish were moving upward in status and elsewhere in the city, making room for different nationalities to pursue the "American Dream". French Canadian residents tended to remain in their ethnic neighborhoods longer than other immigrants.

Census records of Intervale Avenue show that by 1900 Russian (Polish) Jewish immigrants were beginning to mix with the French Canadian residents as the Canadian immigrant generation passed away. This area of the North End contained three synagogues by this time: the Ohavi Zedek Synagogue on Hyde/ Archibald Streets built 1887, the Chi Adam Synagogue on Hyde Street built in 1889 and the Ahavath Gerim Synagogue built in 1908 on Archibald Street as well as a Hebrew Free School established in 1902.

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Mintzer House,

Burlington, Chittenden County, Vermont

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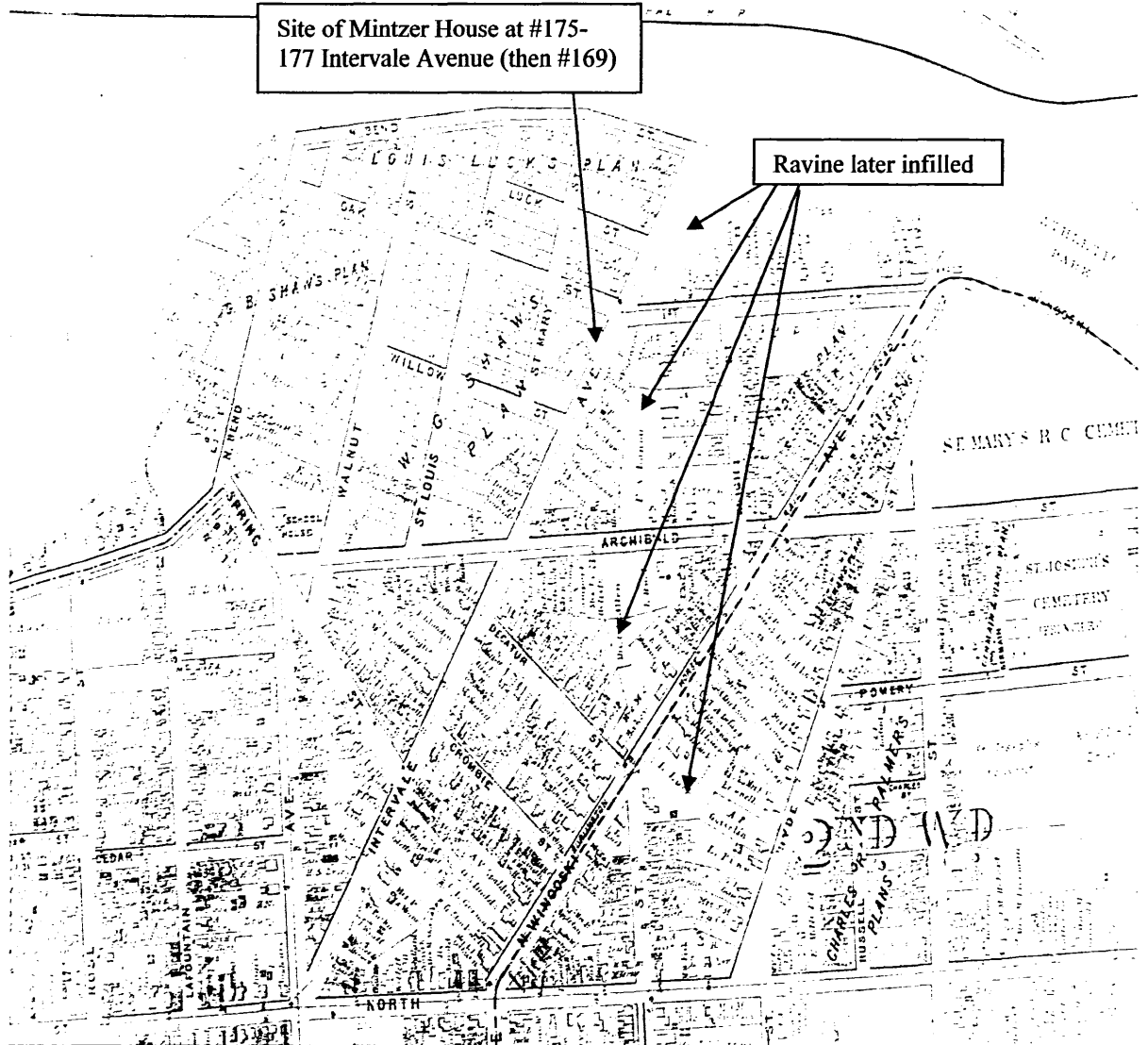


