

United States Department of the Interior  
National Park Service

For NPS use only **RECEIVED**

National Register of Historic Places  
Inventory—Nomination Form

received **AUG 29 1988**  
date entered

**NATIONAL  
REGISTER**

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

**1. Name**

historic Main Street-College Street Historic District

and or common Main Street-College Street Historic District

**2. Location**

South Union Street, South Willard Street, South Williams Street  
street & number Main Street, College Street, South Winooski Avenue N/A not for publication

city, town Burlington N/A vicinity of

state Vermont code 50 county Chittenden code 007

**3. Classification**

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

**4. Owner of Property**

name See Continuation Sheets

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. City Assessor's Office

street & number City Hall

city, town Burlington state Vermont

**6. Representation in Existing Surveys**

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

date 1977, 1978, 1979  federal  state  county  local

depository for survey records Division for Historic Preservation

city, town Montpelier state Vermont

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Describe the present and original (if known) physical appearance

The Main Street-College Street Historic District consists of all or parts of ten blocks in a generally L-shaped area encompassing 77 principal buildings (of which 64 are contributing), beginning at the edge of the commercial center of downtown Burlington and climbing eastward up a steep hill to meet the University of Vermont campus. The district crosses a depression which once was a deep ravine, historically serving as a geographical divide between the residential hill area and the business district. In the early twentieth century, the final filling in of the ravine created a zone at the western end of the District which has been utilized principally for civic and institutional buildings. The District contains residences from the once large estates of the Federal period through Greek Revival, Gothic, Italianate, Queen Anne, Shingle, Prairie, and Colonial Revival styles (spanning the years 1806-1938), and includes several high style residences. Apartment buildings ranging in style from Italianate to Colonial Revival are interspersed in the District. Buildings are primarily 2½ to 3 stories and sheathed with brick or clapboards. The construction in recent years of apartment and condominium buildings has been mitigated by rear lot siting for most of the units. The Main Street-College Street Historic District retains a great degree of historic integrity and is a testament to Burlington's growth to becoming Vermont's largest city.

See Continuation Sheets

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OWNERS LIST

1. Raouf E. and Mariam Malak  
c/o Investment Property Managers  
179 South Winooski Avenue  
Burlington, Vermont 05401
2. J. Farnham  
352 Pearl Street  
Burlington, Vermont 05401
3. Phi Gamma Delta Chapter House  
158 South Willard Street  
Burlington, Vermont 05401
4. Champlain College Inc.  
Attention: Ned Mahoney  
163 South Willard Street  
Burlington, Vermont 05401
5. Superintendent of Schools  
150 Colchester Avenue  
Burlington, VT 05401
6. Joseph F. Varricchione  
Elizabeth T. King  
153 South Union Street  
Burlington, Vermont 05401
7. Clark W. Hinsdale, Jr.  
295 Pearl Street  
Burlington, Vermont 05401
8. William and Alice O'Brien  
56 Wildwood Drive  
Burlington, Vermont 05401
9. Frank E. Gage  
Ruth S. Gage  
Marion S. Dethestrup  
239 1/2 Main Street  
Burlington, Vermont 05401
10. Frank E. Gage  
Ruth S. Gage  
Marion S. Dethestrup  
239 1/2 Main Street  
Burlington, Vermont 05401
11. Hazel H. Small  
Marjorie H. Lunderville  
234 Main Street  
Burlington, Vermont 05401  
  
Peter J. and Deborah J. Navari  
236 Main Street  
Burlington, Vermont 05401
12. City of Burlington  
City Treasurer  
Jonathan Leopold  
Burlington, Vermont 05401
13. New England Telephone & Telegraph  
Attention: Mr. W.H. Thomas  
185 Franklin Street  
Room 1104  
Boston, Massachusetts 02107
14. Young Women's Christian  
Association  
University of Vermont  
278 Main Street  
Burlington, Vermont 05401
15. Debra Gamache  
288 Main Street  
Unit 1a  
Burlington, Vermont 05401  
  
Annette Richard  
288 Main Street  
Unit 2a  
Burlington, Vermont 05401

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|-----|--|-----|---|
| 15. | Brianne Chase<br>288 Main Street<br>Unit 3a<br>Burlington, Vermont 05401                               | 15. | Jesse and Janet Torregrossa<br>(7b)<br>Box 375<br>East Dorset, Vermont 05253  |
|     | Mary L. Parent<br>288 Main Street<br>Unit 4a<br>Burlington, Vermont 05401                              |     | Edward and Blanche Bourdeau<br>(8b)<br>33 DuBois Drive<br>South Burlington, Vermont 05401                                     |
|     | Kevin S. Veller<br>288 Main Street<br>Unit 5a<br>Burlington, Vermont 05401                             |     | Christine Farrell<br>(9b)<br>4 Margaret Street<br>Burlington, Vermont 05401   |
|     | William F. and Ursula M. White<br>288 Main Street<br>Unit 1b<br>Burlington, Vermont 05401              |     | Arthur Curcillo<br>Richard Curvello<br>288 Main Street<br>Unit 10b<br>Burlington, Vermont 05401                               |
|     | Malcolm and Katherine Pope<br>Kathleen Pope<br>288 Main Street<br>Unit 2b<br>Burlington, Vermont 05401 |     | David R. Ricketts<br>288 Main Street<br>Unit 11b<br>Burlington, Vermont 05401   |
|     | Richard Chase<br>288 Main Street<br>Unit 3b<br>Burlington, Vermont 05401                               |     | Richard and Carole Lechtmaler<br>288 Main Street<br>Unit 12b<br>Burlington, Vermont 05401                                     |
|     | William Hunter<br>John Hunter, Jr.<br>(4b)<br>152 Bank Street<br>Burlington, Vermont 05401             |     | Andrew M. Ionta<br>288 Main Street<br>Unit 13b<br>Burlington, Vermont 05401   |
|     | Hebert P. and June S. Byrnes<br>288 Main Street<br>Unit 5b<br>Burlington, Vermont 05401                |     | Jack Morrish<br>288 Main Street<br>Unit 14b<br>Burlington, Vermont 05401  |
|     | John and Yvette Dwyer<br>(6b)<br>St. George Road, Box 950<br>Williston, Vermont 05401                  |     | David T., Marc E. and<br>Valerie E. Weiner<br>Alice N. Olenick<br>(15b)<br>28 Orchard Road<br>South Burlington, Vermont 05401 |

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| <p>15. Gary F. Cuchural<br/>(16b)<br/>P.O. Box 9486<br/>South Burlington, Vermont 05403</p> <p>Raffaella L. Bartone<br/>(17b)<br/>420 Ocean Terrace<br/>Staten Island, NY 10300</p> <p>James Little<br/>288 Main Street<br/>Unit 18b<br/>Burlington, Vermont 05401</p> <p>James D. and Kay W. Paterson<br/>(19b)<br/>RR 4,<br/>Upper Camp Street<br/>Barre, Vermont 05641</p> <p>16. Henry L. and Blanche Turner<br/>302 Main Street<br/>Burlington, Vermont 05401</p> <p>17. Robert W. Eastman<br/>Benjamin F. Scweyer<br/>Charles R. Tetzlaff<br/>308 Main Street<br/>Burlington, Vermont 05401</p> <p>18. Peter T. and Pauline G. Stokes<br/>316 Main Street<br/>Burlington, Vermont 05401</p> <p>19. Main Street Associates<br/>c/o Frank Donath<br/>126 Dale Road<br/>Burlington, Vermont 05401</p> <p>20. Delta Delta Delta Corp.<br/>Eta Chapter<br/>143 South Willow Street<br/>Burlington, Vermont 05401</p> | <p>21. Michael G. Cain<br/>152 Spruce Street<br/>Burlington, Vermont 05401</p> <p>22. Nancy E. Lang<br/>c/o Lang Associates<br/>360 Main Street<br/>Burlington, Vermont 05401</p> <p>23. Alpha Lambda Chapter<br/>House Association<br/>368 Main Street<br/>Burlington, Vermont 05401</p> <p>24. Alumni Corporation<br/>Alpha Iota Chapter<br/>Alpha Chi Omega<br/>384 Main Street<br/>Burlington, Vermont 05401</p> <p>25. Champlain College Inc.<br/>Attention: Ned Mahoney<br/>163 South Willard Street<br/>Burlington, Vermont 05401</p> <p>26. Miriam S. Krakoff<br/>117 South Williams Street<br/>Burlington, Vermont 05401</p> <p>27. Hunt T. and Cynthia M. Collins<br/>12 Holly Cross Road<br/>Colchester, Vermont 05446</p> <p>28. Hunt T. and Cynthia M. Collins<br/>12 Holly Cross Road<br/>Colchester, Vermont 05446</p> <p>29. Roy and Deborah Feldman<br/>Harbor Road Ext.<br/>Shelburne, Vermont 05482</p> <p>30. Frank C. Donath<br/>126 Dale Road<br/>Burlington, Vermont 05401</p> |
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| 31. Drew and Diane Chace<br>Charlotte, Vermont 05445  | James H. and Andrea G. Crook<br>c/o Trono Realty<br>20 South Willard Street<br>Shelburne, Vermont 05482             |
| 32. Frederick K. and<br>Eleanor J. Cummings<br>371 College Street<br>Burlington, Vermont 05401                              | Todd A. Wulfson<br>337 College Street<br>Unit 4<br>Burlington, Vermont 05401  |
| 33. David R. and Lorraine Colburn<br>118 South Willard Street<br>Burlington, Vermont 05401                                  | Robert S. and Kathryn B. Vitali<br>(Unit 5)<br>204 South Beach Road<br>South Burlington, Vermont 05401              |
| 34. 130 South Willard Street Ltd.<br>Yoram Samets, General Partner<br>130 South Willard Street<br>Burlington, Vermont 05401 | Jamey, Robert and Bonnie Holstein<br>337 College Street<br>Unit 6<br>Burlington, Vermont 05401                      |
| 35. Clark W. Hinsdale, Jr.<br>295 Pearl Street<br>Burlington, Vermont 05401   | Rolf H. Parta<br>Ann I. Nevin Parta<br>(Unit 7)<br>337 College Street<br>Burlington, Vermont 05401                  |
| 36. Andrew Lesage<br>129 South Willard Street<br>Burlington, Vermont 05401  | Kathleen A. Maynard<br>337 College Street<br>Unit 8<br>Burlington, Vermont 05401                                    |
| 37. Michael Bombard<br>25 Village Green<br>Burlington, Vermont 05401  | John D. Boardman, Jr.<br>(Unit 9)<br>20 South Willard Street<br>Burlington, Vermont 05401                           |
| 38. F. Ronald Dimond<br>RD 4, Box 1110<br>Enosburg Falls, Vermont 05450   | Lawrence S. Lawrence<br>Sherry and Robert E. Lawrence<br>337 College Street<br>Unit 10<br>Burlington, Vermont 05401 |
| 39. Paul G. and Karen L. Mayer, et al<br>RD 3, Heritage Lane<br>Shelburne, Vermont 05482                                    | Frank E. and Abigail McIntosh<br>337 College Street<br>Unit 11<br>Burlington, Vermont 05401                         |
| 40. Thomas J. and Johannah L. Donovan<br>38 Bayview Street<br>Burlington, Vermont 05401                                     | Catherine F. Cushing<br>337 College Street<br>Unit 12<br>Burlington, Vermont 05401                                  |
| 41. Edward C. Farris<br>337 College Street<br>Unit 1<br>Burlington, Vermont 05401   |   |
| Peter F. Zai<br>337 College Street<br>Unit 2<br>Burlington, Vermont 05401   |   |

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| 41. David and Susan Bell<br>337 College Street<br>Unit 13<br>Burlington, Vermont 05401                       | 45. Nancy Hardin<br>858 12th Street<br>#4<br>Santa Monica, CA 90403  |
| 42. Grace N. and W. Wyman Smith<br>325 College Street<br>Burlington, Vermont 05401                           | Jeanne F. Albright<br>297 College Street<br>Unit 7c<br>Burlington, Vermont 05401   |
| 43. Stuart E. Jacobs<br>309 College Street<br>Burlington, Vermont 05401                                      | Edmond M. Stevens<br>(Unit 8c)<br>P.O. Box 48169<br>Los Angeles, CA 90048  |
| 44. George F. Silver<br>Terrance J. Boyle<br>301 College Street<br>Burlington, Vermont 05401                 | 46. Wieman-Lamphere, Architects<br>289 College Street<br>Burlington, Vermont 05401   |
| 45. Paul D. Jarvis<br>(Unit 1c)<br>East Road<br>Colchester, Vermont 05446                                    | 47. Peck House Partnership and<br>Vermont General Partnership<br>275 College Street<br>Burlington, Vermont 05401             |
| Lance and Gloria Leggett<br>(Unit 1c)<br>East Road<br>Colchester, Vermont 05446                              | 48. Reverend M. Kenneth Morris<br>College Street Congregational<br>Church<br>265 College Street<br>Burlington, Vermont 05401 |
| Nigel Mucklow<br>297 College Street<br>Unit 2c<br>Burlington, Vermont 05401                                  | 49. Fletcher Free Library<br>City of Burlington<br>235 College Street<br>Burlington, Vermont 05401                           |
| Maureen M. Brugh<br>297 College Street<br>Unit 3c<br>Burlington, Vermont 05401                               | 50. Attention: Mr. Leopold<br>Treasures Office<br>City Hall, Church Street<br>Burlington, Vermont 05401                      |
| Michael Werner<br>(Unit 4c)<br>11011 1/2 Strathmore Drive<br>Los Angeles, CA 90024                           | 51. Cecile F. and R. Marcel Messier<br>38 North Winooski Avenue<br>Burlington, Vermont 05401                                 |
| Dennis E., Judith D. and<br>Timothy R. Werling<br>297 College Street<br>Unit 5c<br>Burlington, Vermont 05401 | 52. L.B. Partners<br>1865 Spear Street<br>South Burlington, Vermont 05401  |

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| 53. Winston W. Hart<br>18 Billings Court<br>Burlington, Vermont 05401                    | 57. Arcadia Association<br>337 College Street<br>Burlington, Vermont 05401                                     |
| 54. Hunt T. and Cynthia M. Collins<br>4 South Main Street<br>South Norwalk, CT 06854     | 58. Ethan Allen Club<br>298 College Street<br>Burlington, Vermont 05401  |
| 55. Young Men's Christian Association<br>266 College Street<br>Burlington, Vermont 05401 | 59. James H. and Jane L. Wick<br>308 College Street<br>Burlington, Vermont 05401                               |
| 56. Ralph and Leda Monticello<br>P.O. Box 532<br>Burlington, Vermont 05401               | 60. Jannef, Inc.<br>326 College Street<br>Burlington, Vermont 05401  |
| Robert Swanson III<br>274 College Street<br>Burlington, Vermont 05401                    | 61. Jennef, Inc.<br>326 College Street<br>Burlington, Vermont 05401  |
| Eugene and Marilyn S. Alexander<br>276 College Street<br>Burlington, Vermont 05401       | 62. Marion Linsenmeir<br>332 College Street<br>Burlington, Vermont 05401                                       |
| Johanna Vail Thomas<br>278 College Street<br>Burlington, Vermont 05401                   | 63. Jannef, Inc.<br>326 College Street<br>Burlington, Vermont 05401  |
| Janet and Guy Page<br>Marble Island Road<br>Colchester, Vermont 05446                    | 64. Charles B. Rust<br>108 South Willard Street<br>Burlington, Vermont 05401                                   |
| Leah and Wayne Barrows<br>100 South Union Street<br>Burlington, Vermont 05401            | 65. Champlain College, Inc.<br>Attention: Ned Mahoney<br>163 South Willard Street<br>Burlington, Vermont 05401 |
| Ralph and Leda Monticello<br>P.O. Box 532<br>Burlington, Vermont 05401                   | 66. Josephine Bernardini, et al<br>88 East Avenue<br>Burlington, Vermont 05401                                 |
| Robert Bing<br>P.O. Box 67<br>Burlington, Vermont 05401                                  | 67. Peter J. Trono<br>20 South Willard Street<br>Burlington, Vermont 05401                                     |
| Geoggrey Spafford<br>123 Charlotte Street<br>Burlington, Vermont 05401                   | 68. Peter and Anne Kreisel<br>388 College Street<br>Unit 1<br>Burlington, Vermont 05401                        |
| Daniel R. Bing<br>RR 1, Box 309d<br>Jericho, Vermont 05401                               |  |

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68. Jerome F. O'Neill  
388 College Street  
Unit 2  
Burlington, Vermont 05401
- Gavin T. Mills  
388 College Street  
Unit 3  
Burlington, Vermont 05401
- John F. and Harriet M. Luck  
388 College Street  
Unit 4  
Burlington, Vermont 05401
- Robert E. Goldsby  
Cynthia F. Wong  
388 College Street  
Unit 5  
Burlington, Vermont 05401
- Clark W. Hinsdale, Jr.  
Marolyn B. Bourdreau  
295 Pearl Street  
Burlington, Vermont 05401
- David Scheuer  
Mark F. Wagner  
388 College Street  
Unit 7  
Burlington, Vermont 05401
- Roland J. and Ellen K. Delfausse  
348 College Street  
Burlington, Vermont 05401
69. The Acacia Corporation  
c/o James Hall  
1 Maple Leaf Lane  
Shelburne, Vermont 05482
70. Louise B. Roomet  
A. Kenneth Ciongoli et. al.  
89 South Williams Street  
Burlington, Vermont 05401
71. A. Kenneth and Barbara W. Ciongoli  
RFD  
Hinesburg, Vermont 05461
72. Derrick H. Davis  
71 South Williams Street  
Building 1, Unit 12A  
Burlington, Vermont 05401
- Roy Elitzer  
71 South Williams Street  
Building 1, Unit 12B  
Burlington, Vermont 05401
- Z. Philip Ambrose  
71 South Williams Street  
Building 2, Unit 1  
Burlington, Vermont
- Francoise P. and Robert G. Dunn  
71 South Williams Street  
Building 2, Unit 2  
Burlington, Vermont 05401
- Edward W. and Reine A. Neumann  
71 South Williams Street  
Building 2, Unit 3  
Burlington, Vermont 05401
- Udolpho S. and Grace B. MacDonald  
Elizabeth S. MacDonald  
71 South Williams Street  
Building 2, Unit 4  
Burlington, Vermont 05401
- Stephen P. Montgomery  
71 South Williams Street  
Building 2, Unit 5  
Burlington, Vermont 05401
- Jean M. Davison  
71 South Williams Street  
Building 2, Unit 6  
Burlington, Vermont 05401
- Virginia Hood  
71 South Williams Street  
Building 2, Unit 7  
Burlington, Vermont 05401
- Jay Piller  
71 South Williams Street  
Building 2, Unit 8  
Burlington, Vermont 05401

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72. Aileen M. Mudafort  
71 South Williams Street  
Building 2, Unit 9  
Burlington, Vermont 05401
- McRea and Miriam Bader  
71 South Williams Street  
Building 2, Unit 10  
Burlington, Vermont 05401
- W. Scott and Sheryl Worrall  
71 South Williams Street  
Building 2, Unit 11  
Burlington, Vermont 05401
73. Beta Sigma Corporation  
57 South Williams Street  
Burlington, Vermont 05401
74. John P. Larkin  
1185 Shelburne Road  
South Burlington, Vermont 05401
75. John P. Larkin  
1185 Shelburne Road  
South Burlington, Vermont 05401  
(Apartment 101)
- John P. Larkin  
1185 Shelburne Road  
South Burlington, Vermont 05401  
(Apartment 102)
- Raymond and Maxine Boileau  
47 South Williams Street  
Apartment 103  
Burlington, Vermont 05401
- John P. Larkin  
1185 Shelburne Road  
South Burlington, Vermont 05401  
(Apartment 104)
- Vera S. Bliss  
Joyce B. Doyle  
47 South Williams Street  
Apartment 105  
Burlington, Vermont 05401
75. John P. Larkin  
1185 Shelburne Road  
South Burlington, Vermont 05401  
(Apartment 106)
- John P. Larkin  
1185 Shelburne Road  
South Burlington, Vermont 05401  
(Apartment 107)
- Patricia D. Henry  
5 Landing Avenue  
Colchester, Vermont 05446  
(Apartment 108)
- John P. Larkin  
1185 Shelburne Road  
South Burlington, Vermont 05401  
(Apartment 109)
- John P. Larkin  
1185 Shelburne Road  
South Burlington, Vermont 05401  
(Apartment 110)
- John P. Larkin  
1185 Shelburne Road  
South Burlington, Vermont 05401  
(Apartment 111)
- John P. Larkin  
1185 Shelburne Road  
South Burlington, Vermont 05401  
(Apartment 112)
- Eleanor R. and Karen W. Ames  
47 South Williams Street  
Apartment 201  
Burlington, Vermont 05401
- Rudolph F. and Deirdre Laveran  
47 South Williams Street  
Apartment 202  
Burlington, Vermont 05401
- John P. Larkin  
1185 Shelburne Road  
South Burlington, Vermont 05401  
(Apartment 203)

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| 75. Peter J. and Louisa E. Zai<br>337 College Street, #2<br>Burlington, Vermont 05401<br>(Apartment 204) | 75. John P. Larkin<br>1185 Shelburne Road<br>South Burlington, Vermont 05401<br>(Apartment 301)         |
| Charles M. and Kimberly F. Waite<br>93 Lake Wood Road<br>Nanasquan, New Jersey 08736<br>(Apartment 205)  | John P. Larkin<br>1185 Shelburne Road<br>South Burlington, Vermont 05401<br>(Apartment 302)             |
| Patricia D. Henry<br>5 Landing Avenue<br>Colchester, Vermont 05446<br>(Apartment 206)                    | John P. Larkin<br>1185 Shelburne Road<br>South Burlington, Vermont 05401<br>(Apartment 303)             |
| Patricia D. Henry<br>5 Landing Avenue<br>Colcheste, Vermont 05446<br>(Apartment 207)                     | John P. Larkin<br>1185 Shelburne Road<br>South Burlington, Vermont 05401<br>(Apartment 304)             |
| John P. Larkin<br>1185 Shelburne Road<br>South Burlington, Vermont 05401<br>(Apartment 208)              | John and Cathy D. Mitchelides<br>30 Riverdell Drive<br>Essex Junction, Vermont 05452<br>(Apartment 305) |
| John P. Larkin<br>1185 Shelburne Road<br>South Burlington, Vermont 05401<br>(Apartment 209)              | John J. Doyle, Jr. et. al<br>47 South Williams Street<br>Apartment 306<br>Burlington, Vermont 05401     |
| Warren H. Lattof<br>47 South Williams Street<br>Apartment 210<br>Burlington, Vermont 05401               | Kevin E. and Margaret H. Sleeper<br>46 Cliff Street<br>Burlington, Vermont 05401<br>(Apartment 307)     |
| Gerald G. and Lilo J. Leeds<br>145 Station Road<br>Great Neck, New York 11023<br>(Apartment 211)         | John P. Larkin<br>1185 Shelburne Road<br>South Burlington, Vermont 05401<br>(Apartment 308)             |
| Arthur J. MacDonald<br>Sally V. Shermann<br>Box 452<br>Woodstock, Vermont 05091<br>(Apartment 212)       | F. Ronald Dimond<br>RD Box 1110<br>Enosburg Falls, Vermont 05450<br>(Apartment 309)                     |

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75. Robert W. Cranston III  
47 South Williams Street  
Apartment 310  
Burlington, Vermont 05401
- Robert and Mary Ann Avolizi  
(Apartment 311)  
76 Popple Bottom Road  
East Sandwich, MA 02563
- John D. and Michael J. Candon  
(Apartment 312)  
24 Bowman Lane  
Westboro, MA 01581
76. John P. Larkin  
Larkin Realty, Inc.  
1185 Shelburne Road  
South Burlington, Veront 05401
77. Alpha Tau Alumni Association, Inc.  
21 South Williams Street  
Burlington, VT 05401

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DESCRIPTION

Main Street still serves as a main traffic artery leading out of Burlington, as it did in the eighteenth and nineteenth centuries when it connected Burlington to Montpelier via the Winooski Turnpike. Main and Willard Street was also the intersection of the primary route to Shelburne. College Street not only served as a traffic corridor which connected the business district with the University, but also provided a visual link to the main buildings on the University Green.

