

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received SEP 16 1988

date entered

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

1. Name

historic South Union Street Historic District

and or common South Union Street Historic District

2. Location

street & number Kingsland Terrace, Cliff Street
South Union Street, Bayview Street, Spruce Street, N/A not for publication

city, town Burlington N/A vicinity of

state Vermont code 50 county Chittenden code 007

3. Classification

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

4. Owner of Property

name See Continuation Sheet

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 & Structures Survey has this property been determined eligible? yes no

date 1977-78 federal state county local

depository for survey records Division for Historic Preservation

city, town Montpelier state Vermont

7. Description

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check one

unaltered

altered

Check one

original site

moved

date

*c.1895

*only #'s 49, 61

Describe the present and original (if known) physical appearance

Traversing a moderately steep hill and running parallel to the shore of Lake Champlain, the basically linear South Union Street Historic District contains 121 primary buildings--of which only 3 are non-contributing--dating from c.1835 to c.1938. The well-preserved wood and brick residential structures, ranging in height from 1½ to 3 stories, include examples of the Greek Revival, Italianate, French Second Empire, Queen Anne, Stick, Shingle, Romanesque and Colonial Revival styles. Many of the houses are situated on the uphill portions of their lots and incorporate design features such as porches, dormers, towers, and belvederes to take advantage of views to the Lake and the Adirondacks beyond.

Continued on Continuation Sheets

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OWNERS LIST

1. Joseph J. Varricchione
Elizabeth T. King
153 South Union Street
Burlington, Vermont 05401
2. Stuart S. Corbin
233 King Street
Burlington, Vermont 05401
3. Frank A. Donath
126 Dale Road
Burlington, Vermont 05401
4. Dr. J. Howe
3 Beaver Creek
Shelburen, Vermont 05482
5. Ann L. Tuxbury
30 Dan Del Drive
Latham, New York 12110
6. Albert W. and
Elizabeth Ann Coffrin
Appletree Point
Burlington, Vermont 05401
7. Robert B. and
Marcella M. Peden
192 South Union Street
Burlington, Vermont 05401
8. J. Shaw Webb III
9025 SW 87th Street
Miami, Florida 33173
9. George A. and
Elizabeth E. Cronk
204 South Union Street
Burlington, Vermont 05401
10. George A. and
Elizabeth E. Cronk
204 South Union Street
Burlington, Vermont 05401
11. Dr. Maurice J. & Dorothy B. Walsh
& Mary Jane Walsh
216 South Union Street
Burlington, Vermont 05401
12. Raymond R. Fontaine
Williston, Vermont 05495
13. Jonathan PA and
Roxanne EJ Leopold
230 South Union Street
Burlington, Vermont 05401
14. Richard A. and
Eleanor A. Jacobson
626 Cayuga Heights Road
Ithaca, New York 14850
15. Wendy Orange
430 East 86th Street, Apt. 15B
New York, New York 10025
16. Heather M. Ashline
20 Sebring
South Burlington, Vermont 05401
17. William J. and
Cynthia Reilly, Jr.
254 South Union Street
Burlington, Vermont 05401
18. Gladys S. Irwin
260 South Union Street
Burlington, Vermont 05401
19. John Bergen
c/o JS Wool, Esq.
P.O. Box 363
Burlington, Vermont 05401
20. Michael C. and Gwen B. Kehoe
276 South Union Street
Burlington, Vermont 05401
21. Frank M. and Ann P. Guillot
284 South Union Street
Burlington, Vermont 05401