Figure 5 – Detail of Hopkins Map of 1890 showing the increasing density of the North End north of North Street and the associated religious properties of the Irish Roman Catholic and French Canadian Catholic immigrants who were the predominant occupants at that time. Note the location of the Burlington Horse Railroad on N. Winooski Avenue that provided transportation to the large mills nearby at Winooski Falls

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Mintzer House,

Burlington, Chittenden County, Vermont

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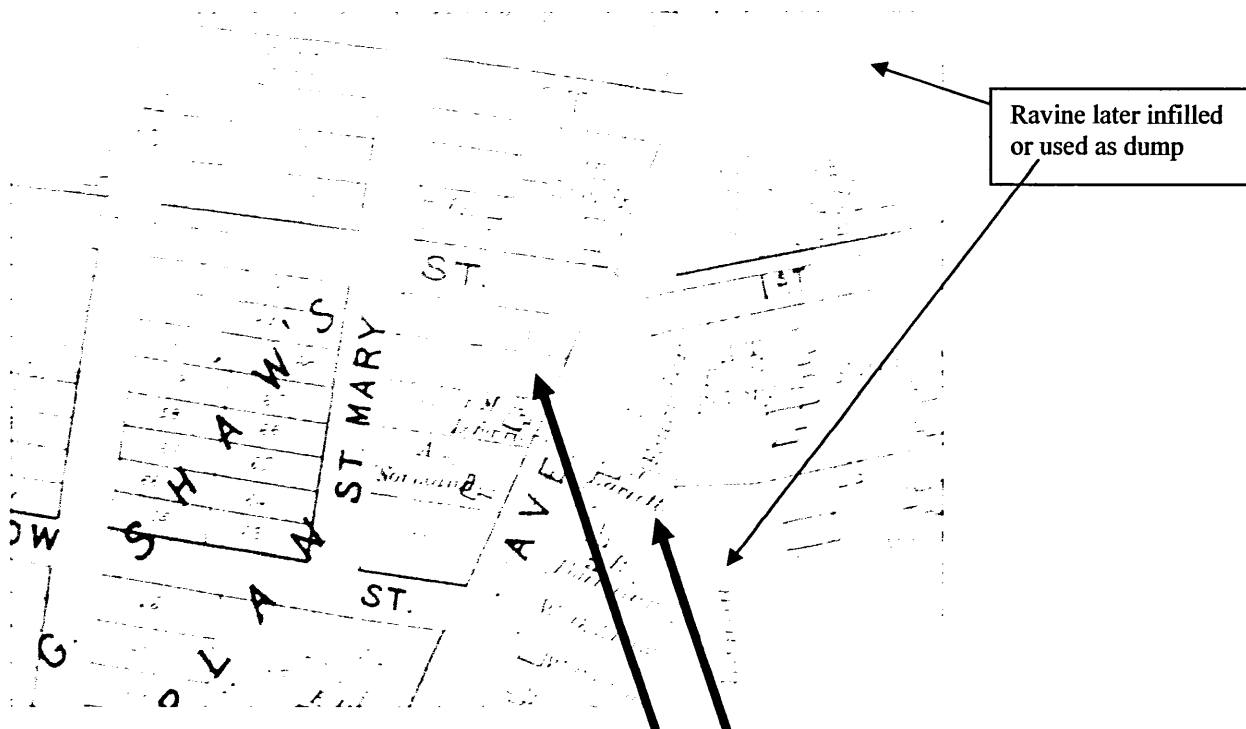


Figure 6— Detail from Hopkins Map of 1890, Mintzer House has not yet been constructed on lot #77, the J. Barrett house across the Avenue (#170) is the home in 1894 of George LeFerriere, a carpenter, and later Joseph Bessette, listed in directories at #170 Intervale Avenue in 1900

The Mintzer House passed from immigrant French Canadian residential ownership to the Mintzer family in 1906, a Jewish family that emigrated in the 1890's from Russia (census records vary as to the immigration dates). William Mintzer was aged 35 when he first purchased his home on Intervale Avenue. While directories list him as a peddler, as was his neighbor, Hyman Cohen in the LeFerriere House at #167 Intervale Avenue, he is soon shown to be employed as a clerk in a Grocery Store, which by 1911 is located in his home. His wife, Bessie, immigrated from Russia c. 1897 and all of their five children between the ages of 1 and 9 years old were born in Vermont. The existing house at #169 Intervale Avenue was altered in order to provide space for the one-story shop on the street front of the home (Figure 7).