Setbacks and lot sizes in the district vary depending upon the years in which the structures were built. Early in the nineteenth century, older homes of the Federal, Greek Revival and Italianate styles had ample setbacks and often were situated on grounds which provided space for gardens and grazing of animals. Later, as families subdivided large properties, smaller lots were built on in the styles of the late nineteenth to early twentieth centuries and residences sprang up closer together and nearer to the street in the Queen Anne, Colonial Revival and Shingle styles. By the first decades of the twentieth century, civic buildings of a larger scale began appearing at the western boundary of the district. Large rectilinear apartment houses began to be interspersed among the single family houses in the hill section. These last buildings contributed to the increasingly urban character of Burlington. Over 130 years are reflected in the architecture of the district depicting the changing economic patterns of the city with few intrusions by non-contributing buildings.

The district begins on the east side of South Winooski Street, where in the block bounded by College, Main and South Union Street the environment is that of a downtown fringe district consisting of Beaux Art, Colonial Revival and Art Deco municipal and institutional buildings, Queen Anne, Neo-Classical, and Colonial Revival office and apartment buildings and a Gothic Revival church. All of these structures are on or around the ravine site and date from the turn of the nineteenth to the early twentieth centuries.

As the district crosses South Union Street and wends its way up the hill to South Williams Street, the character changes to include a wide range of residences from the early nineteenth to the twentieth centuries.

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Across the district, there remain brick Federal and Greek Revival residences on large lots that were homes to some of Burlington's most influential citizens. Many of these residences have porches and large windows facing the lake to the west providing evidence for unimpeded views during that time. Later in the Italianate and Queen Anne periods, cupolas and towers were quintessential features for obtaining the beautiful views.

In the last two decades of the nineteenth century, a lumber boom gave impetus to the construction of clapboarded Queen Anne and Colonial Revival houses ranging from large, expensive dwellings on Main Street to more modest buildings on smaller lots on College and South Willard Streets. Brick houses were also built during this time and the structures on South Williams Street reflect the use of different materials alone and in combination.

Single home construction came to a virtual halt within the district with a Prairie style house on College Street (#59), and a more conventional 1930s Tudor Revival residence (#32).

By the twentieth century, large, brick apartment houses were built on Main Street and College Street (#s 19 and 64 respectively) foreshadowing the changes taking place in the district from that time to the present. Because of its proximity to the downtown area and the pressures of a growing population, many of the once private houses have been converted to office and apartment space and condominium units have been built on some of the larger lots. Changes have been made in the district, but enough of the historic evidence remains to depict the changes which took place as Burlington grew from a small, lakeside settlement to Vermont's largest city.

1. Joel Gates House (381 Main Street); 1895

This Colonial Revival mansion was designed by Peabody and Stearns of Boston for Joel Gates, a leading businessman in the cottage furniture and cotton mill business of Burlington in the late nineteenth century. It is now being used as an apartment building.

The building consists of a 2 1/2 story, 5 x 3 bay, aluminum-sided, main block (with a rock-faced ashlar foundation) and a 2 1/2 story, large, rear ell ending in a gable end addition which runs parallel to the main block. The rectilinear quality of the structure is broken by porches and bays and accentuated by fluted corner pilasters and classical door surrounds.

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A truncated, slated hip roof rises from a cornice enhanced by mutules, dentils and a lancet-arch, arcade motif in relief on the frieze. This design continues along the roof edge of rear ell. The curb of the main roof is corniced and topped with an octagonal cupola with round-arched windows, framed by molded surrounds with a keystone and capped by a bellcast roof. Ornamentation in the cupola, classical in nature, includes a full entablature, fluted pilasters which divide the faces of the tower and a dado with vertical panels. Groups of three pedimented dormers, the center pediment being segmental and broken, are found on the east, west and north elevations.

The main elevation (north) central bay features a second story Palladian window with fluted pilasters supporting a full entablature. Beneath, a large, six-paneled door is framed by 3/4 length sidelights and a transom with geometric tracery. The large surround of fluted, engaged columns supports an entablature with consoles. The entrance is approached by a curved wide staircase leading to a portico accentuated by fluted columns and a balustrade with vasisform balusters. The large central bay is flanked on either side by 2 bay, 2 story, round bays covered with board and batten siding. The windows of the main block are all 1/1 and are capped by cornices with mutules on the first story.

The Palladian window motif is repeated on the west elevation with a variation. The center window is one large pane (in contrast to the multi-paned central window of the facade) with 1/1 windows flanking either side. Above, an entablature with mutule blocks and dentils supports a semielliptical molding with center keystone inside which a glass fanlight is placed. A 1 story, open porch with a hip roof which has the same classical details as the portico is another main feature of the west elevation.

The east elevation features a 2 story, canted bay window and an additional entrance consisting of a six-panel door surrounded by 3/4 length sidelights with geometric tracery. Fluted, engaged columns support an entablature which completes the surround.

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2. Hayward House (Sigma Phi Epsilon House) (371 Main Street); 1882

This massive, 3 x 4 bay, 2 1/2 story, hip roofed transitional style house exhibits a basically square plan with various projections. Built in 1882, it combines Queen Anne and Italianate features. It has a prominent cornice with brackets that continues around the main mass and the rear 2 story ell. A beltcourse runs between the first and second stories. The hip roof (with asphalt shingles) is crowned with an Italianate cupola which has paired cornice brackets extending down the frieze, a bank of 3 round headed windows on each face, corner pilasters supported by scrolled consoles, and a rounded cap form centered above the eaves on three of the four faces.

A fishscale shingled pediment (with paneled, incised bargeboards) tops the projecting central and north bays of the facade; a recessed 2 story porch lies in the central bay with the first story (which has a slightly projecting hip roof) sheltering the entrance. The roof is supported by boxed posts with a valance screen and jigsaw brackets; the second story has one boxed post on the corner and one engaged post; both levels have turned balustrades. The double leaf, Italianate doors with arched glazed panels have a plain surround with a flattened, semi-elliptical fanlight.

The front elevation has a 2 story, angled, rectangular tower with a pyramidal hip roof on the northwest (right front) corner. Both the west and the east elevations have 2 story polygonal bays with small shed roofs above the first story windows (the north facade bay and the northwest face of the tower also have these shed roofs). The east elevation has a 1 story secondary entrance porch similar to the front porch in structure but retaining its Italianate porch posts.

The house has two wings on the south (rear) elevation: a 2-story, hip roofed wing, and, extending from its south elevation, a single story wing with a gable roof. The house has a rectangular interior chimney with corbelling that sits at the eaves area of the south slope of the main block, with the long side to the street.

Most of the windows are elongated, 1/1 sash windows, single throughout the structure with the exception of paired windows in the tower.

This house was built by A.B. Fischer for C.R. Hayward, who moved to Burlington after the Civil War and married the daughter of Lawrence Barnes, a prominent Burlington lumber merchant. It is thought to be Fischer's first Queen Anne residence. Currently it houses the Sigma Phi Epsilon fraternity.

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3. William Wells House (158 South Willard Street); 1877

This house is in the South Willard Street Historic District as building #21. A more complete description can be found in that nomination.

A.B. Fisher designed this house using plans derived from the work of G.B. Croff, a New York City architect. Fisher designed this high style French Second Empire house for William Wells, partner in Wells, Richardson & Co. and an extremely powerful and influential Vermonter. This imposing and important brick house is 2 1/2 stories and 3 x 2 bays with a projecting, central, 3 1/2 story tower with main entrance. On both the north and south elevations, 2 1/2 story polygonal bays break the wall plane. An Italianate porch extends across the facade and around the southwest corner. A rear 1 1/2 story wing has a porte cochere on its north wall.

3A. Playhouse (158 South Willard Street); c.1900

Located southeast of the house is this octagonal playhouse constructed of cedar with exposed framing and a polygonal roof. This building is also part of the South Willard Street Historic District.

4. Winterbotham Estate (163 South Willard Street); c.1820

This property was listed on the National Register on May 12, 1975. A more complete description can be found in that nomination. This building is also within the boundaries of the South Willard Street Historic District and listed as #115.

This late Federal period brick house has a 2 story center block with 1 story north and south wings. A 2 story portico with Ionic columns protects the west elevation of the main block; 1 story porches with Doric columns extend across the west elevations of the wings. The shallow hip roof of the main block is capped by an octagonal cupola (c.1855). Extending from the southeast corner of the south wing is a c.1845, 2 1/2 story brick addition. To the rear of this is a clapboarded, 1 1/2 story carriage barn and ballroom wing. Located to the south are the 1 1/2 story, clapboarded carriage barn and horse stable.

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4A. Carlos Baxter Law Office (325 Main Street); c.1845

This building is also part of the Winterbotham Estate listed on the National Register on May 12, 1975. As with #4, this building is also within the South Willard Street Historic District as #115A.

Constructed c.1845 for Carlos Baxter, a wealthy attorney who lived in the Winterbotham house, this 1 story, brick, Greek Revival structure has a front portico with Ionic columns supporting a full entablature and pediment.

5. Edmunds School Complex (305 Main Street); 1900; 1926; 1951

This is a group of four buildings, all of which have a yellow brick veneer. Built at three different times, the oldest and largest of these was originally Edmunds High School. It sits at the corner of Main and South Union Streets, with its major facade toward South Union to the west. The next two buildings built were the Junior High School and the Gymnasium. These set up the hill to the east of Edmunds High School and face Main Street. The Gymnasium is set back further from the road and was shared by the junior and senior high. Finally, the last building to be constructed was the new gymnasium and auditorium. This is placed southwest of Edmunds and faces South Union Street.

Edmunds High School (South Union Street); 1900

This large Renaissance Revival building is three stories high with a raised basement. Basically a 7 x 9 bay rectangle, its walls are dominated by large central pavilions, five bays wide on the major elevations and three on the others. The ridge of the main block's hip roof corresponds to the long South Union Street axis. However, the hip roof of the two major pavilions starts higher than the main roof, and its ridge runs through the latter. Two, large, square chimneys with cornice caps and recessed panels are located at the point where the roofs of the smaller pavilions meet the main roof. The cornice on the main pavilion has modillions and strings of egg and dart, dentil, and leaf and tongue moldings. The main roof, though, has only two of those types of moldings. Both cornices and moldings are done in terra cotta and all of the moldings are exaggerated in size.

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The facade is symmetrical with all of the large, wooden-framed windows arranged under round-arched openings, emphasized by stone hood moldings. The first and second floor windows are paired and are grouped together in 2 story arches with stone-framed spandrels between them. First floor windows are 9/9, while the second-story windows simply have nine panes. The rhythm of the third floor arcade is double that of the two lower floors, with one roundheaded, 9/9 window under each arch. About half of the window spaces have been filled with painted panels. A terra cotta, cornice-like belt course surrounds the building between the second and third floors.

The major entrances are decorated with large, granite surrounds. On the main facade this central doorway includes a balustraded balcony resting on four consoles. The recessed entrance porch is then flanked by paired columns in antis. These support a broad, simple entablature with "Edmunds High School" carved in the frieze. The secondary, north entrance is one bay off-center (to the west) and has a simple entablature with modillions that is supported by pilasters. A very low, balcony-like parapet wall sits on top of this. Surmounting this entrance is a large multiple sash, round headed window. Modern steel doors are used in both entrances.

Completed in 1900, this building was considered to be one of the city's most impressive civic buildings. It now functions, along with the other buildings in the complex, as an elementary school.

Junior High School Building (Main Street); 1926

The Junior High is a 3-story building with both Neo-Classical and Art Deco influences. The facade is one of the "cross-bars" of the "I"-shaped building. The symmetrical, nine window bay front is dominated by a central pavilion. The flat roof is surrounded by a parapet, which is stepped on top of the pavilion and which gives the school its Art Deco flavor.

The foundation and water table are made of coursed granite ashlar, but the trim is all completed with terra cotta and concrete. The first floor is done in a raised-brick pattern made to resemble rusticated stone courses. A cornice-like lintel course separates the upper floors from the first. Then 2-story brick pilasters with terra cotta capitals and bases rise from this lintel course at all corners of the building and divide the pavilion into three sections. At the top of the pilasters is a simple entablature which mainly acts as a string course. Farther above that is the more elaborate, main cornice line which separates the building from the parapet.

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Three 9/9 windows occupy the two outer bays and fill in the space between the pilasters. The two outside bays of the pavilion, however, are filled by narrow 6/6 windows, like those which flank the main window in the central bay. All of the windows have wooden frames, terra cotta sills, and soldier course flat arches. In addition, two "stone" panels are located in the center of the main pavilion. The one between the second and third floors is blank, while the one set in the parapet reads, "Junior High School."

The main doorway is at the center of the pavilion and has a very simple, terra cotta surround. The side door, located on the east (left) side, and the back door, found in a small entrance pavilion, both have slightly-projecting hoods in the form of a simple entablature resting on two squat modillions. These two doors also have wooden-framed, 16-pane transoms. All of the doors are modern, steel ones.

The rear "crossbar" is smaller than the one in the front, and it has no windows on the back wall except for one above the doorway. The side walls of the front section are also bare of windows. All other walls are perforated by windows like those on the front.

The intermediate, connecting section of the building is 3 class bays (with 3 window bays each) deep; additionally, there is, on the north end of the east elevation, a secondary entrance with a hood with a full entablature on consoles.

Along with the new Gymnasium, the Junior High School reflects the style and scale of the civic buildings constructed in Burlington during the 1920s, Memorial Auditorium (#12) being the major example.

The Gymnasium Building (Main Street); 1926

Built at the same time as the Junior High, the gymnasium shares the same style but with a few variations. It is a long, rectangular, 2-story building with a yellow brick veneer and terra cotta and concrete trim. The foundation is quarry-faced granite ashlar. Here again there is a flat roof with a parapet. Also, a "stone" plaque with the word "Gymnasium" is found at the center of the front parapet. Pilasters like those on the Junior High line all of the walls and divide the facade up into three bays. At the top of these is a very simple entablature.

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The main difference lies in the fenestration. Most of the windows are round headed, with fanlight-type panes at the top. These all have double rowlock round arches with granite keystones. On the front, the two outside bays have this kind of window with a 15/15 arrangement, while along the sides of the building are large 25/25 sashes. Each bay, then, is bounded by pilasters and has one window. The exception to this is in the second story on the front. Here the two outside bays have porthole windows, which also have brick voussoirs and quadrant keystones. In the center, there is a square 10/10 window with a cornice-cap molding above the recessed main doorway which is sheltered by pilasters supporting a full entablature with modillions. The latter is similar to the main block's (High School's) north entrance, but this is done in terra cotta instead of granite.

The gymnasium is connected with both Edmunds and the Junior High by way of 1-story passages. Because the ground slopes down to the west, the passage to Edmunds is actually an enclosed bridge. Both corridors are three bays long and have a brick veneer. Pilasters divide up the bays, each of which has a nine-pane window with a six-pane transom above it. The passage to the Junior High has a flat roof, while the other has been replaced by a barrel vault constructed of glass and metal. Finally, a small, modern, concrete structure topped also by a glass barrel vault has been added to the back of the passage to the Junior High.

The New Gymnasium and Auditorium (South Union Street); 1951

The southwest section, a non-contributing building, was constructed in 1951. It is a large, rectangular building with a flat roof. The main walls have no windows but do have large panels of concrete block on the north and west walls. These have murals painted on them. This is attached to Edmunds High School by a brick, flat-roofed, 1-story passage with three steel doors that lead to the outside on the western side.

6. Dr. T. Bigelow House (153 South Union Street); c.1845

This 2 1/2 story, brick, Greek Revival house is also listed in the South Union Street Historic District as building #1. A more complete description can be found in that nomination.

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The gable end of this house is oriented toward Main Street although the entrance is on South Union Street. Sheltering the entrance is a 2 story porch; the door is flanked by 3/4 length sidelights and has a full, multi-paned transom above. A slightly recessed wing (1877) extends to the south; a Queen Anne porch shelters a secondary entrance on this wing. To the rear of this wing is a 2 story ell (c.1880). Dr. Bigelow lived here in the 1860s.

7. Barnes House (251 Main Street); c.1850

The Daniel Barnes dwelling, c.1850, is representative of mid-19th century working class homes which appeared on lower Main Street. With a shallow setback which provides enough room for a dog-leg stair entry, the dwelling is now divided into several apartments with additional entries and off-street parking to the rear. Facing north on Main Street, the dwelling provides apartment space in a heavily trafficked area which forms an approach to the downtown area. This simple frame structure appears on the 1853 map of Burlington. Daniel Barnes, a carpenter and joiner, was living here by 1865.

Boxed eaves with classical molding trim the patterned slate roof of this 3 x 3 bay, 2 story rectangular structure. The gable front building is sheathed in clapboards and simple corner boards and supported by a sandstone basement with stucco veneer. A left hall Greek Revival entry is elaborated with 3/4 length sidelights over recessed panels and narrow Doric pilasters which support a classically molded, narrow entablature.

Fenestration, which is symmetrical on the front and rear elevations, consists of 2/2 replacement sash, lip-molded lintels and angled wooden sills. Louvered shutters are affixed to flank front elevation windows. A rear door is served by a flight of replacement stairs. A plywood enclosed basement entry is set to the west of this.

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## 8. Frank Cooper Hair Design (247 Main Street); 1971

This long, 1 story, non-contributing building which is perpendicular to the street was constructed in 1971. The sides are made of concrete block and on the west elevation sheathed with knotty pine vertical boards. They are pierced with a series of six long vertical sliding windows. The foundation, barely visible, is concrete block. The facade is noteworthy because it is entirely composed of glass in a long vertical pattern with each large pane divided by steel supports. A skylight extends the front by a half story above the flat roof line. The plates of glass here are slanted toward the rear to improve the interior lighting. This lot remained vacant until 1971 when the land was purchased to be the site for a beauty shop. Since then, other businesses have occupied the building; Frank Cooper Hair Design is the most recent occupant. Although the neighboring buildings were constructed in the mid-late 1800s, this structure is relatively unobtrusive. The area is presently a densely commercial part of lower Main Street just before the downtown area begins.

## 9. Bessett House (239 Main Street); c.1865

This 3 x 1 bay, 2 1/2 story, clapboarded house has a shed roof that slopes sharply to the rear. The asphalt shingle roof has a molded cornice over a wide frieze board. Clapboard sheathing is embellished at the second floor with a sillcourse. The top portion of the facade is sheathed with wooden shingles, below which is a row of vertical matchboard over a second story beltcourse that starts at a single, square six-pane window with wide, plain surround. Clapboards on the first floor are slightly broader than those on the remainder of the building.

Across the facade is a 2 story, hip roofed porch with wood shingle apron and plain, square posts which, on the first floor, rest on plain, square pedestals. It shelters a main entry with large, glazed door, full length sidelights and plain surround. Two square picture windows (c.1895) are on either side of the main entry. The second floor of the main block projects approximately two feet beyond the first on the west side. A 3 x 2 bay, 1 1/2 story rear addition with integral screen porch at the second floor has a shed roof continuous with that of the main block.

Maps and city directories indicate that this was the home of Peter Bessett, a local butcher. It is likely that he worked across the street where the city market was formerly located. The proximity of the Vermont Central Rail Yard (now gone) may account for the presence of more vernacular building types on this part of Main Street.

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10. Gage House (239 1/2 Main Street); c.1900

Off Main Street proper, at the rear of the Bennett house lot, is this vernacular, 2 1/2 story, 3 x 2 bay, square plan house. Its truncated hip roof has unusual prominent projecting ridges and is sheathed with both square cut and fishscale grey slate. Grey slate also sheathes the roof and sides of a single hip roofed dormer on the front center; this dormer has a single 1/1 window. The roof is finished with a molded cornice over a wide frieze board.