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Continuation Sheet

Mintzer House,

Burlington, Chittenden County, Vermont

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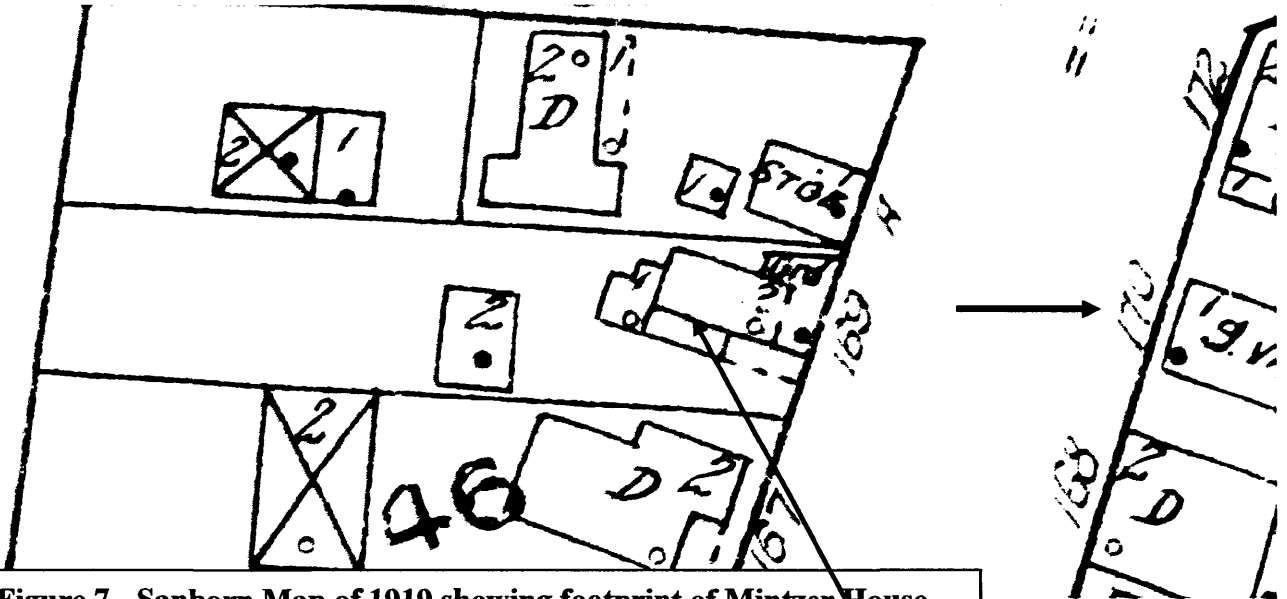


Figure 7 - Sanborn Map of 1919 showing footprint of Mintzer House and ground floor addition used for grocery, 1 story rear wing and 2 story shed. Note #170 across Avenue is a vacant store (S).

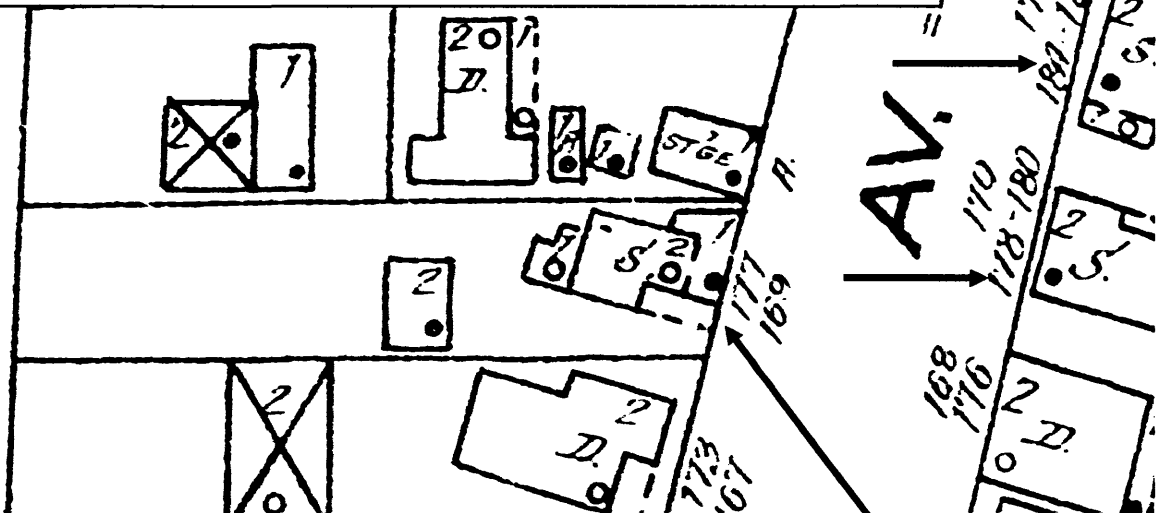


Figure 8 - Sanborn Insurance Map of 1926 showing same original building footprint of #177 (#169) Mintzer House: with house denoted as a store ('S') and the 1st floor enlarged on the south side as compared to 1919, the family apparently lived on the second floor. Notice store at #184-186 (formerly #172) owned by Mintzer family since 1919 when they converted it from a dwelling to a store with dwelling space above. #178-180 (formerly #170) Intervale Avenue has also been converted to a store.

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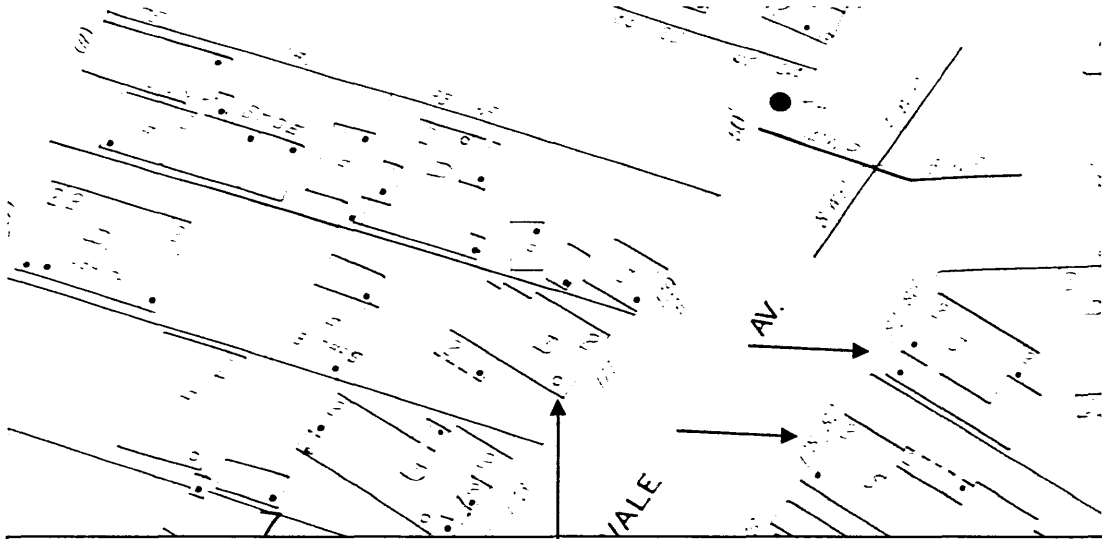


Figure 9 - Sanborn Insurance Map of 1942 showing building footprint of Mintzer House at #177 Intervale Avenue (formerly #169) with house now a multi-unit dwelling converted c. 1939 using the original building footprint and slate roof: 1 story storefront removed, rear additions all 2 story, 2 story exterior staircase to second floor added. Two story barn/shed now a 1 story, 3 car garage with attached shed. Store moved out – notice store/dwelling at #184-186 (#172) across Intervale Avenue owned by Mintzer family and converted from dwelling in 1919, and converted store/dwelling at #178-180 (#170) .

Judging from deeds and census records, William Mintzer and his family quickly began to increase their property holdings in order to provide jobs for their many children growing to adulthood. The dwelling directly across the road at #172 Intervale Avenue (now #184-186) was purchased in 1919 and converted into a store (Figure 8-9). In order to provide rental income in 1921, the Mintzers purchased #144 Intervale Avenue (now #146) on the other side of Intervale Avenue backing onto the ravine which had been used as a dump. This gully and former dump property is illustrative of the evolution from French Canadian immigrant ownership to Jewish development. The lot had been purchased by Mintzer friend, Benjamin Towle, from its long time owner who also ran a plumbing business in the French Canadian community, F.S. Lanou. Additionally, the Mintzers bought and established a store at #86 Pitkin Street on the corner of Intervale Avenue (Figure 10). In 1922, William Mintzer and next-door neighbor at the LeFerriere House at #167 Intervale Avenue, Hyman Cohen, jointly purchased a rental income unit at #38 Drew Street. Their

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other neighbor, Napoleon Normand at the Normand House (#165 Intervale Avenue)) purchased this Drew Street house and sold it the same day, making a profit of \$1000.