A large, 2 story, shed roofed porch with molded cornice and large, square posts shelters the entire facade of the house. A center door on each floor has plain surrounds and is flanked to each side by 1/1 windows with plain surrounds, which are used throughout the structure.

There is little record of the builders or owners of this structure, possibly related to the Bessett House (building #9). The vernacular style and proximity to the former ravine and railyard suggest that its occupants were workers or laborers.

11. Hiram Salls House (234-236 Main Street); 1886

This modest two-family residence with Queen Anne style features was constructed for Hiram Salls, a retired mason. The 2 1/2 story structure, of brick on a coursed rubble stone basement, is T-shaped in plan. It sits close to the street, facing south, on a confined site which falls away steeply to the northwest where the basement story is above grade.

The 4 x 2 bay main block is crowned by a steep, eaves front gabled roof with grey and green slate shingles. The two large gable dormers, which pierce the roof in the end bays, rest on 2 story, canted bay windows. Grey and green fishscale slate shingles cover the gable areas and the pent roofs of the dormers and main block gables. Scrolled brackets with pendant drops support the corners of the cornice.

The central, 2 x 1 bay, single story entry portico, with hip roof, is supported on turned posts with scrolled brackets. The glazed upper lights of the paired entry doors are framed with small panes of stained glass.

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The 2 1/2 story, 2 x 2 bay rear ell, centered on the main block, has a gable roof with shingles on the cornice returns. A window in the gable area and a large, modern shed dormer on the east slope light the attic. Single story sheds, with ribbed metal roofing, flank the ell. A recently added plywood shed, on the northeast corner of the building, is entered from a stairway, with slate-shingled roof, which juts out at the corner.

A distinctive feature of the building is the segmental hoodmolding in relief brickwork which surmount the 1/1 sash of the south (front) elevation and the 2/2 sash of the other facades.

The dwelling was built by W.O. Spear who was assisted by the owner. Until 1900, Salls occupied one dwelling and rented the other. The building continued to be residential only until the late 1920s when it was subdivided. Thereafter it has been tenanted by a mix of residents and small business firms.

12. Memorial Auditorium (South Union Street); 1927

Memorial Auditorium was constructed when plans to include a third floor auditorium in Burlington's present City Hall (see City Hall Park Historic District, entered on National Register of Historic Places on June 9, 1983) proved impractical. The structure was built by a local builder/architect, Frank Austin, who, along with his architect brother, Z.T. Austin, was responsible for the apartment building at 244-248 College Street (See #52) and the apartments at 234-240 College Street (#51).

Built on a steep slope which was part of the ravine, the brick, rectangular structure changes from four stories on the facade (east) to five stories on all others as a result of the basement being exposed above grade. Strong vertical elements, setback of sections and the rectilinear quality of the building are all elements of the Art Deco style. A segmental-arched and stepped, brick parapet with concrete panels hides the roof and rises from a concrete cornice and is topped by concrete coping. "Memorial Auditorium" is inscribed in the central panel of the parapet on the facade.

Each corner of the building, anchored by a heavy, projecting pavilion with corner pilasters, is further delineated by three piers within the pavilion. They divide the wall equally and order the window placement in the recessions between them. Pilasters and windows continue along the north and south wall. The sash windows are either made up of three or four panes and are topped by brick, soldier-course flat arches.

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The central section of the facade is broken by three sets of paired, metal and safety glass doors surrounded by concrete moldings which are approached by a flight of steps. Six sets of 12-pane windows continue the door spacing of the upper floors. The third floor windows are capped by a projecting cornice-like beltcourse which molds around the top of the rectangular, soldier-course arches.

The large concrete-block foundation of the east facade dwindles to a belt course that runs along all other facades separating the upper wall area from the corbeled-brick foundation which imitates rustication. Two more doors, treated similarly to the main entrance, are found on the south and north elevations within the front, corner pavilions.

13. New England Telephone Company Building (260-270 Main Street);  
1950, 1977

The New England Telephone Company Building, a 100 x 100 foot, 3 story block with a flat roof, faces south onto Main Street. With an International style asymmetrical facade, the exterior veneer is supported by a steel structural skeleton and was completed in 1950. With large sections of windowless walls, steel-framed casement ribbon windows on the front facade, and a main entrance sporting a cantilevered hood, the red brick and marble paneled facade rises from a shallow grass setback on the front face and abuts the sidewalk on the west elevation. A 1977 rear addition features a west facing red brick windowless facade outlined with piers and corbelling. The rear elevation provides service and dock entry. The cube is capped by a large wood paneled ventilation and communication superstructure which rises from the block's southwest corner. Because of the building's age, it does not contribute to the historic district.

14. Mark Rice House (Y.W.C.A.) (278 Main Street); 1806

The Federal style house, built in 1806, is sited close to the edge of Main Street. The present structure is basically L-shaped in plan with porches sheltering the entrances. The oldest part, the 5 x 3 bay, 2 1/2-story, brick block which faces south onto Main Street sits on a coursed yellowstone foundation from which it is separated by a molded-brick water-table. The 5 x 2 bay, rear ell, which sits on a redstone foundation, is in the Greek Revival style. The porches, on brick foundations, were added in 1886, in the Italianate style.

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The facade, in Flemish bond brickwork, is enlivened by brick piers which divide it symmetrically into 5 bays. 6/6 sash windows, with flat brick arches on the first floor and wooden lintels on the second, break the recessed panels between the piers. In the center bay, paneled posts support the plain, deep fascia and projecting pediment of the 1 x 1 bay single-story entry portico. The 6-paneled front door is framed by 3/4 length sidelights and a rectangular transom, and the doorposts are decorated with Doric pilasters. The grey-shingled, side gabled roof has a projecting modillion cornice and large lunette in the gable peak.

An exterior, shouldered, end chimney on the west wall of the front block, pierces the roof just below the ridge on the front slope. A more recent, interior end chimney rises just below the roof ridge on the east.

On the east elevation a bay window protrudes from the first bay. In front of the rear bays, a large, 1 x 2 bay, 2-story porch, with flat roof and projecting cornice is supported by paneled posts. The lower level is open save for a square post balustrade; the upper floor is screened and has a solid, panelled rail.

On the west, to the rear of the chimney, a bay window, matching that of the east facade, projects and has been converted into a side entry approached by wooden steps. Small casement windows with diamond panes are on both sides of the chimney.

The rear ell, finished in narrow clapboards, shows none of the order of the main building. Five window bays, on the ground floor, have 2/2 sash with cornice-capped surrounds and projecting window sills. The most southerly of the 3 window bays on the second floor is filled by a 3-part window with small, square, leaded panes with a rectangular transom. To the rear of the ell, a 1 x 1 bay, single-story porch is supported on fluted Doric columns with fillets.

The Y.W.C.A (current owners) house is the oldest remaining structure in this district. It was built by Moses Catlin, a successful master-builder, who had moved to Burlington in 1800 to accommodate his wife's efforts to regain some of the remaining property of her family, the Allens. The Catlins may have lived in the house for a few years, but it is Mark Rice, a subsequent owner, who may have finished the interior.

By 1850, Rice Lane, the predecessor of Union Street, had been cut to the west of the house.

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The building, whose cellars were used as a refuge during the war of 1812, remained in residential use until 1962. It was owned by a series of affluent persons: Calvin Blodgett, a pioneer of the lumber trade and designer of cast iron stoves, made it his home in the mid-1800s; between 1877 and 1901, Dr. A.P. Grinell, dean of the UVM Medical School, was the owner and had D.W.C. Clapp extend the building; N. Jenne MD in the 20s and Lyman Allen MD in the 30s made it their residence.

The coach house at the rear which had been converted to living quarters in the 1920s, was demolished by the YWCA for car parking.

15. Herman Allen House (Farrell Apartments) (288 Main Street);  
1889; addition 1977

Constructed in 1889, this A.B. Fisher designed house is highly irregular in plan and wall treatment. A.B. Fisher, a Burlington architect, was commissioned by Herman Allen, a successful downtown dry goods merchant, to build this elegant home. The late 19th century date of this dwelling is evident in the blend of two styles: the Queen Anne and the Romanesque. Executed in brick with a red mortar, stone lintels, sills and foundation, the Romanesque character is reflected in the materials. An off-centered, 3 story, front tower with a conical slate roof and finial interrupts the side gable roof. A gable end in the rear, a hip roofed rear dormer on the east elevation, and a variety of arched windows represent Romanesque forms. In addition, the stone foundation and slate roof (with bands of fishscale slates) contribute to the overall Romanesque character. Queen Anne features include the 2 story, polygonal, projecting bay windows, the sunburst over two, tall, vertical windows in the front half of the east elevation and a shingled entrance porch (to the right (east) of the tower) with simple columns at the corners. The entrance is through a massive wooden door with a glazed upper half. Above the entrance, a curved metal shed type roof was added and contains a window. To the left of the tower is a non-original, glass enclosed sunporch. On the west elevation, a large and massive steel fire escape was attached to the existing wall plane. In 1977, a large apartment complex was added in the rear and maintains the vertical massing of the older structure. It is a long, 2 story row of simple entrances with horizontal clapboard wall sheathing. A continuous porch on each story has thin balusters composing the rail. The whole structure is closed off at the end by a full 2 story vertical board screen.

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## 16. Captain Daniel Lyon House (300 Main Street); c.1856

This 3 x 3 bay, 2-story, Italianate structure with a rear ell served as the second Burlington residence of Daniel Lyon, a well-known Lake Champlain steamboat captain (See #69). This house, along with the Hickok House (#20; 1850) and the Lyon--Howard House (#69; Italianate alterations 1855), is early for Italianate in Vermont. Captain Lyon was the model for the title character in Ralph Nading Hill's novel The Voyages of Brian Seaworthy, an historical novel set in 19th century Burlington. Lyon retired from shipping in 1844 (the year he built #69); he built this house c.1856 and lived here until his death at age 100 in 1892.

The low-pitched, hip roof of the main block rises from a boxed cornice, marked by wide, overhanging eaves and elaborated by a simple bead and reel molding beneath which hang dentils. All windows are either 8/1 or 6/1 except for the central bay of the facade which consists of a second story, rectangular, Palladian window which hangs over the main entrance. A single-paned, semi-circular fanlight with foliate spandrels is set over the paneled door (not original to the house) with 1/2 toplight. Two, narrow, engaged columns frame the door and support the molded compound arch around the fanlight. Bead and reel molding and a plain architrave surround with molded edge complete the door surround. All window surrounds have the same architrave surround with a molded edge.

The rear ell continues the wall line of the main block before stepping back a few feet on both sides. The roof line, though slightly lowered, repeats the design of the main block. A random, rubble, redstone foundation supports the entire structure.

Some sources indicate that there was once a cupola and perhaps brackets at the eaves which would give the structure more Italianate features. Aluminum siding now covers this building but does not mask its high architectural quality.

## 16A. Daniel Lyon Carriage House (302 Main Street); c.1856

This 3 x 2 bay, 1 1/2 story former carriage barn is situated northeast (right rear) of #16. This is now converted into residential units.

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Shed dormers are found on both slopes of the gable roof which is oriented with its lateral eaves to the street. A full-width, 1-story, enclosed front porch has exposed rafter tails at the roof edge and a small pediment over the door. Short Doric columns support the porch roof in between which are multipaned windows. The glass-enframed, central entrance is surrounded by multi-paned, full-length sidelights and a transom. Windows, grouped on the north and south elevations in bands of threes, are 4/4 or 6/6. Otherwise, the windows are randomly placed and are 1/1. The foundation, which is above grade on the west elevation, contains two, modern, wooden, overhead, garage doors. An exterior, brick, shouldered, end chimney is found on the east elevation. The dormers and porch were probably added in the early 1920s.

Although the present condition of the structure reflects the architectural style of the early twentieth century, the building contributes to the understanding of a mid-nineteenth century town estate owing to its original use as a carriage house.

17. A.B. Fisher House (308 Main Street); 1884

The 2 1/2 story A.B. Fisher house is a vivid illustration of the picturesque qualities promoted by the Queen Anne movement. Its massing, plan, fenestration, and use of materials is varied and irregular, yet all are tied to the bulky main mass and its ordered vertical separation.

Two main blocks constitute the major house form: a hip roofed central mass and a gable front mass that projects from the east half (right front) of the central block facade. The picturesque massing is further emphasized by a 3 story, engaged hexagonal tower with bellcast roof which appears at the intersection of the two main blocks, and by a projecting 2 1/2 story, three sided bay with a pedimented gable roof at the west rear of the structure. An interior wall chimney with recessed vertical panels and corbelled cap that emerges from the center of the west elevation, shed roof dormers on the east and west hip roof slopes, and entry porches on the front and side, contribute yet more to the irregularity of form.

However, a clear and ordered horizontal organization--through use of materials and articulation of mass--ties the various elements into a unified whole. The roof is sheathed in dark grey slate, alternating bands of fishscale and square cut tiles. The hip roof is finished with a "sawtooth and scrolls" metal cresting, while a metal finial tops the tower peak. A molded cornice carried on the entire

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perimeter marks the division between roof level and the main floors. Wall surfaces above the cornice level, i.e. within dormers and on tower sides, are sheathed in red painted pressed metal squares divided into panels by flat sillcourse, headercourse, and vertical trim. The overhanging, pedimented peak of the gable front block is supported by two brace brackets; two wall panels which flank the window directly below are stuccoed and decorated by applied nuts, bolts and nails in imitation of medieval pargetting (and, no doubt, to advertise A.B. Fisher's architectural profession). The entire second floor is sheathed in rich, red fishscale slate which flares just above the first story, where the shingles become square cut and are finished by a molded beltcourse. Common bond red brick sheathes the first floor which is separated from the redstone foundation by a heavy, molded watertable. Thus the principal levels are all contained within strong horizontal boundaries and related through consistent use of similar materials, and the controlled use of a single, strong color.

A 1 story, hip roofed porch with a projecting, pedimented entry bay shelters the central and west bays of the facade which include the primary entrance. The porch is supported by turned posts, enclosed by a low balustrade with flat, sawn pattern panels, and embellished by a simple valance screen and jigsaw brackets. The carved, oak, double leaf doors are set within a segmentally arched opening with transom light. A shed roofed entry porch shelters the east side entry. The building's fenestration exhibits a great deal of variety, though it is largely 1/1 sash, some with leaded stained glass borders and transoms; windows on the brick clad first story have segmental, soldier course arches and have granite sills. Segmental arches with granite voussoirs top the basement level windows.

A.B. Fisher was Burlington's leading architect in the late nineteenth century and he designed and built this house as his own residence in 1884. It is a veritable catalogue of the techniques and materials used in the period. The symbolism of using building parts as decorative elements on an architect's house, as on the two attic story wall panels, was surely intentional. Fisher's skill is evidenced by the manner in which he restrains the elaborate irregularity of massing and form through use of color and material. Although now converted to office use, and very slightly altered by the addition of aluminum storm sash, the building is extremely well preserved and remains one of Burlington's architectural treasures.

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18. Walter Vincent House (The Lincoln Apartments) (316 Main Street); 1884

This Queen Anne house has a 3 x 4 bay, 2 1/2 story rectangular main block with its narrow end to the street. The hip roof is slate covered and has 4 bay, continuous shed dormers on both the east and west elevations. On its central and west bays, the facade has a shallow, gabled projection with two windows in the gable; these are sheltered by a small projecting pediment and set atop a pent roof-forming a larger pediment. Eastlarkian incised vergeboards decorate the raking eaves. The molded, boxed cornice has scrolled brackets and continues around the west and south elevations breaking at central point on the east elevation. A small gable roof dormer lies to the east (right) of the front gable.

The entrance porch, altered c.1972, extends across the projecting bay and has a pedimented extension over the central entrance; an iron rail and scrolled iron posts are modern replacements. The main entrance has a rectangular transom light and heavy ten paneled double doors. The regularly spaced windows of various sizes have a 1/1 or Queen Anne sash. The west elevation has a 2 story, polygonal bay with a shallow hip roof and a central molded panel with a blossom motif. A wide beltcourse of pressed metal siding with an arrowhead motif begins at the southwest corner and continues across the west elevation; this spans from the bottom of the second story window to the top of the first floor window. A wooden lintel course extends around the house at the first story and a sill course at the second. The west elevation exhibits elaborate Queen Anne stained glass windows.

A 2 bay, 2 1/2 story enclosed porch extends across the north elevation; it has 2 large, 3-part Queen Anne sash windows and a side shed roof entrance extending east.

The house has a random ashler foundation with both pink and yellow stone and cellar windows.

A.B. Fisher built this house in 1884 for Dr. Walter Vincent, a druggist on Church Street.

18A. Garage (316 Main Street); c.1935

This 6 bay garage lies to the rear of the house and is oriented longways east-west. It has exposed rafter tails, a steeply pitched, slated shed roof and novelty siding. The doors are the overhead type with a row of toplights.

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## 19. Ridgewood Apartments (324 Main Street); 1937

The Ridgewood is a rectangular, Colonial Revival building with a brick veneer. Its 3 stories rest on a "coursed" concrete basement which is increasingly revealed by the westward sloping ground. The center three bays of the symmetrically arranged seven-bay front project forward as a pavilion and rise a step above the parapet that completely surrounds the flat roof. A wooden key-like ornament with a rounded top that is higher than the parapet appears at the top of this central pavilion. This and the parapet itself give the building a sort of Art Deco flavor. A soldier course divides the parapet from the main body of the building.

The main entrance, located at the center of building, has an elaborate wooden surround with pilasters, an entablature, and a broken, segmental pediment with fretwork and an urn. The wooden door has a transom above its two leaves, each of which has a full-length window divided into ten panes. Two carriage-style lanterns flank the doorway. Most of the windows are 6/6 with no lintel treatment and projecting, rowlock brick sills. The windows are paired in the bays immediately flanking the pavilion.

While the building is four bays deep, the east wall has only three asymmetrical bays. On the rear, the three stories rise from a basement wall with six wooden-paneled, single-stall, folding garage doors, each of which has a row of lights. The rear parapet has two steps and it serves to hide a small roof shed. This apartment building was designed by Louis Newton, a noted local architect, and is similar to the Maranette (#64), also designed and built by Newton in 1937.

## 19A. Shed (324 Main Street); c.1937

A small shed stands in the northwest corner of the lot. Constructed of both brick and concrete block, it has a low shed roof, a chimney and a miniature parapet like the one on the main building. Just behind this is a brick wall which runs along the rear property line. Both the shed and wall are in poor condition. (As of 1988, this shed has been demolished.)

## 20. Hickok Estate (Delta Delta Delta Sorority) (143 South Willard Street); 1850

This building is listed in the South Willard Street Historic District as building #116. A more complete description can be found in that nomination.

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This 3 x 2 bay, 2 story brick residence located at the northwest corner of the Main Street/South Willard Street intersection is likely the first and is one of Burlington's finest examples of the Italianate style. The early appearance of this house accounts for the Greek Revival detailing of the entrance portico. The low pitched hip roofs on the main block and the cupola above are typical of the Italianate style. A rear 2 story wing attached to the north elevation is original.

This house was built for James W. Hickok, a leading Burlington attorney, in 1850. It currently houses the Delta Delta Delta sorority.

21. L.M. Clapp House (144 South Willard Street); 1881

This house is listed in the South Willard Street Historic District as building #20. A more complete description can be found in that nomination.

Mrs. L.M. Clapp, a widow, had this house built in 1881 for \$6,000; she lived here until her death in 1896.

This 2 1/2 story, 3 x 2 bay, hip roofed Queen Anne house has 2 1/2 story projecting, pedimented, gabled bays on the west, north and south elevations and a 2 story shed on the east. The south projection has a 1 story, canted bay window; the west projection features a partially recessed, 2 story Queen Anne porch with turned posts and balusters. The gable peaks are decorated with fishscale shingles while the remainder of the building is clapboarded. Beltcourses, jigsaw cornice brackets and Queen Anne sash windows are further decorative features.

22. Reed House (360 Main Street); 1883

The J.R. Reed house is a basically square, 2 1/2 story, hip roofed block with a variety of projections. This Queen Anne style residence faces south on Main Street. With an ample setback from the street, the dwelling now serves as office space.

The steeply pitched slate (fishscale pattern) roof is interrupted by a prominent, 3 bay wide, pedimented, front (south) gable projection, a 3 story, octagonal, southwest corner tower, a narrow, 2 1/2 story gable projection and a shed dormer on the west elevation, a gabled pavilion on the east with secondary entrance, and a small, inset gable dormer on the south. A 1 story, shed roofed sunporch projects from the west elevation.

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The offset front gable dominates the main (south) elevation. The left (west) bay of this gable features a partially recessed, 2 story porch with turned posts and scroll brackets. The first story, which projects slightly, provides access to the glazed, paneled double leaf main entrance doors with plain surround; the narrow, fishscale shingled mansard roof supports the second story balcony with replacement metal rail. The cornice line of the main block continues with small brackets across the gable thus forming a pediment; the gable peak projects slightly on brackets, features stickwork with sunburst infill and protects small paired windows with Queen Anne top sash; bargeboards and a molded cornice further distinguish this gable. A bracketed, shed roofed hood shelters paired windows on the first story.

The southwest corner tower has banks of three windows on each story; on the third story tiny windows flank a larger window. Topping the steep, octagonal, slate covered tower roof is a finial with weather-vane. The west elevation sunporch flanks the tower's first story and abuts the west facing 2 1/2 story gabled projection. This features a first story bay window. The main block's east elevation features a narrow, 2 1/2 story gabled projection; the first story projects further and has a flat roof with shed projections over north (Queen Anne porch) and south entrances; the second story windows have geometric patterned muntins and are topped by a panel with applied ball-like designs and a floret; the top floor has clipped shingles and a bracketed gable peak with a sunburst.

This building is primarily clapboarded; gable peaks and the tower's third story are fishscale shingled. A band of fishscale shingles wraps the building between the first story lintel level and the second story sill level; this flares over a molded cornice. Cornices are molded, bracketed and set above a frieze board. Windows feature Queen Anne sash/1 (without stained glass) and footed sills. The foundation is redstone.

This large, stylish residence was one of the first Queen Anne houses built in Burlington. Comstock's 1881 pattern book provided the design for both interior and exterior. The builder John McLaughlin constructed this for a Frank Dudley. J.R. Reed, a wholesale tobacco merchant, purchased the house in 1883.

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22A. Carriage House (262 Main Street); c.1850

One hundred feet north of the main structure (#22) and situated at the rear of the property, is a 3 x 1 bay, 1 1/2 story former carriage barn, presently adapted for commercial use. The eaves front, gable roof is covered in patterned grey slate and crowned by a centered, louvered cupola with pyramidal cap. A flat roofed, 1 x 1 bay wing is appended to the structure's west gable end. Rough-faced fieldstone supports the structure. Although 1/1 fenestration on the south face is symmetrical, as are office entries on the north, these features likely replace original sash and stall openings. A remaining 6/6 gable window on the west elevation may reflect the original character of muntin design.

This structure predates the main house by several decades. Although an exact date for the structure cannot be established, the barn appears on an 1853 map of Burlington, as part of the Well's mansion property outbuildings.

23. Kappa Sigma Fraternity (368 Main Street); 1975

This modern, 1 1/2 story, brick building is covered by a steeply sloped, large, asphalt shingled hip roof. Two, large, shed dormers run the length of the east and west elevations and the roof extends on the south elevation to shelter a porch with rectangular, brick columns. A massive, brick, exterior chimney also elaborates the south wall.

The building stands on the site of a large, Stick style, late nineteenth century home of Henry Wells of the wholesale drug company, Wells Richardson & Co. The original building, which was occupied by Kappa Sigma, burned in 1975 and was replaced by the present structure. A redstone gate post and wall remain from the original house.

This building is non-contributing due to age and architectural incompatibility.

23A. Shed (368 Main Street); c.1984

This prefabricated outbuilding has a gambrel roof, vertical siding, and double doors. This is non-contributing.

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24. Daniel Webster Robinson Residence (Alpha Chi Omega House) (384 Main Street); 1885-1886

This large, 2 1/2 story, Shingle Style house was listed individually on the National Register on April 22, 1982. It has a side-gabled roof covered in slate with a major cross gable on the front (south). At the southwest corner is a spacious, octagonal porch, and at the far right (east) is a gabled porte cochere with round-arched openings. Another significant feature is the second-floor oriel located on the facade's right (southeast) corner. This has a very steep polygonal roof and a tall, whimsical finial.

This house was designed by Peabody and Stearns for D.W. Robinson, a local manager for the Boston-based firm Skillings, Whitney, and Barnes Lumber Company. This company imported lumber from Canada, processed it in Burlington, and then shipped the milled products to Boston.

- 24A. Carriage House (Residence) (388 Main Street); c.1885

Also listed on the National Register is this former carriage barn which is currently a residence. Peabody and Stearns designed this structure and, despite the alterations, the original form--eaves front gambrel roof with cross gambrel--and function (a hoist bar remains in the cross gambrel) is clearly visible. The original shingle sheathing is largely intact; the slate roof is intact.

25. Frederick Ward House (396 Main Street); 1901

This 3 x 4 bay, 2 1/2 story Tudor style residence has a gable front, rectangular plan. The front gable has light stucco with dark half-timbering, matching the treatment of smaller gables on each of the other elevations. The facade has a smaller gable to the west, inside the main gable, over a second story oriel window. The pitch of the gables is steep and the roof is slate. The house has a brick veneer and, on the east elevation, a 2 story brick, gabled porte-cochere with arched openings and buttress-supported brick piers.

The first story of the house has segmental arched windows with stone sills; the second story has flat arched windows, and the gables have 3-part windows.

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The house has a round corner porch that wraps around the southwest corner of the structure with the pink stone, random ashlar foundation deepening to support the porch as the angle of the hill drops steeply. Here on the west elevation the foundation becomes a full story with jack arch windows and entrance. The porch has a conical roof at the corner supported by thin columns and has a balustrade that continues to the entrance at the east side of the facade. The entrance is a 1 x 1 bay, deeply recessed area and has semielliptical brick arches with stone sills at the south and east openings. The door has a stained glass transom light and 3/4 length sidelights and a stone sill. The entrance has a low gabled entry hood with brackets.

The west elevation has a 2 story polygonal bay that is capped by a gabled wall dormer with a carved wooden pendant in the peak (as in the front gable peak). Three chimneys with corbelled caps break the roof plane of the west elevation; two are shouldered, exterior chimneys at the southwest and northwest corners and the third is an interior chimney centrally located at the midslope.

The house was built for Fredrick Ward, treasurer of the Burlington Savings Bank, and shares many features with the D.W. Robinson house next door.

25A. Shed/garage (396 Main Street); c.1950

This square, 1 story outbuilding has an asphalt shingled gable roof and boarded windows on three sides and a boarded door on the north face. It has clapboard sheathing and a concrete foundation. This is non-contributing due to age.

26. Bartley House (117 South Williams Street); 1903

This rectangular, 2 x 2 bay, 2 1/2 story Colonial Revival style (with vestigial Queen Anne elements) dwelling is capped by a steep hip roof sheathed with grey slate. A prominent, central, gabled dormer with a fishscale shingled pediment and paired 1/1 sash windows breaks the front roof slope.

This clapboard sided structure displays an inset right hall entry and a one bay raised entry porch with turned corner posts, joined by a rail with square balusters to ball-headed newel posts. The entry consists of a simple enframingent supporting a molded architrave. The paneled door has a toplight.

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The left (south) bay of the front first story is canted with angled brackets over the corner. A first story oriel window projects from the south elevation and is flanked by an exterior, shouldered, brick chimney which rises above the second story eaves to a corbelled cap.

Fenestration consists of 1/1 sash, cornice caps and narrow louvered shutters on the front (east) and south elevations. On the north elevation, diagonally offset, Queen Anne, square windows with stained glass light interior stair landings.

The structure is supported by a random ashlar sandstone foundation which is interrupted in the rear by a concrete wall and pier which supports an enclosed porch area.

This was the home of high school teacher Joseph D. Bartley.

27. North/Wells House (407 College Street); 1901

The 2 1/2 story, hip roofed residence constructed for G.F. North in 1901, on the southwest corner of South Williams and College Streets, is in transitional Queen Anne-Colonial Revival style. However, the appearance of the shingle-sided house has been altered by the application of aluminium siding and extensive additions. The asymmetrical building sits on a random coursed, yellowstone foundation. The main entry is on the facade facing north on College Street, but the east elevation on South Williams and the west elevation had well developed designs also.

A large, pedimented gable dormer crowns the center of the facade of this house. On the northwest (right front) corner is a 3 story, round tower with conical slate roof and finial. The remnant of a deep, 1 story porch, with second floor deck and square post balustrade, wraps around the main block from the tower to a bay window on the east facade; this has now been enclosed on the east side. The stubby Doric columns, which support the porch roof, stand on shingled pedestals which rise from the ground to balustrade height. The front door on the center block, with a 12-pane light over recessed panels, is approached by wide wooden steps. The two adjacent windows have foliate design leaded glass panes.

The center of the east elevation features a wide, canted (and with brackets), 2 story bay window which is capped by a hip dormer which has been altered to serve as a fire escape. Two flights of stairs lead from the dormer onto the second floor deck and to grade providing a fire escape. To the south of the bay window a 1 x 1 bay porch, with second floor deck, is supported on turned posts. The porch shelters two windows with leaded glass transoms and a door on the first floor, and on the second, a modern door and windows open the deck.

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The west elevation displays a fine gable with large lunette from which one achieves a magnificent view of the lake. The rest of the fenestration has been obliterated save for the wooden arched window head above the door onto the modern, 1 x 1 bay entry porch.

The windows of the original building, the 1/1 sash, curved 1/1 sash on the towers and the fixed leaded glass, still bear their plain, wide surrounds.

Despite alterations (the most noticeable of which is synthetic siding, a reversible change), this house retains its chief stylistic feature--unusual massing--and is therefore considered contributing to the District.

G.F. North lived in this house for only two years after its completion when he removed to Hungerford Terrace. Charles Wells, an employee of Wells-Richardson, lived here until 1920. During the 1940s the building was converted into multi-family occupancy.

A 2-story, gable roofed, aluminium sided addition with concrete block foundation was constructed parallel to the rear (south) boundary c.1980. It is connected to the earlier structure by a first floor walkway and stair, and a cantilevered, second floor extension. This addition is non-contributing.

28. Whitney/Crabbe House (403 College Street); c.1900

This 4 x 3 bay, 2 1/2 story, Colonial Revival house has an asphalt shingled hip roof, molded cornice, and aluminum siding. A three sided bay window on the facade rises 2 stories and terminates in a pedimented gable at the roof. Across the front is a 1 story, hip roofed porch with a full entablature supported by paired and triplet Doric posts. It has a low railing with square spindles and square lattice skirt.

Fenestration is principally 1/1 with plain, wide surrounds. At the center of second floor level of the bay window is a carved panel with torch motif flanked by two raking cornucopia, all tied with ribbons. A three sided, 2 story bay window is also found on the west side. A tri-partite window consisting of a single 1/1 window flanked by long sidelights is on the east side second floor. The main entry in the easternmost ground floor bay of the facade is unaccentuated.

The first recorded owner of the house is George Whitney, described in city directories as a bookkeeper.

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## 28A. Garage (403 College Street); c.1920

The fine, early garage of 403 College Street is a 2 x 1 bay, 1 1/2 story, jerkinheaded, gable front structure with asphalt roof and clapboard sheathing. The roof is finished with a molded cornice and frieze board with slight end returns. The two main garage bays on the building front are surmounted on the upper level by a single, square, 4-pane window. The left bay retains its original doubleleaf doors with 8-pane fixed lights over four vertical panels. A c.1965, sliding overhead door serves the right bay. An early, gooseneck exterior lamp with round globe projects from between the bays. Two-over-two sliding sash windows are on each side.

## 29. Dr. Englesby House (395 College Street); c.1900

The building located at 395 College Street is a rectangular block under a truncated hip roof. Despite some alterations, this house still retains many of its original Queen Anne features. Resting on a stone foundation, the 2 1/2 story, 3 x 3 bay, balloon frame is now encased with a brick veneer on the first story of the facade while the remainder is covered with aluminum siding. Constructed c.1900, this dwelling now combines Queen Anne with more recent Colonial Revival stylistic features. Irregular dormers and fenestration, a projecting bay on the west elevation and a polygonal tower on the northwest (left front) corner are some of the Queen Anne decorative features. The cornice is boxed and wraps around all sides; it continues to wrap around the tower just below the flat roofed cap (which was originally a conical shaped roof). The three-sided tower has three 1/1 windows on the first story and, on the second, a wooden panel with a circular, carved embellishment of a wreath and crossed torches between two 1/1s. The 2 story, projecting bay on the west elevation is capped by a gable roofed dormer with cornice returns which sits on the roof above. On the front and east elevations, hip roofed dormers with 9/1 sash punctuate the roofline. On all sides, the fenestration is irregular.

The east elevation fenestration is noteworthy for the presence of a Palladian motif window with stained glass sidelights and a carved wooden sunburst panel in the fanlight position. The off-center brick veneer entrance with a matching entrance deck reveals the Colonial Revival influence in style. The front door has three fielded panels with bolection moldings and is flanked by half length sidelights and thin fluted pilasters with small capitals. The two chimneys are located on east and west sides of the truncated hip and are quite simple in brickwork. The building was constructed originally for a local physician, Dr. Englesby. In 1979, WDOT, a local radio station owned by Hunter Broadcasting Incorporated purchased the building as their station and stayed until 1985.

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29A. Garage (395 College Street); c.1930

This hip roofed, clapboarded, 2 bay garage has one large, replacement overhead door with a row of horizontal toplights. There are exposed rafter tails and corner boards.

30. Platt House (389 College Street); c.1892

This 2 1/2 story, hip roofed, Queen Anne dwelling is basically a 3 x 3 bay block with a variety of projections. A very large gable wall dormer sets over the left (east) and center bays of the facade; a 3-part window in the tympanum is composed of a 1/1 window with transom flanked by small 1/1s with 1/4 elliptical fan spandrels. A 3 story, octagonal tower on the northwest corner balances the dormer; there are bands of windows on each floor and a crowning finial. A 1 bay, 1 story, pedimented entry porch is placed in the center of the facade; this features turned posts, balusters, and valance spindles and a lattice skirt. A bracketed mansard roof hood protects a recessed side entry centered on the east elevation and, like the main block roof and tower cap, is sheathed in grey slate (bands of fishscale slates on the tower and main block).

A 2 story, 2 x 3 bay, rear wing is extended 1 additional bay by a 1 story, hip roofed wing. The main block is further extended on the west elevation with a 2 bay, 1 story wing and a rear, 1 bay, enclosed, gabled porch. A wooden, 3 flight stair extends over the west wing hipped roof from the rear to an altered west elevation gabled dormer door.

One-over-one sash with plain surrounds are typical. Irregular fenestration on the east elevation includes a gable dormer with a 3-part window (squat 1/1 with round-arched, sunburst window head flanked by small 1/1s) over a second story 3-part window of a 1/1 flanked by narrow 1/1s and all topped by an ogee-like arched sunburst panel. Other windows are placed both singly and in pairs.

The pedimented front entry has a molded box cornice, spindle valance screen and turned Queen Anne posts and balustrade. The paneled door provides entry to a dwelling that has been altered to multifamily habitation.

This Queen Anne style house, built for Burlington storekeeper Lemuell Platt, c.1892, was originally sided with clapboards and horizontal bands of stick and imbricated wooden shingle courses, but is now sheathed in aluminum siding. Shorn of decorative bracketing, the eaves are now covered with aluminum panels. Once an important component of a neighborhood of large, single family houses, the dwelling now supports eight apartments.

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## 31. Apartment House (383 College Street); 1961

This modern, 3 story, brick and vertical wood-sided, rectilinear structure, topped by a flat roof, was built in 1961 to house Tau Epsilon Phi Fraternity which had originally occupied 389 College Street (#30). The building is currently used as an office/apartment complex. In height and setback, the building repeats the rhythm of the other dwellings on the street, but its blocky mass, the use of metal frame windows and doors and the aluminum and wrought iron covered entry disrupts the continuity of the streetscape. This building is non-contributing because of age and architectural incompatibility.

## 32. House (371 College Street); c.1936

The character of the neighborhood is retained by this interpretation of Tudor Revival built between World War I and II. The building is set back from the road on a slight rise and though not as large as the turn of the century middle class houses, nevertheless represents the aspirations of Americans for single home ownership during the 1930s.

The 2 1/2 story, aluminum-sided structure is topped by an asphalt shingled, steeply pitched, flared gable roof with the gable end to the street. The eaves are cropped and shed dormers run the length of the roof on the east and west elevations. The basic rectangular structure is broken by various projections. A 1 1/2 story, gable roofed, 1 bay projection on the right (west) front repeats the verticality of the main gable. Bands of 4/1 windows wrap around this section and continue on to the main body of the house. Balancing this is a raised, brick patio with low brick walls which leads to the entrance. The 6-panel wooden door is capped by a blind lunette. A segmental arched door hood springs from a cornice and frieze block supported by a bracket. The second story is divided from the first floor by a pent roof. The irregular fenestration is either 4/1 or 6/1 and windows on the second floor have solid shutters with a crescent motif.

Other features of the house include an exterior, shouldered, brick chimney with corbelled cap on the west elevation and an enclosed, 1-story porch along the south (rear) elevation.

## 32A. Garage (371 College Street); c.1938

Set southeast of #32 is this two bay, gable front, novelty sided garage with large car door opening containing one, overhead door. The roof is asphalt-shingled. This garage is not described in the deed transfer of 1936, but appears on the Sanborn map of 1942.

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33. Salman Wires House (118 South Willard Street); c.1830

This building is listed in the South Willard Street Historic District as building #17. A more complete description can be found in that nomination.

This Federal style house is located at the southeast corner of College Street and South Willard Street and was formerly the farmhouse possessing the entire block up to the University of Vermont. Salman Wires, a lawyer and insurance man, is the first resident about whom anything is known. This 2 1/2 story, 5 x 3 bay, eaves front, gable roofed house was also the home of Francis Colburn, a noted Vermont artist. To the rear is a 2 story ell (c. 1850) with an attached carriage barn. Extending across the front of the main block is a 1 story Gothic porch with slotted posts with floral cut-outs. Two interior brick chimneys pierce the roof at each gable end of the main block.

33A. Garage (118 South Willard Street); c.1935

This is a 2 bay garage with low-pitched gable roof and clapboard siding. It is also in the South Willard Street Historic District.

34. J. Henry McGreevy House (130 South Willard Street); 1927

The McGreevy House is in the South Willard Street Historic District as building #18. A more complete description can be found in that nomination.

This 2 1/2 story, 5 x 2 bay, brick, eaves front, gable roofed house was built in 1927 in the Colonial Revival style for J. Henry McGreevy a druggist in Winooski. The central bay of the facade is accentuated by an entrance portico with Tuscan columns and pilasters, a second story neo-Palladian window, and a top story gable dormer with a sunburst in the peak. The building also has a single story, enclosed porch on the north and a rear, 2 story ell with second porch.

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35. William H. Collins House (138 South Willard Street); 1927

This house is listed in the South Willard Street Historic District as building #19. A more complete description can be found in that nomination.

Very similar in massing to #34, this 2 1/2 story, 5 x 2 bay, eaves front, gable roofed, Colonial Revival house is sheathed in broad clapboards. The entrance in the central bay of the facade is marked by a portico with Ionic columns and pilasters supporting a full entablature and a top balustrade. This same balustrade is found on the south elevation sunporch. William H. Collins, an executive with W.G. Reynolds Co. (dry goods and furniture), was the first owner.

35A. Garage (138 South Willard Street); c.1927

This is a one bay, gable roofed garage with cornice returns, an overhead door in the north gable end, broad clapboards and an asphalt shingled roof. This is also listed in the South Willard Street Historic District.

36. Watt House (129 South Willard Street); 1910

This house is listed in the South Willard Street Historic District as building #117. A more complete description can be found in that nomination.

The main block of this Queen Anne house is 2 1/2 stories and 3 x 3 bays with a gable front roof. An octagonal tower projects from the northeast corner (right front). A 2 1/2 story, canted bay window breaks the wall plane of both the north and south elevations. The front entrance porch has been greatly altered with replacement metal posts and modern deck. The first story is clad with brick while the remainder is aluminum sided (formerly wooden shingles); the roof is asphalt shingled. The first residents were William Watt and his mother.

36A. Garage (129 South Willard Street); c.1920

This is a two bay garage with one large overhead door. It is a 1 story, flat roofed, American bonded brick building with top rows of corbelling, a stone foundation and water table. This garage was probably once part of property #20, as the brickwork suggests. This is also part of the South Willard Street Historic District.

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36B. Garage/Shed (129 South Willard Street); c.1935

This is a 2 bay, 1 story, shed roofed, novelty sided garage/shed which has its openings on the east side. The north bay has an overhead door with top lights; the south bay has pass doors constructed of novelty siding.

37. Lord House (125 South Willard Street); 1910

This house is listed in the South Willard Street Historic District as building #118. A more complete description can be found in that nomination.

This narrow, 2 1/2 story, 3 x 3 bay, gable front Queen Anne residence--very similar to #117--was built in 1910. The dwelling sits on a redstone foundation, close to the sidewalk, on an east-facing lot on South Willard Street. The first floor is clapboarded while the upper stories are wooden shingle sided; the roof is slated.

The north and south elevations are each broken by a 2 1/2 story, canted bay window with top pediment. The northeast (right front) corner of the facade features a 2 1/2 story polygonal tower. The front entrance porch has simple columns and balustrade.

The first owner was Henry Lord, the janitor at Billings Library at UVM. The similarity of the floor plans and elevations of #s 117 and 118 suggest that the same builder constructed both.

38. William Kinder House (121 South Willard Street); 1926

This house is listed in the South Willard Street Historic District as building #119. A more complete description can be found in that nomination.

This 2 1/2 story, 2 x 3 bay, gable (front) roofed, brick, vernacular Queen Anne house is similar to its neighbors #s36 and 37 in its modest scale. A 2 1/2 story, gabled bay projects from the south (left) facade bay. A 2 1/2 story, gabled, canted bay window with hinged brick joints breaks the south elevation. Both of these projections feature stained glass transom windows on the first story. A 2 story rear wing has a 2 story rear porch with turned posts. William Kinder, a superintendent of Queen City Cotton Company, was the first inhabitant.

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39. Stephen Herrick House (349 College Street); c.1867

This 2 1/2 story, brick Italianate house is part of the South Willard Street Historic District as Building #120. A more complete description can be found in that nomination.

This house has a low-pitched hip roof with slate laid in a fishscale pattern. There is a 2 x 1 bay cupola with round headed windows, and wide shed dormers are found on every side. The main building is 4 x 4 bays and has elaborate cast-iron hoods over both the doors and windows. A 3-story wooden veranda on the west has fluted columns.

The house was built c.1867 for Stephen Herrick, a dry goods merchant. It is now used for apartments.

40. Cooney House (Thomas J. Donovan Law Office) (343 College Street); c.1910

This building which currently houses the law offices of Thomas J. Donovan was built c.1910 as a residence in the Colonial Revival style.

This 2 1/2 story, 3 x 2 bay building, nearly square in plan, is crowned by a steep, truncated hip roof with projecting deck cornice and green slate finish; a hip dormer projects from both the east and west elevations. Stretcher brickwork envelopes the first floor while the walls above are wood shingled. Three courses above the coursed redstone foundation, a beltcourse marks the level of the first floor. The fenestration is predominantly 1/1 sash; exceptions are in the pavilion (described below) and large single pane plus transom windows in the outer first floor facade bays. Windows on the first story have gauged arches.