By the time of the US Census of 1920, four more children had been born to the Mintzer family who now ranged in age from under 1 year to 19. Jacob (later Jack), the eldest, was a dyer in a woolen mill, while the remaining children, including Rose (17) and Morris (Maurice) (15) were students. All of the Mintzer children appear to have remained in school until they were 18, in contrast to the French Canadian immigrant children who tended to work at an earlier age and not complete their educations.

William Mintzer passed away in 1929, leaving his wife, Bessie, and their children to survive the Great Depression by themselves. The Jewish immigrant community was known to be very supportive in terms of loans, fellowship and physical help, if needed. Census records indicate that by 1930, Jacob (Jack) had left home to become a sergeant at Fort Francis in Laramie, Wyoming, Rose had married Mr. Levine, and Morris had married the daughter of another Russian immigrant, was the proprietor of the Royal Pharmacy in nearby Winooski, and soon after lived at 7 Pitkin Street in the North End. Bessie Mintzer lived with her five youngest children and continued to run the grocery store(s), with Harold, now 20, living at home and serving as a grocery clerk, and the rest of the children less than 18 years old attending school.

With the store across the street at #184-186 Intervale Avenue and another on the corner of Pitkin Street that was run by son Harold, Bessie converted the Mintzer home at #177 Intervale (#169) into a two family house. It appears that, aside from certain interior alterations, the rear wing was raised to two stories and an exterior covered staircase was added at that time, with the ground floor storefront removed (Figures 8 and 9). In 1939 the directories list the first occupant of the second unit at #177 Intervale Avenue as John W. Penick, a laborer in the street department. Directories after 1936 also show that son, Hyman Mintzer, started a fuel oil business in one of the outbuildings on the property that is no longer standing. Bessie's sons all took turns working stints at the grocery store at #184 Intervale Avenue, with Samuel, the youngest, working and living at home at the Mintzer House across the street at #177 Intervale Avenue until 1947. A photograph from 1936 shows the Harold Mintzer grocery at #86 Pitkin Street, the property on the corner of Intervale

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Avenue that is a wood frame store with a “tenement” on the second floor (Figure 10). Records indicate that it had been sold to son Harold Mintzer in 1939 and that both he and his wife, Marion, clerked at the store and lived upstairs.

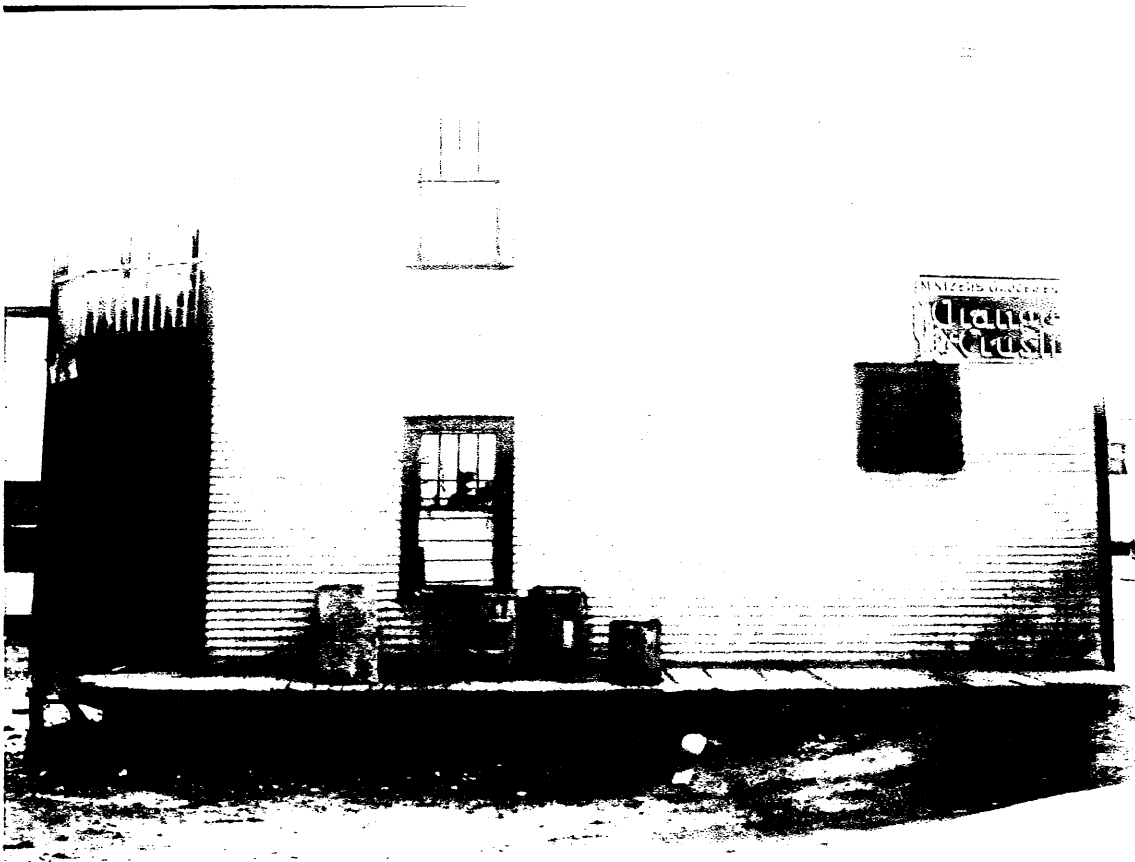


Figure 10 – 1936 Photograph by L. L. McAllister of Harold Mintzer’s Grocery Store at nearby 86 Pitkin Street and the corner of Intervale Avenue – this is one of the stores run by the Mintzer children that spun off from the original store at the subject Mintzer House property and which assured an income to Bessie Mintzer so that the house could become a two family apartment house c. 1939. The existence of this early photograph is extremely rare and is included to depict the family/Jewish cultural and social networks at work in the area.

Bessie Mintzer died in 1947, and her will reveals that she had been able to retain ownership of the all of the commercial and residential rental

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properties that had been acquired to augment the grocery business and which enabled her to successfully raise her family as a single parent despite the incredible hardships of the Great Depression. The store on the corner of Pitkin Street (Figure 10) had been sold to her son, Harold, in 1939, but Bessie deeded the grocery store and business at #184 Intervale Avenue to three of her sons, Harold, Hyman, and Samuel, to "share and share alike".

The Normand House reflects the trends after 1940 that defied the effect of suburbanization on the location of multi-unit worker housing on low cost open land outside of the densely populated inner city. Worker housing remained located in the City, as it was self-defeating due to the location factor: low income worker families are not as mobile, were less willing to break established social, cultural relationships, and need to have proximity to work – the same criteria that led to the construction of the Normand House to begin with. However, also consistent with ownership trends, after the death of Rebecca Cohen in 1961, the Normand House became income producing rental worker housing for several absentee landlords who were no longer involved as closely in the social network of owner/renters that had prevailed since the late 19th century. Her youngest daughters, Dorothy (Robrish) and Mildred, were given joint ownership of the Mintzer House at #177 Intervale Avenue, which they quickly sold in 1948 to Joseph Rosenberg, the landlord and developer of a massive number of Burlington properties. Rosenberg in turn sold the building within four days to Frank and Madeline Morrow.

The c. 1898 vernacular Colonial Revival style apartment house at #177 (#169) Intervale Avenue continues to be occupied as a two unit dwelling and to embody the characteristics of immigrant working family multi-unit housing as it evolved from a single family dwelling in the City of Burlington to the present. Burlington is the largest urban area in the most rural state in the nation. The city contains the only neighborhood of this enormous scale and scope of working class residents in the state of Vermont. Through the associated ownership/rental pattern of the Mintzer House and the histories of the early owner/occupants and their families, both of whom originally operated family businesses out of the building, it illustrates the social, cultural, economic and housing trends characteristic of the various waves of immigrants that typified the dynamic ethnic neighborhoods on Intervale Avenue in Burlington's North End. The building's multiple porches-including the two story enclosed porch on the rear, along with the c. 1939 exterior enclosed stairway to the upper rear

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porch and the two story rear wing, continue to convey the multi-unit use of the building. The mix of exterior finishes on the first and second stories, delineated by a molded belt course, emphasize the building's function as a duplex. Intact interior finishes on the second floor reflect the c. 1939 remodeling of this space for use as a second living unit. These include original hardwood flooring and window trim with an articulated plain frieze and molded cornice. An arched opening with stylized keystone and trim matching the windows is located on the north side of the kitchen. Sheltered in the area framed by the arch are two small six light casement windows also similarly trimmed. These features all reflect the growth and change the building experienced as it was altered to provide an additional housing unit to meet the changing need of the owner.