A slightly projecting pavilion on the main facade enlivens the austere appearance of the building. The pavilion is crowned by a pediment with a modern, inset sliding window which sits on the cornice. On the second floor, a pair of windows displays lozenge/diamond motif top sash over a single pane. On the first floor, the 3/4 length sidelights repeat the muntin pattern of the windows above and have lower panels with bolection moldings. The deep, 1 x 1 bay, flat-roofed portico, which shelters the front door, is supported on Doric columns and decorated with denticulated frieze, projecting cornice and a chippendale balustrade.

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Additions to the building include a 2 story ell with clapboard sided first floor and a second floor porch with turned wooden columns supporting a shed roof. A 1 bay garage (c.1925) with clapboard siding, shingled gable, cornice returns, corner and fascia boards, and a molded cornice has been squeezed behind the main building and the southeast boundary of the site.

The residence was constructed for E.W. Cooney, a dental technician working on Church Street. It was retained in the family until 1969 and was converted into apartments and offices in the 1980s.

41. George Hagar House (Larnar House) (337 College Street); 1871

This 1 1/2 story, Gothic Revival dwelling is perhaps the best example of this style so rare in Burlington. The steeply pitched cross gable roof, scroll (raking eaves) and scalloped (horizontal eaves) vergeboarding, and canted front bay window on the first story facade all set off this distinctive building. In the east (left) front alcove is a Gothic entry porch with slotted posts. Across the west elevation is a Queen Anne porch with turned posts, flat, jig-sawn rails, and a lattice skirt. Entrances from each porch have paneled oak doors with round arched toplights. Segmental arched, cast iron window hoods surmount most windows (a bracketed, cast iron cornice cap tops the second story, front gable window); sills on the west side are also cast iron with feet. Oculus windows light the side gable peaks. Executed in brick with wood and cast iron trim, the walls contrast with the yellow sandstone foundation. A recessed, pedimented wall dormer pierces the west slope of the front gable roof. Two, brick, interior chimneys rise from the north/south gable ridge. George Hagar, returning home from the Civil War, erected this house next to his father's home and entered the family's successful hardware business. In the 1920's, Mrs. Larnar purchased the house from George Hagar and made few alterations, if any. A porch on the south (rear) gable end appears to have been removed (perhaps when the condominiums were built). The original brick veneer was at some point painted white and has recently been stripped.

41A. Hagar-Larnar House Condominiums (337 College Street); 1983

This gable roofed apartment complex located on the lot behind the historic Gothic Revival Hagar-Larnar House was constructed and sold as condominiums in 1983. Resting on a concrete block foundation, the 13 unit structure is divided into two sections by a concrete block parapet wall in the center. Three staircases which lead to second story apartments break up the clapboard wall. This structure is non-contributing because of age and architectural incompatibility.

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42. Goodrich House (Luther Hagar House)(325 College Street); c.1832

Build c.1832 for Chauncey Goodrich, a Burlington publisher and bookbinder noted for publication in 1842 of the widely read Thompson's Vermont, this rectangular, 2 story, 3 x 3 bay, gable front house with rear wing replaces an earlier structure which burned on this site c.1830 (the wing may have been part of the original structure). The Greek Revival dwelling now serves as multi-family and office space, facing north on College Street, a blacktop drive and parking area filling the eastern flank of the property.

Classical molding trims the boxed eaves and extends across the front (north) elevation to define a pediment and enclose a triangulated gable panel and attic light. At the east and west elevations, a pair of interior wall chimneys rise through roof eaves from red, common bond, brick veneer walls and a base of coursed ashlar, red sandstone. Six-over-six sash with splayed brick lintels and wooden sills are common throughout the main block. A right side hall entry has a heavy Italianate paneled door and 3/4 length sidelights over recessed panels. A grey limestone door lintel and grey limestone sill and steps provide focus for the front entry.

The 1 1/2 story, elongated 2 x 7 bay rear wing displays a large central chimney rising from a corrugated steel roof. Aluminum siding clads the east and rear elevations while red brick veneer protects the west elevation. A four bay side porch extends across the wing's east side; this is supported by chamfered posts with Doric style capitals. A ridged steel shed roof protects multiple apartment entries. Twelve-over-twelve sash combines with 6 and 8 light double casement windows on both east and west rear wing elevations. Twelve-over-twelve sash and large central kitchen chimney may indicate an earlier construction date of the rear wing, perhaps part of the former dwelling.

Luther Hagar, founder of the Hagar Hardware Company, lived in this house for much of the 19th century.

42A. Garage (325 College Street); c.1975

To the rear of the main structure (#42) stands a 1 x 4 bay garage with saltbax style massing. Angled carriage door openings and two leaf garage doors on strap hinges admit autos and storage. Board and batten siding sheathe the structure which is roofed in ridged steel. Because of its age, the garage does not contribute to the historic district.

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43. Michael Abdallah House (Kelly-Jacobs Associates House) (309 College Street); c.1935

This 2 1/2 story house with its gable end toward the street has few strong stylistic features, but it does show some Colonial Revival detailing. An exterior, painted, battered brick chimney is located at the center of the gable wall and is flanked by 6/1 windows with shutters on the second and third floors. To the left of the chimney is a small, enclosed entry porch, and to the right are paired windows. Finally, a small, 1-story wing with low shed roof projects to the right. Its walls have groups of 4/1 windows.

Except for the facade, the house has very little integrity and is therefore non-contributing to the District. Even though its construction date makes it eligible, it has little to contribute to the district because of the changes made on the sides, roof, and at the rear. A wing on the east (left) side of the house has been removed and a large 1-story addition with a flat roof has been made to the west and south (rear) walls. Connected with the back of that is a large 2-story apartment building constructed in 1979. Several new windows have been added to the original house, most noticeably on the east side. Most of these are modern, single-pane casement windows and, although all of the original windows have shutters, most of the replacement windows do not. In addition, large skylights have been added to the roof, two on either slope. Lastly, the house has been resided with masonite "clapboards."

The house was originally owned by Michael Abdallah, who owned a clothing store on Church Street in the central business district. The apartments were built by Farrell Construction and Real Estate, the owners of the house in the late 1970's. It is now owned by Kelly Jacobs and Associates, Certified Public Accountants.

44. Peck House (299-301 College Street); c.1835

This Greek Revival house has a 3 x 2 bay, 2 story, L-shaped plan with a prominent gable front. The front gable is pedimented with a boxed cornice and has a centered semi-elliptical louver. The east ell of the house has a similar pediment and cornice treatment with brick corner pilasters. The house is brick with American bond and has a grey stone, ashlar foundation.

The sidehall entrance is located in the left (east) bay of the facade. It has 3/4-length sidelights and boxed pilasters supporting an entablature and molded cornice with a heavy granite lintel and sill.

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The house has a rear wing of 1 1/2 stories and 4 x 1 bays with a gable roof and cornice returns. Extending to the west side of this wing is an ell of 2 x 1 bays, with a shed roof that meets the west porch.

The alcove formed by the main block and east ell is filled with a 2 story, 1 x 2 bay porch of which the second story is enclosed with panels behind a balustrade and glazing between the boxed posts supporting a molded cornice and flat roof. The first story is open with boxed posts and serves a side entrance. A second porch, 3 x 1 bays and 1 story, spans the full width of the west elevation. The shed roof is supported by undecorated columns tapering toward the top. Spanning between the columns is a balustrade with turned posts.

The house has a single, square, interior chimney that lies on the rear wing ridge. The windows have 6/6 sash with flat arches and wooden sills; most of the windows have louvered shutters.

This house is one of the houses on the south side of College Street constructed by the Morse Brothers (#s 46 and 47 are others). It is thought to have been built by T.S. Peck for one of his sons or sons-in-law.

45. Town Center Condominiums (295-297 College Street); 1980

This modern structure is an infill building between two of the Peck estate Greek Revival houses on College Street (See #44 and #46). It attempts to be unobtrusive by keeping a deep setback similar to the older buildings surrounding it. The 2-story, gable-roofed, aluminum-sided, 4-unit condominium is evidence of the continued development pressures in the district. This is non-contributing due to age.

46. Peck House (289 College Street); c.1835

This Greek Revival house of 2 stories, 3 x 3 bays, and gable front roof was, like #s44 and 47, built by the Morse brothers for the Peck family (Dr. John Peck was a wealthy druggist and merchant.). It is constructed in L-plan with a pedimented gable facing north onto College Street. This building is currently used for professional office space.

The classically molded front pediment encloses a semi-elliptical louver while a similar east facing pediment crowns the 2 story, 1 x 2 bay east ell. An interior wall chimney breaks the roof line at the ridge of this ell.

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A 1 x 3 bay, 1 1/2 story, brick, rear wing with a 1 story, 1 x 2 bay east wing extend the structure to a rear parking area. A 1 story, clapboard sided, enclosed porch with an Italianate bay window fills the alcove between the pedimented east and north faces. A 1 story enclosed porch extends along the west elevation, its rolled asphalt half-hip roof ending abruptly at the rear to meet an enclosed stairwell leading to the second floor; banks of modern, single-pane casement windows run along the west wall.

The gabled, left (east) sidehall entrance portico boasts a classically molded pediment supported by Doric columns and pilasters at the wall line. Heavy Italianate double doors have ornate cut glass lights and bolection molded panels over a granite sill.

Two-over-two replacement sash, flat arches and wooden sills are common throughout the house with the exception of casement windows in the west enclosed porch. A single, round-headed, Italianate window gazes toward the lake from the west second story elevation. Louvered shutters flank front elevation windows.

47. Thomas Peck House (Langrock, Parker, Sperry & Wool Offices)  
(275 College Street); c.1835

As with #s44 and 46, this Greek Revival residence on the southeast corner of College and South Union Streets was constructed by Morse Brothers c.1835 for the Peck family (in this case Thomas Peck, son of Dr. John Peck). The structure features a gable front main block with rear wing and side ells. The building sets on a coursed yellowstone foundation, is constructed with brick in American bond, and roofed with slate. Fenestration is primarily 6/6 sash with flat brick arches and projecting wood sills.

The 2 story, 3 x 2 bay, main block faces College Street and is surmounted by a pedimented, gable front roof with a trefoil louver. The left (east) side-hall entry has a heavy granite lintel over the Italianate double doors whose upper panels are round-arched and glazed, and whose lower panels bear bolection moldings. A brick, interior, wall chimney with corbelled cap pierces the roof near the center of the west wall.

Inset from the main facade is the 2 story, 3 x 2 bay, gabled, east ell. Across the north (front) side is a Gothic porch with slotted posts and a second story (deck) "Union Jack" balustrade. Modern paneled doors occupy the upper and lower west bay; in the other bays, the windows rest on modern (possibly replacement) wooden spandrels.

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The 1 1/2 story, 2 x 2 bay, rear wing terminates with an interior end chimney, and connects the main block to the 3 x 2 bay, west ell which starts out at 1-story height at the side door and junction with the rear wing, and ends up at 2 stories above grade as the land falls away to the west.

Dr. Thomas Peck arrived in Burlington in 1804 and was in the drug trade until 1830 when he built a store on Church Street and went into business with his son John. At the height of his affluence, in the 1830s, he built several houses on College Street for himself, his sons and sons-in-law (#s44, 46, 47 and 60).

This house, built for the son Thomas, remained in the Peck family until the mid-1960s. T.S. Peck, a Civil War hero, inherited the house from his father Thomas after that war, and having married a wealthy Canadian, a Leslie, added the Italianate doors and openwork porch. T.S. Peck established a successful insurance agency, T.S. Peck Insurance Co., which still functions in the city of Burlington. The building was converted into offices in 1974.

48. The Second Congregational Church (College Street & South Union Street); 1863-66

Commanding the corner of College and South Union Streets, the church faces north on sharply sloping land, which terminated, in the last quarter of the 19th century, in a ravine. Now partially filled and leveled, the ravine bed serves as a parking lot for church and area businesses.

The church building stands as a large rectangular block of "hard yellow sandstone" quarried in the last century at nearby Willard's ledge. The east and west elevations contain massive rock faced random ashlar walls which are supported by seven narrow, slightly projecting two tiered buttresses of yellow sandstone and "blue" limestone from Isle La Motte. Buttress interspaces are pierced with oversize lancet windows, each outlined by a voussoirs and quoins of limestone. Patterns of diamond and floral leaded stained glass reflect and control light to the nave. The walls and buttresses support a steeply pitched roof sheathed in red patterned slate, the surface of which is further relieved by three symmetrically placed blind gable dormers. The interior of each small dormer boasts a trefoil wooden relief on each face.

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Two towers flank the front (north) entrance. A taller, 3 story, east bell tower is capped by a two stage spire. The first stage, a pyramidal hipped roof, displays a gabled Roman numeral clock face on each of the roof's four sides. A tall, polygonal spire adjoins the pyramid roof and rises to a height of 75 feet, topped by a multi-sided, onion-shaped, copper finial. The tower roof surface is sheathed in patterned red slate and accentuated by narrow gabled lancets and blind trefoils on alternating spire faces. The square tower below is supported by a stepped buttresses at the corner of each tower face, each of yellow sandstone with limestone quoins. A bevelled limestone sill course underscores a pair of second story lancet windows. A trefoil light with limestone surround is centered above the lancet pair. A narrow, bevelled limestone belt course divides the second and third story tower levels and helps to enframe a trio of louvered lancet windows on the third story. The smaller west tower is topped by a pyramidal hip roof and features similar lancet fenestration, buttressing, and limestone coursing and quoining.

The front gable entry engages the visitor by a central pointed arch main door, flanked by two slightly smaller pointed arch entries, each enframing broad paneled doors. The trio is repeated again in the fenestration of triplet windows immediately above the entry complex. A large circular light with Star of David tracery is centered within the gable and is crowned by a carved label with the date inscribed "1866". A 2 story, 3 x 4 bay, rear addition (c.1960) is constructed of blond brick and grey granite, and is supported on a concrete base. The main structure is supported by banded white and red ashlar sandstone which contains 12/12 sash on the exposed west elevation.

The College Street Congregational Church was formed in 1860 by 45 members of the First Church which apparently had grown too large to suit the tastes of many members. Designed in the "pointed style of the early English" by J.D. Towle of Boston, the Gothic Revival church was begun in 1863 and completed in 1866 for a cost of \$40,000-50,000. A clock and bell were added to the church tower in 1878 and the building renovated in 1886.

49. Carnegie Building--The Fletcher Free Library (235 College Street); 1901

The Carnegie building of the Fletcher Free Library exhibits the monumental scale, bilateral symmetry and massive architectural ornament that is characteristic of Beaux-Arts architecture. Its prominent position at the corner of College Street and North Winooski Avenue marks the transition from the residential area of the hill to the commercial downtown area. It was listed as an individual building on the National Register on August 18, 1976.

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Addition-Fletcher Free Library (235 College Street); 1980

The polygonal plan addition to the Fletcher Free Library extends from the east elevation of the Carnegie Building. It has a glass facade with a brick veneer with concrete features: entrance surround, foundation and piers between the windows. The addition continues the lines, scale and rhythm of the original structure. The addition was built by the Boston architectural firm Anderson, Notter & Fiengold. This is non-contributing due to age.

50. Central Fire Station (136 South Winooski Avenue); 1926

The Central Fire Station, a 2 story, flat-roofed building, faces South Winooski Avenue across a tarmac apron. The building, rectangular in plan and 4 x 7 bays in elevation, was designed by Frank Lyman Austin, AIA, with some Neo-Classical features and was built in common brick bond for the city of Burlington in 1926.

The embellishment of the brick envelope is like an application of layers of decoration: the first one wrapped around the sides and facade, and the second, and more imposing, super-imposed over the first, around the front bays of the sides and across the entire facade. The first applied layer consists of 2 story brick piers with angled concrete caps, giving the effect of buttressing, which divide the sides into 7 bays and the front into 3 (a wide central bay and 2 narrow side bays). The second layer consists of 1 story piers with angled concrete caps and concrete bases; these piers further divide the first story of the facade into 4 bays. Across the top of the facade a parapet wall mounts in crenellated steps from the side bays to a truncated pediment motif at the center, under which are inset two concrete panels with the name--Central Fire Station--and date--1926--of the building. Below the parapet, the 2 story piers are transformed, by the addition of concrete capitals, into pilasters and joined by a second story projecting cornice. Above the central 1 story pier is a panel in a diminished version of the parapet motif; attached to this panel is the alarm bell and lights. The four vehicle bays are filled by modern, metal, overhead garage doors and are headed by deep, sculpted, concrete lintels.

The side elevation fenestration is single 6/6 windows in the central and outermost bays and paired 6/6s in the remaining bays. In the outer bays of the first story of the south elevation are pass doors with transoms. The second story of the facade features 3-part windows in the outer bays (a 6/6 flanked by narrower 4/4s) and five 6/6 windows in the central bay. Windows have gauged arches.

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The site of the Fire Station has been in municipal use from the early days of the town. The 19th-century City Market and the City Jail built in 1888 formerly occupied what had been the bottom of the wide ravine crossing the city. As the ravine was filled by the municipality over the years, the market was demolished for construction--at the northern end--of the Fletcher Library in 1904 and the Fire Station in 1926. The city jail was demolished for a municipal carpark in c.1975.

The coming of the automobile necessitated the replacement of the old Fire House on Church Street. The motorized fire trucks which replaced wagons required large doors and an exit apron which were not available on the increasingly congested Church Street. The funds were raised through the \$750,000 bond issue of the 1926 City Council Meeting (this bond was also used for the construction of the new City Hall and the Memorial Auditorium).

51. Austin Apartments (Messier Building)(234-240 College Street);  
c.1897

This symmetrical, 3 story apartment building recalls Italianate commercial blocks with its parapeted flat roof; the stained glass transoms over the first floor windows add a Queen Anne element while the broad, round arched entrance recalls the Romanesque. This common bonded brick block is organized generally into 4 x 4 bays, with facade bays featuring, primarily, paired 1/1 windows. The two outside bays are occupied by two-story, wooden oriel windows which begin at the second floor. These have spandrel panels and molded cornices and sills. The center of the facade is emphasized by a second-story, balustraded balcony. Also made of wood, it is supported by two large consoles which feature acanthus leaves and other foliate reliefs. Below the balcony is a round arch executed in brick with corbelled impost. The arch frames a recessed entrance containing three glazed, wooden doors, with a transom light above each. The original bronze letter slots still exist in addition to bronze doorknobs and doorbells. Crowning the facade is a simple wooden entablature with three-part architrave, broad frieze with dentils, and projecting, molded cornice. Pairs of windows occupy each of the center bays on the two upper floors. The spaces below the oriels are also filled by a pair of windows, and all of the first floor windows have stained glass transoms which display swag motifs. Other than the oriel windows, the windows have gauged arches and heavy wooden sills.

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On the sides of the building, the ground slopes down quickly (a reminder of the ravine which once cut across the city) to reveal a stone foundation and another floor in the back. The entablature does not continue around the sides. The rear (north) elevation has a 4-story, flat-roofed, stuccoed extension that is set in slightly from the sides of the main block. The center of this 1 x 6 bay section is deeply recessed to allow for a 4-story wooden porch. A 2-story, flat-roofed ell, also covered in stucco, projects from the west side of the rear and was originally a stable.

The building was designed and constructed by F.L. and Z.T. Austin and is supposedly connected with the building to the east (also done by the Austins) by an underground passage. The current association is with Marcel Messier.

## 52. Austin Apartments (244-248 College Street); c.1891

Architect Z.T. Austin and his brother Frank built this 3-story apartment/office building which recalls the Italianate in massing and Colonial Revival in decorative detail. This structure which housed the Austin offices gives evidence of the increasingly urban character of Burlington near the turn-of-the-century. Aluminum and asbestos siding have not totally obscured all the fine detail and individuality of the structure which is set close to the street and borders the edge of the ravine that, despite much filling, is still evident in this area.

This deep, narrow, rectangular, flat-roofed main block with its narrow end to the street is divided into a 2-bay front (south) elevation. The left (west) bay of the first story features a wood-paneled and glass door flanked by large, 2/1 sidelights with transoms; the door stands beneath a cornice and frieze enriched with swags and bellflowers and supported by two small foliate carved brackets. A 2 story oriel window hangs above the doorway. The right (east) bay entrance is deeply recessed and serves two wood-paneled and glass doors. Above, a triangular pediment is embellished with swags and ribbons and is supported by two engaged columns topped by foliate brackets. Paired 1/1 windows on the second and third floors complete this side. The entrances are separated by a set of narrow windows angled to the street; these have lattice toplights and a molded cornice. Crowning the facade is a 3-part architrave, a frieze decorated with swags and dentils, and a projecting, molded cornice.

The fenestration on the structure is irregular and all windows are 1/1. An exterior, brick chimney at the northeast corner, two recessed porches on the west and a 2 story, original, rear extension complete the structure. Because of its location on the edge of the ravine, the basement levels on the east, west and north elevations are above grade.

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53. Hays Advertising Agency (Allen Agency Building) (252 College Street); 1938

This building was constructed on the edge of the ravine which historically cut through this part of the city. As a result, its facade is deceptive concerning the actual size of the building. The shopfront consists primarily of large replacement windows in bands with thin, wooden, vertical boards dividing the individual plates of tinted, reflective glass. The gable roof (probably not original), which is assymetrical, has a slightly projecting, wood plank cornice. In the gable, plain wooden panels are present as sheathing. The front section is executed in brick which continues around the side for two bays. A simple exterior chimney occupies the east corner where stucco parging begins as wall covering. The slope of the ground is drastic and steep, making the basement above grade at the rear. At the rear is a bay window with a large plate glass pane framed on 3 sides (not the top) with glass blocks. The structure first appeared in 1938 in the Burlington Directories when the Hays Advertising Agency moved to this College Street address where they stayed until 1960. Since that time the building has gone through frequent changes in ownership until 1981, when the Allen Agency took over. It is a non-contributing structure because of changes in appearance which are incompatible with the remainder of the district.

54. New England Telephone Company (Collins House) (260 College Street); 1905

This 2 story, 5 x 7 bay, flat roofed, Neo-Classical brick building is symmetrically arranged and sited on the edge of the ravine which once cut across the city (now largely filled in). Pilasters, with granite capitals and bases, rise at the front corners and between bays on the side elevations to support a band of corbelled brick. Then above this is a metal entablature with dentil course and egg-and-dart moldings and a projecting, molded cornice with modillions.

The recessed central front entrance is framed by an impressive granite surround composed of architrave molding crowned by a cornice cap with egg-and-dart molding. The double leaf doors with tall, narrow toplights over molded panels is recessed within this and has a wooden surround with simple moldings and a dentil course above.

The wood-framed windows all have granite sills and brick gauged arches with granite keystones (and granite impost blocks on the first story facade). On the second floor these 2/2 windows have single-paned transoms, while on the first floor the two windows on either side of the doorway are paired with wide wooden mullions.

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The steeply sloping site reveals the basement above grade at the sides and rear. The foundation wall is made of random ashlar red-stone and is separated from the upper stories by a granite water-table which begins on the front. In fact, most of the details found on the front are likewise continued on the sides. It is apparent that only the first six bays are original. These are divided up by five pilasters. Beyond that, two bays have been added with identical detailing. A pilaster separates this section from the final three-bay addition. The latter is wider than the previous structure and projects 1 bay to the west (left). It also differs in that the basement walls are faced with brick. A steel-supported concrete walkway connects the sidewalk with the second-level doorway on the front of the rear west projection. This doorway is covered by a wooden hood supported by two simple cantilevers.

This building was constructed in 1905 to serve as offices for the New England Telephone Company, a function which it served until 1968. It was subsequently used by the Visiting Nurses Association. It has recently (c.1987) been converted into luxury apartments known as the Collins House (after the current owner).

## 55. Young Men's Christian Association (266 College Street); 1934

A large, Colonial Revival, brick structure with eaves front, slate covered, gable roof. The 6 x 2 bay main block is 3 1/2 stories high, with each principal bay marked on the front by a gable roof dormer. The slate roof is finished with a molded cornice and full entablature with modillion blocks. A projecting brick beltcourse on the main block separates the second and third floors. The main entry is at the westernmost bay of the main block, within an arched opening with soldier course border. A leaded, semi-circular fanlight surmounts the modern, double leaf fire doors.

A 3 x 2 bay, 2 1/2 story wing to the west varies from the main block only by the addition of swags on the frieze board, made by incised, circular depressions of varying sizes. A much smaller 1 1/2 story, 1 x 2 bay wing on the east allows for a side entrance. The main block and its two wings rest on a slightly raised basement level under a soldier course and header course water table. A flat roofed, 2 x 2 bay, 1 story addition with canted corners projects to the west.

Fenestration is 6/6 sliding sash with gauged arches and projecting marble sills. Large end chimneys break the ridge at the east gable of the main block and the gable end of the 2 1/2 story wing.

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At the rear of the structure a 3 story, 2 x 2 bay flat roofed addition connects the main building facing College Street to a 1 1/2 story, 6 x 4 bay, flat roofed swimming pool addition on a high basement along South Union Street. All windows on this block are blind and brick filled. To the rear (north) of this is a new swimming pool addition (c.1985); this 1 story, flat roofed addition is constructed in common bond brick with no windows, but only service entrances breaking the wall plane. This addition is non-contributing.

The YMCA was designed by Burlington architect Frank L. Austin to replace the organization's first building on Church Street, which burned in 1928.

56. Leslie Terrace (270-280 College Street; 100-106 South Union Street); 1902

The complex of row houses at the northeast corner of College and South Union Streets was constructed in 1902 in the popular Colonial Revival style. In total, there are eight 2 1/2 story units, three on South Union Street and five on College Street, which are terraced according to the grade of the land. Built on a stone foundation, the wall planes are a brick veneer and are irregular in massing, especially in the rear. The roofs are steeply pitched side gable roofs with adjoining hip roofs at the ends of the structure. At the roof line, the units are divided by low parapet walls. The cornice is rounded at the rear, with modillions on the front. Below the cornice, brick corbelling accents the terracing points. Eleven interior chimneys are distributed among the units, some appearing in the rear, others at the parapets. Each of the eight units has a separate entrance with an entrance portico. These porches are heavily pedimented and supported by Roman Doric columns in front and engaged columns at the wall plane. The porch rails are composed of plain, thin balusters and rest above a lattice porch skirt at the grade. The porch for the center unit on College Street, street number 276, has been removed. The fenestration is irregular. Below the cornice on the second story, the windows alternate in patterns for each unit, and are in some cases a reverse of the pattern for the neighboring unit. #270 College Street incorporates 12/1 sash windows on either side of a row of small, narrow 2/1 windows. Small round arch windows with 2/1 sash and round brick arches are interspersed between 9/1 windows with sash which rest on wood sills with flat arches above at this level. On the first story there are bay

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windows at #s 278 and 280, flat 12/1 sash windows on either side of the door at #276 and #270 and a tripartite window with flat arches at #274 to the left of the door, balanced with a 12/1 on the right. The facade on South Union is similar; the second story windows are all 9/1, the first floor windows are 12/1 on one side of the entrance, a tripartite on the other. The west elevation of #270 College Street has the only oriel window on the facade. Each unit has either a central pedimented dormer with a hip roof or a pair of them. In the rear, the wall planes and roof lines are highly irregular. The L-shaped plan encompasses a courtyard/parking lot in the rear. A wooden porch is connected at the rear of #276 College Street and has open lattice work.

T.S. Peck, a Civil War general, and member of one of Burlington's most prestigious families (he lived across the street at #47), commissioned this urban-type apartment complex as an income producing venture. In 1940, the units were sold as private homes and presently some house commercial offices on the first floor. The position at the corner is significant because, although it is a later addition to the street, it maintains the rhythm and residential character of this lower part of College Street, immediately before the commercial district begins.

57. Lawrence Bartley House (286 College Street); 1902

This clapboarded, 3 x 3 bay, Colonial Revival house rises 2 1/2 stories and is crowned by a truncated hip roof. Paneled corner pilasters with capitals support a full entablature with dentil course and modillions and a molded, projecting cornice. The hip roof is sheathed with slate and carries a deck balustrade.

A pedimented, projecting, central pavilion holds the main entry which is sheltered under a flat roofed, 1 story entry porch with full entablature supported by paired Roman Doric columns and wall pilasters. A low balustrade with turned spindles and square, capitaled newel posts protects the porch. The 8-panel door is surmounted by a long, squat, projecting entablature carried by pilasters that flank the door and adjoining 3/4 length sidelights over raised panel spandrels. Pointed arch vertical muntins within the sidelights divide each into three parts.

A Palladian window with molded surround and keystone is set on the second floor above the entry and has pointed arch vertical muntins in the top sash of each window. A semi-elliptical fanlight within the pediment crowns the entry bay composition.

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A 1 story porch with Doric posts supporting a full entablature extends across the west elevation. A pair of pedimented gable dormers break the roof plane on both the east and west elevations. A massive corbelled brick chimney rises to each side of the roof deck at the rear.

Windows in the main block feature the pointed arch vertical muntins over a single pane; those on the first story have denticulated cornice caps; decorative shutters flank each window.

Lawrence Bartley, a Burlington coal dealer, built the house in 1902 and lived here until 1940. It is currently used for offices.

58. The Ethan Allen Club (296 College Street); 1972

This non-contributing structure is a low, flat-roofed, brick building with plain, rectangular, brick posts forming a sort of portico in front of the facade's long, narrow, tinted windows. The main entrance is in the back under a large, metal canopy.

The site and the club itself are significant aspects of the district, however. The club began in 1857 as the Ethan Allen Engine Company, No. 4. In 1905 they bought the John Henry Peck House (1834) which was located on the present site and was one of Burlington's grandest homes. This building burned in December, 1971, and was replaced by the present structure, designed by Julian Goodrich.

59. Heininger House (308 College Street); 1917

Burlington's only Prairie style house features a 3 x 3 bay, 2-story, square plan. It has a low hip roof with very wide overhanging eaves and a plain boxed cornice. The grey stucco wall covering contrasts with the white, wood stickwork which emphasizes its horizontality.

A 1 story porch spans the facade of the house and has a solid rail which supports squat, stucco piers at the corners; geometric stickwork decorates the tops of these piers. A wooden mannered arch spans between the piers. A 2 story oriel window on knee braces interrupts the east elevation wall plane. A 2 story, 1 bay deep extension with a second story enclosed porch projects from the north (rear) elevation.

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The windows with geometric patterned muntins in the top sash over a single pane have wide, plain surrounds and are irregularly placed with several banded in groups of two and three thus increasing the sense of horizontality. A double stickwork course at the sill level and a single band near the lintel level of the second story, as well as a frieze board also add emphasize the horizontal. The right sidehall entrance door has a full length light and a plain wooden surround.

The house has a single, exterior, shouldered stucco chimney that pierces the roof line near the eaves in the center of the west elevation. It is flanked by two, small, square, stained glass windows.

The house was built by Oscar Heininger of the Kieslich Construction Company for his son Oscar Heininger, Jr., a dentist. Heininger used plans which were published in a trade magazine.

## 59A. Garage (308 College Street); 1917

A single story stucco garage with white, horizontal stickwork matching the house, lies at the rear of the house. Entrance to the 2 garage bays is on the south elevation. There are two 3/1 sash windows on the east elevation. The west bay is presumably a later addition judging by the asymmetrical hip roof. The overhead doors have a row of toplights. The roof is primarily slate covered, the exception being the east slope.

## 60. Dr. John Peck House (The Harrington) (326 College Street); 1830; alterations and additions c.1912

This 2 1/2-story, 5 x 3 bay, common bonded brick structure has an eaves front, slate covered, gable roof elaborated at the cornice by long dentils. The lateral eaves of the facade are interrupted by a large, central gable within which is a paired, 1/1 window. Slate covered--both roof and cheeks--hip roofed dormers with paired 1/1 windows further break the roof line on either side of the central gable.

An entrance portico on the front (south) elevation is elaborated by fluted, Doric columns and pilasters with a patera and leaf enriched cap and an entablature with dentils. Two 3/4-length sidelights and a semi-elliptical, stained glass fanlight surround the modern, 4-panel door with top fanlight. Beneath a segmental arch is a second floor tripartite window; a 1/1 window is flanked by 3/4 length sidelights and topped by a three-part, arched transom. All other windows are either 2/2 or 1/1 and are topped by flat arches which in some cases are painted as rectangles.

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Monumental porticos proceed along both the east and west elevations of the main block. The 2 story portico on the east has four, fluted columns which divide the porch into three bays. The cornice and flat roof are supported by arched spandrels which rise from a heavily molded pad atop the columns. Wrought iron railings have replaced the wooden balustrades on the second story porch and top deck.

The west portico, which is 3 stories because of an exposed foundation, is treated in a similar manner to the east porch. However, the basement level columns which support the 2 story columns above are unelaborated having no base or cap. Another difference is the eaves treatment with long dentils below the main cornice. Multiple French doors open onto the porches at the second and third floor levels. The balustrades on the porches are variations of a Chinese Chippendale motif.

The large, rear ell has an unbroken wall line on the west elevation and a 3 story, west porch continues the theme of the porticos from the main block. Paired and chamfered posts instead of fluted columns are found on the second and third stories of the porch and the frieze at each level is elaborated by dentils.

While the west facade has a continuous line, the east facade is broken by many additions beginning with a gable roofed ell which runs parallel to the main block. This leads into a long, L-shaped ell which is embellished by various wood and aluminum porches.

Additions of polygonal bays are found on the east elevation including a 1 story bay on the main block and a 1 story bay on the gable roofed addition. On the west elevation, a 2 story brick and wood-frame bay divides the main block from the large ell.

The house was built by Dr. John Peck, a wealthy Burlington businessman, in 1830. It replaced an earlier house belonging to Peck. He owned much of the property in the area of the building and, in future years, he would build five more houses for his family on the land (including #s44, 46 and 47). About 1912, Edward Harrington, a local realtor, bought the property and converted it to apartments. The original house was 5 x 3 bays, transitional Federal to Greek Revival style. The changes made in 1912 include the addition of the east portico, dormers, bay windows, front, central gable and the large, rear ell--all in the Colonial Revival style--and the alteration of window sash.

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61. Newport Apartments (328 College Street); c.1967

This 18 unit apartment complex is built in the same style as the Lexington Apartments (#63). These are 2 stories plus mansard with a 3 story porch (with wrought metal rails) across the south elevation. This building has a concrete block foundation, vertical board siding and an asphalt shingle roof. It is non-contributing due to age.

62. Kenneth Hinds/Michael McMahon House (332-334 College Street);  
1924

This 2 1/2 story, Colonial Revival duplex house is a large wooden, rectangular structure on a concrete block foundation. The gable front roof with jerkinheads is sheathed with slate. A plain beltcourse divides the first and second stories; the building is clapboarded below this and wood shingled above. On the facade, a 3/1 window with long vertical panes in the upper sash pierces the wall above the full-width, 2 story porch. Four, simple columns set on a shingled rail on the second floor and a clapboard rail on the first floor divide the porches into three bays. The molded cornice of the second story porch projects. A tripartite window of a 3/1 flanked by narrow 2/1s occupies the west (left) side of the facade at each level. On the east (right) side, an eight pane glazed door appears on the second story; two half glazed doors on the first floor lead to the separate apartments on each floor.

The fenestration, mostly 3/1 sash, is assymetrical horizontally but is in the same pattern on both stories. The windows have plain architrave surrounds.

In the rear, a shed roofed, 2 story, sleeping porch extension runs 2/3 the width of the gabled end; the first story projects slightly further; banks of 2/2 sash windows light these porches. In the northeast corner, a secondary entrance is sheltered by a full-width roof which is supported at the end by a simple brace. A 6/1 window pierces the gable. There is one small interior chimney with a corbelled cap on the west side of the ridge near the rear.

This dwelling was one of many constructed during the twenties to house the growing numbers of downtown workers. Kenneth Hinds, one of its first residents was a treasurer of a small Winooski bank. Michael McMahon, who moved into 334, was a clerk in a downtown garment factory. Harrington Place, a small, dead end street immediately west of this plot, was cut in 1917.

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63. The Lexington Apartments (348 College Street); 1967

The Lexington Apartments are housed in a modern, 23-unit apartment building on the northwest corner of College and South Willard Streets. It was completed and occupied in 1967. The building replaces the old High School building, designed in the Second Empire style, and, as if in memory, the apartments carry a mansard roof.

The 2 story structure, with mansard third floor, is L-shaped in plan and runs along the north and west boundaries of the site. The external walls are faced with vertical flush-boarding which is broken up by vertical panels formed by the wooden top-hung windows and their painted plywood spandrels. These panels extend up through the lower slope of the steep, asbestos shingled mansard which projects slightly over the walls.

The building is non-contributing. The site, however, is of historical interest as one of the first developed in the district. On July 15, 1816, the academy for Advanced Scholars opened its doors here. The school was renamed the Burlington Union High School in 1829 when it was conveyed to the Burlington High School Corp.; it accomodated 100 pupils.

The early building was replaced in 1871 by a 2 story brick and wood structure with a third story mansard. This soon became obsolete and from 1900 onwards pupils were transferred to Edmunds School as the buildings were completed. Thereafter it was used for temporary accommodation for school departments and for the City Hall in 1926 and the Health Department in 1929, until replaced in 1967 by the current building.

64. The Maranette (360 College Street); 1937

This building is listed in the South Willard Street Historic District as building #120. A more complete description can be found in that nomination.

This apartment house and a similar building on Main Street, "The Ridgewood" (#19), were both designed by the local architect Louis Newton and built in 1937. The 2 story (with exposed basement on the west), rectangular, brick, "blocky", Colonial Revival building has a flat roof and concrete foundation.

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65. Bennett Turk House (Sanders Hall) (368 College Street); 1865

The Turk House is a 3 story, 3 x 2 bay, brick, Italianate house with hip roof and prominent cupola. The main block is surmounted by an asphalt shingled hip roof and a 2 x 1 bay, hip roofed cupola with paired brackets, round arch windows, and paneled pilasters with inset floral motif decorations. A broad, central, wall gable lends additional emphasis to the facade and its hierarchically ordered central bay and main entry. The main entry has double leaf doors with carved, molded and elaborately embellished round-head panels with circular centers. They are within a segmentally arched opening with clear transom. The molded architrave is surmounted by a heavy, projecting, cast iron label lintel with keystone which springs from carved consoles. Directly above the main entry, on the second floor, is another door with a projecting, cast iron, segmentally arched hood supported by console brackets. This door gives access to a one bay porch that shelters main entry below and is embellished with dentil molding and supported by large brace brackets with curved ends. A smaller door with arched lintel molding and small balcony of decorative wrought iron appears on the third floor to complete the facade's hierarchical arrangement.

Fenestration is principally 2/1 sliding sash over projecting sills supported by small scroll brackets. Carved, floral motif heads with peaked centers are accentuated by a central acanthus motif. The third floor windows are cut into the cornice line with heads flush to the eaves.

On the west side, a 1 story, hip roofed Italianate porch with chamfered and capiteled posts and open sides shelters two large French doors. A 3 x 2 bay, 2 story, brick wing with 1 story, 3 x 1 bay, kitchen addition extends to the rear. The rear entry is accentuated by a small entry pediment.

Now a college dormitory (Sanders Hall), the Turk House was originally built for Bennett Turk, a clothing retailer and one of the prominent early members of Burlington's Jewish community.

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66. Josephine Wires House (376 College Street); c.1899

This 2 1/2 story, Queen Anne house with Colonial Revival detailing has a brick veneer and a rough-faced stone foundation. The main structure has 4 x 5 bays, and an original, gable-roofed ell which extends to the rear. At the center of the asphalt shingled, pyramidal hip roof is a steeply gabled, wooden dormer with paired 6/1 windows and a pediment decorated with swirling, organic reliefs. A 3 story, octagonal tower, located at the southwest (left front) corner, asserts itself as the main feature on the street facade; the tower has a slated cap with a finial. A raised brick panel, framed by molded brick, occupies the front facet of the tower's second story. The corners of the tower are also done in molded brick.

The wooden front door is found in the bay to the right (east) of the tower. It has two leaves, each of which has two horizontal glass panes over two horizontal, fielded panels. Sheltering this is an entrance porch with a long, gabled roof and simple metal-lattice posts. However, discoloration of the brick shows that originally there was a hip roofed porch which ran across the front of the house, covering the existing foundation-stone platform. Above the porch is a rectangular, 3-part window, with wooden pilasters framing the 1/1 window which is flanked by narrow, stained-glass sidelights. The majority of the other windows are 1/1 with flat arches and quarry-faced stone sills. A wide band of painted, corbelled brick imitates a frieze and architrave just below the wooden cornice and is continued around the tower as a string course.

The west side of the house has a central, 2 story, three-sided bay window which is topped by a dormer like that on the front. Directly behind the bay, a wooden, 2 story, enclosed porch with simple classical trim rises in the corner between the main block and the ell. The shed dormer located above this porch is attached to the steeply-pitched gable roof over the ell. The east elevation is dominated by a narrow entrance pavilion which rises to a pediment that mimics the two gabled dormers. The space between the main block and the ell is filled on this side with a 1-story, wooden porch that has been enclosed and finished with asphalt siding.

This house was built for a widow named Josephine Wires and is now divided into apartments.

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67. John Peck House (Trono House) (384 College Street); 1897

This is a late Queen Anne house with some Colonial Revival features exhibited in the decorative motifs. The house has an irregular plan, a slated hip roof, and a prominent, polygonal, southeast (right front) corner tower with an octagonal bellcast slate roof. The tower is embellished with an elaborate bronze final in a shooting star motif and a carved floral panel on the face to the street. The house has a boxed cornice with a wide frieze exhibiting carved wooden swags and moldings on the tower portion. The cornice continues around the perimeter of the house and the tower. The first story of the facade has a large, west (left) window flanked by embellished colonettes supporting a full entablature and a carved bellcast pediment with a carved floral motif; this double window has a stained glass transom light with tracery. Central to the facade is a gable dormer with a carved floral motif in the pediment.

The windows of the house are 1/1 sash with wooden sills and plain surrounds.

The entrance has a raised 1 x 1 bay porch with concrete steps, shingled pedestals supporting pairs of Doric columns which in turn support the flat roof with molded cornice and plain frieze. The oak door has a single, square, glazed panel topping 4 horizontal panels and has a plain wooden surround.

The east elevation has a prominent, gabled, 2 story oriel window rising above the roof line; this oriel has a carved floral panel in the pediment and a cornice and frieze with carved wooden swags over the first story paired windows with diamond patterned muntins. The oriel window is supported with 3 elaborately carved, scrolled consoles. A shouldered, exterior, corbelled chimney lies to the south (front) of the bay, piercing the cornice and has a recessed panel with a molded brick boarder.

The west elevation has a projecting bay with an undecorated gable roof dormer. An interior chimney lies mid-slope on the west elevation with the narrow end to the street.

The north elevation has irregular fenestration, and an obstructive wooden, 3-tiered fire escape with a green, corrugated plastic roof extending to the west of a 1 x 1 bay, 1 story, recessed porch at the northeast corner; this porch has a full entablature supported by columns.

The tower of the house has a pink, random ashlar stone foundation and the rest of the structure has a plainer stone foundation with cellar windows.

This house was built for John Peck, a Church Street storekeeper.

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Addition (384 College Street); c.1970

The addition to the house meets the northwest corner and runs to the rear of the lot. It is a 5 unit, 2-story structure. A concrete block parapet lies between the first and the second unit rising up through the gable roof. This building has clapboard siding and a concrete foundation. It is non-contributing due to age and architectural incompatibility.

68. Carriage Court (388 College Street); 1979

This modern, multi-unit, brick and aluminum-sided condominium complex stands on a site that apparently was open land until the time of its construction. The gable roofed structure is situated with its lateral eaves to the street and is pierced by skylights. A 1-story, flat-roofed row of carports lays between the street and the building. This structure is non-contributing to the district due to age and architectural incompatibility.