Although much of the important vernacular architectural examples of multi-unit worker housing in Burlington have lost some integrity, the well preserved three-part stained glass window on the façade, pedimented gable front, original slate roof with simple architrave and molded cornice, watertable and corner boards, the original varied wall surfaces and molded belt course which delineate the two stories of the Colonial Revival style building all lend importance to the architectural expression. Additional stylistic details that reflect the Colonial Revival style include the, interior finishes on the second story, described in the preceding paragraph.

OWNERSHIP HISTORY OF MINTZER HOUSE

- Lot #25 on *A Correct Map of Burlington* of 1798, C.W. Coit, Eng.
- Part of Lots #45 and #46 on G.B. Shaw's Plan of 1851
- Lot # 77 on W.G. Shaw's Plan of 1886
- H. B. Shaw et al trustees to William Bissette (Bessette) 3/18/1905, Book 52/p. 377 – same sold by executors of late W.G. Shaw 9/25/1903, Book 46/p. 90 "lot 77" – however, US Census of 1900 lists Bessette as owning #169 Intervale Avenue and living there and directories list him there as early as 1898..... perhaps these dates are the dates that deeds were recorded, not executed...
- William Bessette and wife, Georgianna to William Mintzer and wife Bessie 5/5/1906, Book 54/p.138.
- Bessie Mintzer to Dorothy Mintzer (Robrish) and Mildred Mintzer 6/19/1947, Book 127/p. 321
- Mintzer to Joseph Rosenberg 5/15/1948, Book 129/p. 545
- Rosenberg to Frank & Madeline Morrow 5/19/1948, Book 129/p. 543

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VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION:

The boundary is the property line of the lot historically in common ownership with the house at #175-177 Intervale Avenue. The property is described in further detail in Book 973 pages 49 and 51 of the Burlington Land Records. The boundary is sufficient to convey the integrity of the property.

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DIGITAL DISC PHOTOGRAPHIC IDENTIFICATION

Photo_1_175-177_Intervale_Ave,_view_nw.tif

Mintzer House
Chittenden County, Vermont
Deborah Noble
September 2006
VT Division for Historic Preservation
East façade and south side elevation, looking nw
#1

Photo_2_175-177_Intervale_Ave,_view_sw.tif

Mintzer House
Chittenden County, Vermont
Deborah Noble
September 2006
VT Division for Historic Preservation
East façade and north side elevation, looking sw
#2

Photo_3_175-177_Intervale_Ave,_view_ne.tif

Mintzer House
Chittenden County, Vermont
Deborah Noble
September 2006
VT Division for Historic Preservation
West rear and south side elevation, looking ne
#3

Photo_4_175-177_Intervale_Ave,_view_ne.tif

Mintzer House
Chittenden County, Vermont
Elizabeth Pritchett
June 2006
VT Division for Historic Preservation
Interior first floor apartment, looking ne
#4

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Photo_5_175-177_Intervale_Ave,_view_n.tif

Mintzer House

Chittenden County, Vermont

Deborah Noble

September 2006

VT Division for Historic Preservation

Interior second floor apartment, looking n

#5

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 07000498

Date Listed: 8/8/08

Property Name: Mintzer House

Multiple Property Name: Historic and Architectural Resources of Burlington, Vermont: The Evolution of Worker Housing, 1827-1956.

County: Chittenden

State: Vermont

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrews
Signature of the Keeper

8/8/2008
Date of Action

Amended Items in Nomination:

This SLR is issued to amend the registration form to clarify the worker housing property type in the Statement of Significance as defined in the Multiple Property Submission (MPS) cover document, Section F.

Section 8. Page 1. The last sentence in the first paragraph is revised to identify the property type and now reads, "The Mintzer House meets the Registration Requirements as the type: former single family houses,...converted to multiple units...."

The Vermont State Historic Preservation Office was notified of this amendment.

Distribution:

**National Register property file
Nominating Authority (without nomination attachment)**