69. Captain Lyon--Howard House (Acacia House) (404 College Street);  
1844; alterations 1855

The Lyon-Howard House is an Italianate, 3 x 2 bay, 2 1/2 story, brick house with very low pitched hip roof, prominent cupola and center entry; a low, 2 story ell projects from the rear.

Like the house, the cupola also has a low pitched hip roof with a molded cornice, which is supported by small, paired scroll brackets. Recessed, round-topped panels divide each face of the cupola into two bays, filled on the north and south sides by paired 1/1 round-arch windows and, on the east and west, by single 1/1, round-arch windows.

The broad eaves and wide, molded cornice of the main roof are supported by scroll brackets with applied acanthus leaf motifs. Between each bracket a raised molding defines long, rectangular panels, which on the main facade appear as eyebrow windows over the principal bays; larger eyebrow windows with projecting stone sills below the frieze level are on the sides. Brick corner piers carry the very wide brick frieze, thus giving the plane of the main body the appearance of being slightly recessed.

The recessed main entry with large, rectangular transom, sidelights, and paneled reveals is sheltered under a hip roofed Italianate entry porch with full, denticulated entablature and paired scroll brackets at the corners. It is supported by square, paneled posts with projecting molded capitals and squat pedestals. The recessed post panels feature applied acanthus leaf designs.

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A low balustrade on top of the entry porch creates a small second story porch accessible from a projecting, hip roofed, "boxy" bay with center, double leaf French doors flanked by sidelights (now covered).

The windows are segmentally arched with 2/2 sliding sash surmounted by peaked cast iron lintels with elaborate floral designs. A 1 story, flat roofed bay window appears on the first floor front bay of the east side and features a large 2/2 flanked by narrow 1/1s with bottom panels; paneled pilasters with capitals frame the windows and the corners and support the denticulated frieze and cornice. A 1 story, gable roofed, Greek Revival porch with fluted Doric columns is on the west.

The rear 2 story wing extends for 5 bays. A 1 story porch with slotted posts and jigsaw brackets extends along the east elevation; this is in poor condition. The plain lintels and sills of this wing contrast those of the main block. The cornice is bracketed.

The house was originally built in 1844 by Captain Daniel Lyon, who made a fortune in the thriving Lake Champlain steamship trade. Judging from the period, form, and west porch, it was almost certainly a Greek Revival structure. In 1855, D.D. Howard, a prominent New York City hotelier, purchased the house and hired Seldon Patee to alter it to its current Italianate style, an extremely early example in Burlington (the first being the Hickock House--#20--of 1850, on South Willard Street). Subsequent owners include Joseph W. Shepard (1901), Edward Gebhard (1920), and Charles Mansell. This building is used today as a fraternity house.

70. Office (89 South Williams Street); c.1965

This 1 story, gable front medical office with asphalt roof, aluminum siding, and front gable wing with large picture window, does not contribute to the historic district because of its recent date of construction and incompatibility, both in scale and style.

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71. Fred B. Howe House (81 South Williams Street); c.1900

This residence, built c.1900, is located on the west side of South Williams Street on what was once part of the Lyon estate on College Street. The 2 1/2 story, brick veneered, gable roofed house is a high style example of Colonial Revival with such characteristics as a modillioned and denticulated cornice, brick quoining on all corners of the main rectangular block, and a projecting central pavilion with a projecting entrance porch. Resembling houses of the Georgian period, the front central projection is gable fronted and contains, in the peak, a long oval window with radial muntins. Above the entrance porch, a balustrade implies a deck for the second story which has a large 12/1 sash window flanked by two, thin, separate 6/1 lights. The entrance porch is supported by two clusters of three simple columns at the front corners. Narrow porch decks extend to either side of the entrance porch to cover the entire facade; these feature simple balustrades and cut-out skirts (these decks have been rebuilt 1987-1988). The front door with toplight is flanked by 6/1 side lights which are not incorporated into the door surround. The outer two bays of the front facade are pierced by one 12/1 window on each story. A gable dormer pierces the roof near the eaves on both sides of the pavilion; these clapboarded dormers have round-headed top sash with radiating muntins, corner pilasters supporting an entablature, and cornice returns. On the south elevation, a polygonal, 2 story bay window with flat arches over the windows occupies the rear bay. The ground slopes toward the rear of the house to reveal a random ashlar, redstone foundation, which appears as a full walk-out basement in the rear. The 2 northern rear bays are occupied by a shallow 2 story ell. The remaining bay has a basement story which projects beyond the other ell and which serves as the base for a 2 story wooden porch; a closed railing and simple, boxed posts are found on the first level while the second has a balustrade; above this, the main roof line continues out to form the porch's roof. Two gable dormers like those on the front are also found on the rear. Gables have cornice returns and the primarily 12/1 sash windows have gauged arches. A central, interior chimney appears at the ridge. The roof has been redone in asphalt shingling. The old Lyon estate which occupied the corner of College and South Williams Streets was subdivided c.1900 and Fred B. Howe, a successful commercial traveller who later became president of the Burlington Co-operative Milk Products Company, had this dwelling erected. In 1931, Lorenzo B. Howe moved in when his father died.

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71A. Carriage Barn (81 South Williams Street); c.1900

A carriage barn serving the Fred B. Howe house is located southwest of the house. It has a slated gable roof, redstone foundation, and primarily clapboard sheathing with corner boards. A central, projecting gabled entrance has shingles in the upper half above the wide carriage opening. The 2/2 windows appear only on the first floor in the front; fenestration varies on other elevations.

72. W.C. Isham House (71 South Williams Street); 1898

This 2 1/2 story house with various steeply pitched gables (cross gables and projections), a clapboarded first story, and shingled upper stories was built for Walter C. Isham in 1898. The massing and materials of this house suggest Queen Anne while the emphasis on steeply pitched gables is indicative of Tudor style; the 9/1 sash windows with plain surrounds are Colonial Revival; finally the upper stories' sheathing is Shingle style.

The dominant front gable is interrupted by a gabled, 2 story, triangular jutting bay at the left (south) front; plain bargeboards frame a canted gable peak. A gable roofed entrance porch with boxed posts, squared balusters, lattice skirt and exposed rafter tails projects from the central bay and protects the door with a single pane toplight over molded panels. The left front (southeast) corner is canted. Immediately to the rear of this are recessed bays at both stories; that at the second story contains a screened porch under a broad Gothic arch. A gable dormer breaks the roof to the rear of the east gable. A shouldered brick chimney with decorative corbelling breaks the eaves line of the west (rear) gable; a second, similar chimney rises from the east slope of the northwest corner gabled projection. A 1 story entrance porch is placed on the east elevation of this projection. Across the west (rear) elevation are extensions: flat roofed in the center and gabled at the southwest. Banks of windows under broad Gothic arches light the second story.

The foundation is random stone and fully exposed at the rear. A molded water table and molded, narrow belt courses wrap the house and mark the floor levels. All gables have plain bargeboards and exposed rafter tails. The frieze is vertical matchboard. Windows are primarily 1/1s on the first story and 9/1s above; exceptions to this are the modern casement windows in the rear.

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72A. Condominiums (71 South Williams Street); c.1986

Set to the rear (west) of the W.C. Isham house are these 2 story, gable roofed condominiums which are stepped at each unit. Projecting, shed roofed garage extensions are placed at the front of each unit; above these are banks of casement windows. The units are clapboarded with asphalt shingled roofs. These condominiums are non-contributing due to age and architectural incompatibility.

73. Loomis House (Sigma Nu) (57 South Williams Street); 1884

The Romanesque Revival Loomis House is a 2 1/2 story, 5 x 2 bay, brick veneer structure. The double peaked, hip roofed main block integrates square and imbricated slate shingles and is irregularly punctuated by five massive chimneys with corbelled caps. An internal end chimney at the south side bisects a gable dormer, leaving two corners for triangular windows. The hip roof of the projecting center bay, and hip roofed dormer over the main entry bay combine to give the house the appearance of more complex massing than actually exists. The original cornice has been replaced by a plain fascia board with open soffit.

The main entry is sheltered beneath a projecting entry porch fronted by an oversized, gable parapet with feet and an arched, stone faced portal. The entry arch springs from marble springblocks resting on brick and stone bases with marble plinths. Both the parapet cornice and archivolt molding are embellished with molded brickwork. Two arched openings with marble sills are on each side of the short gable roofed projection that leads to the double leaf main door. Over the main entry, a shallow, recessed porch within a segmentally arched opening shelters a segmentally arched door flanked by round-headed fanlights.

Windows are both paired and single, all 1/1 sliding sash with segmentally arched top sash, projecting marble sills, and segmental arched, rockfaced stone arches. The entire structure rests on a redstone foundation with marble watertable.

A hip roofed, 2 1/2 story, 2 x 3 bay ell extends to the rear of the structure. A recent, one story, shed roofed porch on the south side shelters two french doors, now boarded over.

The house was designed by prominent Burlington architect A.B. Fisher in 1884 for Horatio Loomis, a member of a local merchant family. Horatio returned to Burlington after making his fortune in Chicago. Over the door he had inscribed the dates "1833-1883", those of his birth and return to Burlington.

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74. Loomis-Austin House (43 South Williams Street); c.1845;  
additions c.1880 and 1977

This house was constructed, c.1845, for Maria Loomis, in the Greek Revival style. The house faces east and is set well back from South Williams Street on a lot sloping steeply to the rear. The central gable front block with its north, south and rear ells is constructed in American bond brick and sits on a redstone foundation. The original structure was extended, c.1880, with wooden porches and a bay window in the Italianate manner. In 1977, the building was converted into apartments, and garages and the rear ell were added.

The front gable peak of the 3 x 2 bay, 2 1/2 story, central block is pierced by a triangular-headed window with lower sash. The other windows are 6/6 sash with heavy lintels and narrow sills of granite. Steps in granite lead to the right (north) sidehall entrance with recessed door. The opening, under a heavy, granite lintel, is lined with wooden, fluted pilasters (thus forming part of the reveal) which support a full entablature with denticulated cornice. The 6-paneled door has 3-paned, 3/4 length sidelights with lead muntins.

The single-story, 1 x 2 bay, south ell, with hip roof, is inset from the front and rear walls of the central block. A bay window, in wood, fills the front bay of the south facade. From the rear bay protrudes a 2 x 1 bay Italianate porch with recessed panel posts and a hip roof. An open wooden stairway gives egress, to the rear, from the porch which is enclosed by a square balustered railing with fixed, 20-light windows to the road.

The 1 x 2 bay north ell is 2 storied and L-shaped in plan, with a hip roof.

At the rear, a 2 story ell was recently built with a garage and entrance door on the first floor, below the grade of the front garden. On the original building, a second story porch, of the same period as that the south porch, is visible above the roof of the rear ell.

The house was built for Maria Loomis, a daughter of Luther Loomis and grand-daughter of Phineus Loomis. The Loomis family were one of Burlington's earliest successful families. This house was one of six built on family lands in this area along with a tannery and other workshops. When Maria died in 1889, her boarder of 30 years, Reverend Ware, lived there 2 years until his death. In 1919, the young lawyer Warren Austin purchased the premises from Maria's heir, Horatio Loomis, a professor of mineralogy at UVM. Austin went on to an illustrious career: he was elected to the US Senate from 1932-46, and was named US Ambassador to the UN for which he had been a founding father.

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The building was divided into apartments after the death of Mrs. Warren Austin, in 1977.

75. Hill Gardens Condominiums (43-47 South Williams Street); 1977

This townhouse complex, sited behind the Loomis-Austin House and the Edward Isham House, is U-shaped in plan and focused on a central courtyard. The large, 3 story, south building steps down the site which falls away to the west. The elevation of the building displays a pattern of 3 story blocks between fire-wall divisions: a plain clapboard story, a recessed clapboard story pierced by windows and a story of balconies. The roofs are steeply pitched and finished with grey asphalt shingles.

The west and north buildings (3 in total) are similar in style, but are not stepped.

This complex is non-contributing due to age and architectural incompatibility.

76. Edward S. Isham House (31 South Williams Street); 1912

This 2 1/2-story, 3 x 3 bay, brick, Colonial Revival residence has a low, slate, pyramidal hip roof with exposed rafter tails. Hip roofed dormers pierce all slopes and contain either replacement single-pane windows or ventilation louvers (formerly paired 12 pane windows).

The central element of the main (east) facade is an entrance porch with low, brick walls topped by paired columns supporting an architrave, frieze and cornice which is covered by a flat roof with exposed rafter tails. The modern, 2 panel plus fanlight door may have once been surrounded by sidelights and a transom, but now is framed in plywood panels.

Above the door on the second story, a tripartite window consists of a central replacement window and two, angled sidelights beneath which are molded panels. All other windows are recent replacement 1/1 sash (formerly 12/1) with flat arches and sandstone sills. The windows, which are symmetrically placed on the main facade, have a more random placement on other elevations.

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The south elevation, elaborated by an exterior, shouldered chimney with a corbelled cap, was formerly enhanced by a 2-story vernada (recently, c.1987, removed). The porch began at the rear of the south elevation and wrapped around to the west (rear) and consisted of two bays on each elevation. The roof was supported by square posts and the closed balustrade was marked by horizontal recessed panels. A closed lattice filled the space from the ground to the first floor of the porch. Currently, off the southwest corner is a recent (c.1987) 2 story (plus full basement) addition; this continues the roof lines of the main block and features paired 1/1s, clapboard siding and an asphalt shingled roof with exposed rafter tails.

The brick foundation was once totally exposed on the west (rear) elevation where a first story, flat-roofed, polygonal oriel window hung to the left of the porch.

Another notable feature is a tripartite, leaded glass, second story window with heavy mullions and a transom bar on the north elevation.

77. Unitarian Parsonage (Alpha Tau Omega House) (21 South Williams Street); 1905; addition 1965

Built as an Unitarian parsonage in 1905, the red brick, Colonial Revival, 3 x 3 bay, 3 story (originally 2 stories) dwelling has served as a fraternity house since 1931. The rectangular, 2 story main block and central projecting pavilion are capped by the aluminum clad, broad eaves of an asphalt covered hip roof. A 1965 addition of a third story superstructure rises from the roof.

A 1 story, flat roofed entry porch projects from the central pavilion and is supported by clustered Roman Doric columns and pilasters. A wide door enframingent of narrow Doric pilasters, a molded architrave and full length side lights provide emphasis to a wide, 4-paneled door. Centered over the entry porch, a broad four centered brick arch frames a Palladian style window. Curved fan panels fill the spandrels. A broad, classically decorated porte cochere, supported by Roman Doric columns and pilasters at wall line, shelters a central north entry and provides a gateway to a rear parking lot. A centered, 2 story, canted bay window with hinged brick joints and a wooden third story addition provide balance to the south elevation. A 2-tiered, (largely) enclosed porch extends the full length of the rear elevation. Two story, paneled pillars with bases and capitals indicate that this was formerly an open, monumental porch. The modern infill consists of plywood paneling and modern windows.

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Windows throughout the building are primarily modern replacements. Gauged arches crown the window openings.

The house stands on the site of the old Phineas Loomis homestead, built by the patriarch of the Loomis family who owned this neighborhood from the earliest days of settlement. When it was torn down in 1896, there was much public indignation at the destruction of one of the oldest (1790) houses in town.

The present house was built as the Unitarian parsonage in 1905 on land donated by A.E. Richardson, who lived across the street. Richardson also donated an ornate carved placque by Foswick, similar to those in his own home which was destroyed by fire. The parsonage was acquired by ATO in 1931.

# 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
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		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** N/A      **Builder/Architect** See Text

**Statement of Significance (in one paragraph)**

The Main Street-College Street Historic District was one of Burlington's most exclusive neighborhoods throughout the nineteenth and early twentieth centuries. As such, the buildings within it are some of the most highly developed examples of high style and popular architecture in the city. Numerous designs by important local and regional architects are within the District, such as the Gates House (#1) designed by Peabody and Stearns. The District also has perhaps Vermont's only Prairie Style building (#59). The District includes a particularly large number of Greek Revival and Colonial Revival buildings, the product of two different generations' prosperity. In its generally well preserved condition--despite the conversion of single family houses to office and apartment space--the Main Street-College Street Historic District is a rich text that vividly illustrates the history of Burlington's middle and upper classes, through their houses and civic institutions, from the opening of the nineteenth century to the Second World War.

See Continuation Sheets

# 9. Major Bibliographical References

See Continuation Sheets

# 10. Geographical Data

Acreeage of nominated property 47±

Quadrangle name Burlington

Quadrangle scale 1:24000

### UTM References

A	<u>1</u> <u>8</u>	<u>6</u> <u>4</u> <u>2</u> <u>9</u> <u>1</u> <u>0</u>	<u>4</u> <u>9</u> <u>2</u> <u>6</u> <u>6</u> <u>3</u> <u>0</u>
	Zone	Easting	Northing

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	Zone	Easting	Northing

C	<u>1</u> <u>8</u>	<u>6</u> <u>4</u> <u>2</u> <u>9</u> <u>6</u> <u>0</u>	<u>4</u> <u>9</u> <u>2</u> <u>5</u> <u>9</u> <u>8</u> <u>0</u>
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### Verbal boundary description and justification

See Continuation Sheets

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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# 11. Form Prepared By

name/title See Continuation Sheets

organization \_\_\_\_\_ date \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_

# 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 [Signature]

title Director/State Historic Preservation Officer date 08/25/88

### For NPS use only

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

[Signature] date 10/12/88  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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The Champlain Valley was the scene of conflict between marauding bands of Indians and Europeans, and bloody battles between marching armies from 1609, when Samuel de Champlain fired on attacking Iroquois, until the late 1700s. The first landowner on record in the Burlington area was Felix Powell who bought three 103 acre lots in the Appletree area, and built a log cabin in 1773. In the same year, Edward Burling and Ethan Allen started trading posts nearby. But, in 1780, some 40 families had to evacuate the area when the British troops moved south and left them unprotected. It was not until 1783, after the Treaty of Paris had placed Vermont within the borders of the USA, that Stephen Lawrence and his family returned and became the first permanent settlers. They were soon joined by others from Connecticut and Massachusetts, and in 1787 the first town meeting was held. The year 1791 was a turning point: Vermont became a state, the land claims disputes with New York and New Hampshire were settled and the town was chosen as the site for the State College. Ira Allen immediately donated 50 acres of land at the top of the hill for the construction of the College. Sited on the north-south waterway, Lake Champlain, surrounded by abundant, virgin forest, and close to the power source of the Winooski Falls, Burlington was ideally suited for development in those pre-industrial times.

The next fifteen years were prosperous times. The population grew from 330 in 1790 to 815 in 1800 and an active trade in lumber developed with Canada. What is now known as Main Street was one of the first transportation routes laid out; it stretched from the lake up the hill to its present junction with Williston Road. By 1795, it was the route of the Winooski turnpike which began at the bustling Courthouse Square on the corner of Church Street. The name, however, was something of a misnomer as the street was bisected by a wide and deep ravine which crossed Burlington at the bottom of the hill. A wooden bridge, some 200 feet high, spanned the ravine on Main Street, but heavier carts preferred the lower route along Pearl Street. The lower section of Main Street thus developed as part of the commercial center, and the hill section, which was divided into some 30 large lots, with magnificent views over the lake, slowly developed into a residential area.

In 1804, the first of the grand houses of Main Street was built for Thad Tuttle, a lumber merchant. The house was set well back from the dirt road, and was designed in the popular Federal Style. In 1806, a more modest residence (#14) was erected by Moses Catlin, a master builder, who had moved to Burlington in 1800, and married one of Ethan Allen's daughters. The owner, Mark Rice, a renowned joiner whose chairs are now collectors items, probably finished the interior himself.

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In 1807, the National Embargo Act made trade with Canada illegal. The distress occasioned to the lumber traders was evidenced by the end of the most building activity on the hill. Apparently the fortunes made in the smuggling trade with Canada were not reflected on the hill.

Though the State College had no permanent buildings on the hill site, it was graduating students by 1804, and soon began to have an impact on the townscape. By 1810, a street leading from the town to the College site was laid out between Main and Pearl Streets; a few large lots on either side of the street were cut off from the even larger lots facing Main and Pearl, and what was later the Peck homestead was laid out on the east. In 1816, Luther Hagar, a successful merchant, erected a substantial wooden house near the bottom of the hill, on the south side. Following a disastrous fire in 1830, a house was rebuilt on the same site (#42) in 1832.

During the 1820s and '30s, several major industries were begun in the Burlington area. Local involvement in the lumber business led in 1820 to the start of the city's first paper mill. Another large factory that opened at this time was the Champlain Glass Company in 1827. As a result of a new emphasis on sheep raising, Vermont began to see the development of woolen mills. A significant example of this was the Burlington Mill Company, which opened its doors at the Winooski Falls in 1835. Thus Burlington became an important industrial center.

Another major event which contributed a great deal to Burlington's economic vitality was the opening of the Champlain Canal in 1823. This greatly increased the trade with New York and southern New England, providing first-rate markets for Vermont's lumber, agricultural products, and manufactured goods. This was of great significance for Burlington in particular, since the city was one of the biggest ports on Lake Champlain. In addition to shipping its own goods, it handled most of the Canadian imports as well.

Because of the new industries and increased trade, Burlington grew quickly, both in wealth and population, and it became the third largest city in Vermont.

Burlington's new wealth and status were reflected in the Main Street-College Street Historic District as the first houses appeared on College Street. Built in the 1830s, these stately homes set the tone for the area. They are all large Greek Revival houses set on spacious lots, and nearly all of them were owned by members of the Peck Family. Dr. John Peck, the patriarch of the family, ran a wholesale grocery business and owned most of the land west of Willard Street on College. It was there

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that the original, wood-framed homestead was located. But, in 1830, he built a new, brick house at 326 College Street (#60). Soon after that, he began building houses for his three sons and his son-in-law. Like his own, these brick, Greek Revival houses (#s44, 46, and 47) were erected by the Morse Brothers, who were among the best-known masons/builders in the city.

The people of Burlington were so honored by General Lafayette's visit in 1825 that they named a street after him. Fayette Street, now known as Main, was once part of the Winooski Turnpike, which ran east toward Williston along the Winooski River. However, in 1830, the route for the turnpike was diverted to nearby Pearl Street by an act of the Vermont legislature, apparently because Pearl was less steep and a more accessible commercial route than Fayette (Main) Street (because of the presence of the ravine).

In the early 1840s, the population of Burlington was approaching 5,000 inhabitants. Several stage lines linked Burlington to the east and north-south routes. Because of the transportation link to the east coast, a large number of Irish immigrants were able to settle in Burlington during the mid-1840's, fleeing the great "potato famine" of their homeland. Their influx provided Burlington with cheap labor for the woolen mills and servants for the growing middle and upper class households.

With the opening of the Chambly canal in the 1840s, linking the St. Lawrence to Lake Champlain, Canadian lumber--shipped to and milled in Burlington--provided building materials at a competitive price. Burlington's marketplace provided building stone, brick, milled and structural lumber, window glass, and labor. The result was some of the richest resources for building construction in the east.

Up through the 1840s, a few landowners laid claim to the area between Main and College to Pearl and South Williams west to what is now South Winooski (old White Street). Almost half of the District's owners were Pecks. The Historic District area of the early 1840s tended to be large parcels of land on an open landscape. The land was in transition, being broken into smaller parcels by original owner's children, nieces and nephews. Land speculation, always present, broke some of these parcels into home sites.

Two houses within the district boundaries built during the 1840s were the Daniel Lyon House built in 1844 (#69, now 404 College Street) and the Loomis-Austin House built in 1845 (#74, now 43 South Williams Street). The Lyon House was built for Daniel Lyon, a steamboat Captain. As fortunes changed Lyon was later forced to sell his large brick house and resettle in a frame dwelling on Main Street (#16).

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By 1854, the Plattsburg and Montreal Railroad, the Northern New York Railway, the Vermont Central Rail Road, the Albany and Rutland Railway, and the Cheney, Rice and Company Railroad competed for Burlington's patronage with stirring posters of the adventures of railroading. Gas lines were run on College Street between South Winooski and Willard in 1853.

Materials for building continued to proliferate in Burlington. In 1850, "fire-proof paint" was advertised. Chilson's Patent AirWarming and Ventilating Furnace was placed on sale in 1854. Because of the break-through provided by the furnace and central heating, new forms of architecture began to evolve, opening the interior space of dwellings to new forms. Andrew Jackson Downing published his Second Book of Cottage Residences in 1850. The popular book called for a reorganization of the dwelling's interior spaces, different color schemes, and exterior innovations.

The building activity within the historic district during the 1850s included the Hickok House (#20 in 1850) which is the earliest example of the Italianate style in Burlington, the Barnes House (#7 in c.1850), the remodeling in 1855 of the first Lyon residence by D.D. Howard from Greek Revival to Italianate, and the already mentioned Lyon House of 1856.

The ravine located at the base of the district's western slope, became the cause for concern during the 1850s. Characterized as an open sewer, the ravine held foul waters draining from open sewer ends. Children skated on the frozen rancid pool in winter, and the Vermont central railroad used the ravine's side as a rail bed.

The Civil War years saw Burlington improve economically from the mild depression of the 1850s to the full-blown boom of the 1860s. Burlington's lumber and mill industries thrived in the war years turning out uniforms for the Union army and dressing lumber shipped from Canada and railed from as far away as Michigan. The arrival of the railroads and the new inland transportation system threatened Burlington's control of transportation on its waterways. Burlington rose to the challenge of integrating the two systems to function optimally.

The success of the textile, lumber and wood products establishments spawned many other new industries and mercantile endeavors that grew significantly during the period.

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With the broadening of the economic base and heightened contact with other transportation centers, Burlington began to identify and cultivate an urban identity. Development pressures increased and farmlands were cut up for houses, stores and factories. In 1862, the first five naphtha lamps were placed in the business district and Burlington henceforth began to light its streets. In 1865, the city limits were set and Burlington was incorporated as a city. The City Water Works opened in 1867 and the first water was pumped into the reservoir. By the next decade the wealthier area of Burlington had such urban luxuries as sewers and sidewalks. The wealth of the Main-College Historic District residents afforded them large land plots and the new advantages of city living. The district showed clear signs of benefit from Burlington's thriving economic condition.

College Street's growth during this period reflected the success of Burlington's businessmen. In 1865 Bennett Turk, a partner in a profitable downtown clothing store, built a distinctive Italianate house enriched by a cupola and elaborate cast iron features (#65). In 1867, Stephen Herrick, a successful Church Street dry goods merchant built a fine Italianate house on College Street (#39). Returning home from the Civil War to a prospering town, George Hagar joined his father's thriving hardware business, and, in 1871, built what stands now as the best example of a Gothic Revival house in Burlington (#41), to which the style is a rarity.

The Main Street-College Street Historic District saw little change in the 1870's as the boom leveled off and Burlington's population began to decline slightly. The 1870's was a transitional period for Burlington as it settled into its place in an increasingly competitive market. Though the lumber and wood products companies continued to thrive through this period, the smaller industries such as clay products and shipbuilding faltered.

The change most notable on the maps of the period is the increasing occurrence of subdivision, as the large estates within the city limits were being sold off as lots under development pressure. This process which was indicative of the spirit of the city would soon reach the Main Street-College Street Historic District. Also seen on contemporary maps are the laying out and extending of roads, such as the addition of a road crossing the ravine (which became South Union Street).

During the late nineteenth century, industrialization, immigration, and a transportation revolution were underway and physically transforming the image of Burlington. The central hill section exhibited the economic prosperity occurring downtown. Although College Street retained

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its rural character, Main Street saw the construction of seven elegant Victorian style houses (#s 2, 15, 17, 18, 21, 22, and 24) to serve as residences primarily for businessmen and merchants. These were large, well spaced houses uniformly set back from the street with similar landscaping and stylistic elements (#11, also a Queen Anne building, is an exception being a duplex set close to the street). As a group, they established a lasting rhythm on the street.

A.B. Fisher, Burlington's leading architect of the period, was responsible for four of the predominantly Queen Anne style houses on Main Street constructed between 1880 and 1890, one of which was his own home (#17) completed in 1884. His first Burlington project of this style was a house (#2) for C.R. Hayward, located at 371 Main Street. After returning to Burlington from service in the Civil War, Hayward married into the Lawrence Barnes family and became quite wealthy in that family's lumber business. This house of immense proportions and rich stylistic detail exhibits some Italianate features, such as a large cupola but is essentially a Queen Anne structure. While it is slightly more elegant than Fisher's other projects on Main Street, the other houses are quite dignified with urban characteristics. The only other building which Fisher designed that is not prototypically Queen Anne in style was constructed in a combination Queen Anne/Romanesque style (#15) for Herman Allen, a dry goods merchant whose prosperous business was located at the north end of Church Street.

The remaining buildings on Main Street of this period are similar in style. Peabody and Stearns, noted architects from Boston were hired in 1885 to construct an extravagant Shingle style house (#24, listed in the National Register on April 22, 1982) for D.W. Robinson, a lumber merchant. J.G. Reed, a wholesale tobacco merchant exhibited his substantial wealth in one of the first Queen Anne style houses (#22) in Burlington, built in 1883 near the top of the hill. John McLaughlin, its builder, followed the Comstock patterns in his design to complete a stylish, whimsical building. From this early date, it became clear that the hill section, with its lovely views, shade trees lining the street, and open land was the part of town in which to build a house if economic security had been established.

The population of Burlington grew rapidly during the period of 1890-1910 from 14,590 to 20,469 due in part to immigrant labor that poured into the city to work in quarries and factories such as Queen City Cotton. These secondary industries grew out of the solid, economic base provided by the lumber industry whose barons invested money in other areas. Despite a general national depression after the Panic of '93, Burlington continued to prosper and the houses built on Main, College and Williams Street record the varying societal levels of Burlington at this time.

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One of the men involved originally in the lumber business and then later in textiles was Joel Gates. His house (#1), a fine example of Colonial Revival architecture, designed by the Boston firm of Peabody and Stearns stands on upper Main Street.

Another style popular at that time was the Shingle Style. The dwelling erected by another prominent Burlington banker and businessman, W.C. Isham, is another architect designed building mixing the Shingle and Colonial Revival styles (#72). Architect designed houses were thus the rule in this district in the late 1800s.

The district saw not only houses of wealthier Burlingtonians being built, but the prosperity of the period gave rise to a middle class composed of physicians, managers, storekeepers and manufacturers. The Queen Anne residence of Lemuel Platt (#30) reflected the needs and taste of the new middle class.

By 1890, Burlington maps depicted Union Street finally extending from Pearl to Main Street. Other changes occurred with the subdivision of two larger estates to accommodate the new middle class. One section included an area along Williams Street between College and Main Street labeled the Thomas H. Canfield subdivision and another called the Rev. E. Hungerford Plan. The latter was clustered around Hungerford Terrace which grew from Buell Street and would eventually--by 1921--extend to College Street on the west side of the Peck House (#60). Although the Canfield lots were small, buyers chose to purchase more than one lot and many fine Shingle, Colonial Revival and Queen Anne style houses were built (#s 26, 27, 28, and 29). Construction of this quality of house was not limited to this new subdivision, but was interspersed throughout the district (#s 36, 37, 40 and 76).

Services within the city increased in the 1890s when the Burlington Traction Co. exchanged their horse cars for electric trolleys and expanded the routes of their lines. Within the district, concrete sidewalks were laid on College Street from Willard to Prospect Street and concrete water mains were replaced with cast iron lines on College and Main Streets. Later improvements included the installation of curbs on both sides of Williams Street.

After 1900, houses of wealthy people continued to be built on Williams Street with a large, architect designed house (#71) built for Fred B. Howe, a commercial traveler. Another Colonial Revival house, the Unitarian parsonage (#77), stands on the site of the Phineas Loomis homestead which was one of the oldest houses in Burlington (dating to the 1790s), torn down to make way for this 1905 house. College Street also saw the construction of a fine Colonial Revival house in 1902, the Lawrence Bartley House (#57).

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Around the turn of the century, a different type of building was creeping into the lower end of College Street for multi-family occupancy. F.A. Austin erected an apartment and office building (#51) that was connected to his home (#52) by a passage. T.S. Peck constructed Colonial Revival row houses (#56) as a rent producing investment.

Edmunds High School (#5) was also built on Main Street at this time. There had been schools in the area of Main and College Street (the former high school, for instance, was located on the site of #63, at the intersection of College Street and South Willard Street) but construction of Edmunds gave evidence of the increased development of the Hill Section.

Other public buildings began to spring up in the vicinity of the ravine at Winooski Avenue between College and Main Street. Filling of the ravine was a gradual process and as one of the last open spaces close to the business district, it became the site of the Fletcher Free Library (#49, listed on the National Register August 18, 1976) which was one of the multitude of libraries funded by Andrew Carnegie.

By 1910, the spate of increased building activity along Main and College Streets had slowed. Stiff tariffs and competition from western states caused a precipitous deterioration of Burlington's lumber economy. The booming prosperity that produced the Main Street-College Street Historic District's elegant Queen Anne and Colonial Revival houses of the late nineteenth century gave way to a more restrained period.

Yet, signs of change were present. Although Vermont as a state continued to decrease in population, a decline that had started in the 1840s, Burlington's population continued to grow. The 1910 census showed an 11.3% increase from a decade earlier, to 20,469. In 1916, Main Street became the first Burlington Street to be paved with the new method of macadamization, and, in 1919, John Burns flew the first airplane in Burlington.

The period before World War I did see the construction of one of the most unique houses in Burlington--what may, in fact, be the only Prairie Style building in Vermont. The Heininger House (#59) at 308 College Street was built in 1917 by Oscar Heininger of Keislich Construction Company for his son, Oscar Jr., a dentist. Heininger used plans from a construction trade catalogue to create the low, broad roofed stucco building similar to the hundreds of Frank Lloyd Wright inspired structures being built in the Chicago area. Wright's own Prairie Period was coming to a close and his influence spread throughout the mid-west in popular forms, but left Vermont nearly untouched.

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Dr. Heininger's house--a small, efficient dwelling without the large formal spaces or architectural efflorescence of the nineteenth century--presaged the new type of building that would predominate in the College, Main and South Williams Street area during the 1920s and 1930s. The post-World War I period during the 1920s saw economic prosperity return again to the country and, as with previous periods of prosperity, new building thrived in the historic district. New lifestyles, prompted by changes in technology, demanded smaller houses and now a garage for the family car, as well.

The area on the Hill, between the University and downtown, became increasingly more valuable in this thriving urban area and regional center. Smaller lots could accommodate more of the new smaller houses (e.g., #38); more multiple family dwellings also began to appear. In 1920, for instance, the large, Daniel Lyon carriage barn (#16A) of 302 Main Street was converted into a residence. The two family house at 332-334 College Street (#62) was built in 1924 to house downtown workers. Its first residents were the treasurer of a Winooski bank and a garment factory clerk. Elin Anderson's sociological portrait of Burlington in the late 1920s and early 1930s, We Americans, shows that although the area remained a respectable middle and upper-middle class neighborhood, the highest reaches of the socio-economic ladder were to be found south of Main Street, in the South Willard Street area. Thus, the increased density and new multi-family dwellings were not incongruous with the character of the neighborhood, at one time the center of Burlington's elite.

The Colonial Revival Style's association with early America and the birth of democratic institutions made it a logical choice for the civic buildings built on the old ravine site, such as the Y.M.C.A. and the Central Fire Station (#s 55 and 50, respectively).

The 1920s also saw the continuing increase in Burlington of modern, professional architecture firms, two of whom made a particular impact on the environment of the Main-College-South Williams neighborhood. Frank Lyman Austin was, in 1920, the only registered architect in the state of Vermont. As a founding member of the Vermont Chapter of the American Institute of Architects and the Society of Engineers he played an important role in early twentieth century Vermont architecture. In the Historic District, Austin is responsible for the design of the Central Fire Station of 1926 (#50), and the Y.M.C.A. building of 1934 (#55), both large Colonial Revival structures. When a group of local businessmen persuaded the city to build a convention hall in 1927 in order to take part in the booming tourist industry, Austin was chosen as

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the architect of the Memorial Auditorium (building #12). For the Auditorium, Austin eschewed his traditional Colonial Revival in favor of a more contemporary style that retains a classical flavor but is stylized and geometricized in a typically 1920s Abstract Classical/Art Deco structure.

Louis S. Newton was also an important figure in Burlington's architectural history. Two large apartment buildings, the Maranette Apartments on College Street (#64) and the Ridgewood Apartments on Main Street (#19), were designed by Newton and built in 1937. Both buildings were large, brick structures that could house the growing numbers of white collar workers of Burlington's downtown. Yet again, the Colonial Revival style was chosen, though in Newton's hands it was reduced to symmetry and entry ornament. Newton later went on to design some of the most important Art Deco and Streamline/Moderne buildings in Burlington (outside the District).

The W.P.A. and other New Deal public works programs brought some improvements and changes to the Historic District area. Roads were repaved and electric lines and other utilities were buried. Photographs of Burlington's L.L. McAllister document the work of crews in the Historic District.

The city zoning regulations of 1947 permitted high density residential use which included, inter alia, offices and parking lots. A new demand for high quality professional offices became evident in the 1960s when properties above (east of) South Union Street were taken over by lawyers, real estate agencies (e.g., #47) and the YWCA (#14). Due respect was paid to the gracious exteriors of the earlier buildings which have retained their domestic appearance. The partitioning of single family houses into apartments was accompanied by the construction of multi-story condominiums sited to the rear of the houses #s41, 43, 72, 74, and 76.

The loss of the old High School building on the corner of College and South Willard Streets (now the site of #63), and the original Ethan Allen Club (now the site of the new Ethan Allen Club, #58) permitted the construction of modern structures incompatible to the architectural character of the District. A number of garages have been demolished in recent years (e.g., behind #s 17, 57, and 72) as the conversion of houses into office space and/or apartment units has necessitated the construction of parking lots.

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With a few exceptions, the district encompassing Main and College Streets between South Winooski and Williams Streets has retained the character of its early 20th century appearance. Although the uses of the stately homes constructed throughout Burlington's history of urbanization have changed, the appearance and character retains a large degree of historic integrity.

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1798 Burlington, manuscript map, Robert M. Carlin

1830 A. B. Young, Burlington

1836 John Johnson Map 1836 Burlington Hopkins - Lithographer

1853 Burlington, President Edwards

1869 Beers, F.W.; New York, Burlington Map

1869 Burlington, Whitlock, New Haven, Conn.

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The boundary begins at Point A, the intersection of the Pearl Street Historic District (entered on the National Register November 1, 1984) boundary and the University Green Historic District (entered on the National Register April 14, 1975) boundary at South Williams Street. The boundary travels in a generally southerly direction abutting the University Green Historic District western boundary and travelling through Points B and C as depicted on the sketch map until it reaches Point D which is the intersection of said boundary line with the southern property line of Property #1. Thence the boundary travels in a generally westerly direction following the rear property lines of Building #s1-3 passing through Points E, F, G, and H and crossing South Willard Street on a westerly extension of Property #3 rear lot line until it reaches Point I, the intersection with the west curb line of South Willard Street. The boundary thence travels in a generally southerly direction along said curb line to Point J, the intersection with the rear lot line of Building #4. Thence the boundary travels in a generally westerly direction along said lot line and the southern property line of Building #5 and a westerly extension thereof to Point K, the intersection with the west curb line of South Union Street. The boundary then travels in a northerly direction along said curb line (which also corresponds to the boundary line of the South Union Street Historic District--proposed) to Point L, the intersection with the south property line of Building #6, from which point the boundary travels in a generally westerly direction following the rear lot lines of Buildings #6-10 to Point O, the southwest corner of property #10. Thence the boundary travels in a northerly direction following the west property lines of Buildings #9 and 10 and an extension thereof across Main Street to Point P, the intersection with the north curb line of Main Street. From this point the boundary travels in a westerly direction along said curb line to Point Q, the southwest corner of Property #11, from which point the boundary travels in a northerly direction along the west lot line of said property and an extension thereof to Point R, the intersection with the rear (south) property line of Building #49. The boundary thence travels in a westerly direction along said line to Point S, the intersection with the rear (east) property line of Building #50. From this point the boundary travels in a southerly direction along said line to Point T, the intersection with the south property line of Building #50. From Point T the boundary travels in a westerly direction along said line to Point U, the intersection with the east curb line of South Winooski Avenue. Thence the boundary travels in a northerly direction along said curb line to Point V, the intersection with the south curb line of College Street. The boundary thence travels in an easterly direction along said curb line to Point W, the intersection with a southerly extension of the west lot line of Property #51. Thence the boundary travels in a northerly direction along said extension and said

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lot line to Point X, the northwest corner of Property #51. From Point X the boundary travels in a generally easterly direction along the rear property lines of Buildings #51-55, passing through Points Y, Z, AA, and BB, crossing South Union Street on an extension of Building #55's north lot line. The boundary continues easterly along the rear property lines of Buildings #56-59, passing through Points CC, DD, EE, FF, GG, HH and crossing Hungerford Terrace on an extension of Building #59's rear lot line reaches Point II, the intersection with the east curb line of Hungerford Terrace. Thence the boundary travels northerly along said curb line to Point JJ, the intersection with the north property line of Building #60. The boundary then travels easterly following the rear lot lines of Buildings #60-63 and crossing Points KK, LL, MM, and NN to Point OO, the intersection with the west curb line of South Willard Street. The boundary then travels southerly along said curb line to Point PP, the intersection with a westerly extension of the rear lot line of Building #64. Thence the boundary travels easterly along said extension and the rear lot lines of Buildings #64-66 to Point UU from which point the boundary travels northerly following the rear lot lines of Buildings #71-77 to Point VV, the northwest corner of Property #77. The boundary then travels easterly along the north lot line of said property and an easterly extension thereof to Point A, the point of beginning. (This last segment abuts the Pearl Street Historic District boundary.)

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BOUNDARY JUSTIFICATION

The development of the Main Street-College Street Historic District has been largely defined by the presence of the University of Vermont to the east and the ravine which once separated it from the business district on the west. For most of the nineteenth century, the ravine prevented the eastward growth of the business district and assured that the Main Street and College Street area would be generally residential. Proximity to downtown and excellent views over Lake Champlain made this prime real estate and the District was for many years home to some of Burlington's most prominent citizens. The growth of the city led to the breakup of the large estates and the construction, first, of large, upper middle class houses and, later, apartment buildings and a few small working class houses. As the ravine was filled, civic and institutional buildings were constructed on the west edge of the District; this development never reached the density of that in the downtown area across South Winooski Avenue. The area to the north (in the proposed Buell Street-Bradley Street Historic District) is a more uniform neighborhood, exclusively residential and constructed over a shorter time span (primarily as subdivision development) for working and middle class residents. In the northeast, the District is bounded by the Pearl Street Historic District. The eastern boundary of the District is defined by the University of Vermont (listed on the National Register on April 14, 1975, as the University Green Historic District). The large properties on the southern boundary of the District are in contrast to the neighborhoods further south (which are in proposed Historic Districts of their own) which have a more concentrated development.

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**FORM PREPARED BY**

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SUPPLEMENTARY RECORD

NRIS Reference Number: 88001850

Date Listed: 10/13/88

Main Street-College Street  
Historic District  
Property Name

Chittenden  
County

VT  
State

N/A

Multiple Name

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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.

*for* Beth L. Savage  
Signature of the Keeper

10/13/88  
Date of Action

=====  
Amended Items in Nomination:

Section 3: Classification--Ownership

The district contains properties under local public ownership, namely Memorial Hall and Central Fire Station, and "both" applies under "ownership" not just "private."

This information was confirmed with Elsa Gilbertson, VTSHPO, by telephone.

DISTRIBUTION:

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