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|-----|---|-----|---|
| 22. | John F.W. and Barbara D. Perry
292 South Union Street
Burlington, Vermont 05401 | 34. | Herve Joseph and
Marie Jeanne Lemay
19 Kingsland Terrace
Burlington, Vermont 05401 |
| 23. | Raymond C. and
Jacqueline M. Brault
300 South Union Street
Burlington, Vermont 05401 | 35. | Richard A. and Rita P. Limoge
1 Harbor Watch Road
Burlington, Vermont 05401 |
| 24. | Elwyn N. and
Peggy L. Kernstock
14 Kingsland Terrace
Burlington, Vermont 05401 | 36. | Joseph F. and Joyce M. Hagan, Jr.
316 South Union Street
Burlington, Vermont 05401 |
| 25. | Francis G. and Jean R. Hewitt
22 Kingsland Terrace
Burlington, Vermont 05401 | 37. | William M. Dean
324 South Union Street
Burlington, Vermont 05401 |
| 26. | Joseph R. and Lois H. Mailloux
28 Kingsland Terrace
Burlington, Vermont 05401 | 38. | Margaret P. Hyde
334 South Union Street
Burlington, Vermont 05401 |
| 27. | Benjamin F. and
Mildred S. Schweyer
32 Kingsland Terrace
Burlington, Vermont 05401 | 39. | Paul H. and Kathleen A. Libby
Mrs. Katherine M. Rivers
118 Spruce Street
Burlington, Vermont 05401 |
| 28. | Paul L. Collins, Jr.
40 Kingsland Terrace
Burlington, Vermont 05401 | 40. | Glen L. and
Maureen A. Yates, Jr.
124 Spruce Street
Burlington, Vermont 05401 |
| 29. | Robert E. and Marion K. Atwood
50 Kingsland Terrace
Burlington, Vermont 05401 | 41. | Howard N. and
Katherine B. Verman
119 Spruce Street
Burlington, Vermont 05401 |
| 30. | Arnold and Virginia Goldodetz
41 Kingsland Terrace
Burlington, Vermont 05401 | 42. | Evelyn L. Jarrett
346 South Union Street
Burlington, Vermont 05401 |
| 31. | Pricilla P. Haugen
35 Kingsland Terrace
Burlington, Vermont 05401 | 43. | Gary J. and Deborah G. Alsofrom
354 South Union Street
Burlington, VT 05401 |
| 32. | Christine and
Douglas M. Campbell
27 Kingsland Terrace
Burlington, Vermont 05401 | 44. | Gilbert W. Rist
362 South Union Street
Burlington, Vermont 05401 |
| 33. | Stanley and Loretta Roberts
23 Kingsland Terrace
Burlington, Vermont | 45. | Gilbert W. Rist
Martha Rist Suitor
362 South Union Street
Burlington, Vermont 05401 |

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|---|--|
| 46. Stephen W. and Sally H. Pollak
2110 Spear Street
Shelburne, Vermont 05482 | 57. Reb B. and Joyce B. Flanagan
37 Cliff Street
Burlington, Vermont 05401 |
| 47. William C. and Catherine Lipke
378 South Union Street
Burlington, Vermont 05401 | 58. Charles P. and Patricia E. Novotny
31 Cliff Street
Burlington, Vermont 05401 |
| 48. Craig D. and
Christine E. Spafford
14 Cliff Street
Burlington, Vermont 05401 | 59. Ruth Johonott Reed
Jean Reed
25 Cliff Street
Burlington, Vermont 05401 |
| 49. Ruth R. Gjessing
RD 1, Box 118-A
Barton, Vermont 05403 | 60. John S. and Jane B. Ryder
19 Cliff Street
Burlington, Vermont 05401 |
| 50. Torrey Carpenter
55 Cliff Street
Burlington, Vermont 05401 | 61. June LeClair
56 Marland Street
South Burlington, Vermont 05403 |
| 51. Thomas L. and Evelyn R. Read
32 Cliff Street
Burlington, Vermont 05401 | 62. Michael S. and
Patricia A. Hampton
533 South Willard Street
Burlington, Vermont 05401 |
| 52. Torrey C. and
Dorothy F. Carpenter
55 Cliff Street
Burlington, Vermont 05401 | 63. Joseph R. and Nelda Sue Medor
394-396 South Union Street
Burlington, Vermont 05401 |
| 53. Patricia C. Burch
53 Cliff Street
Burlington, Vermont 05401 | 64. June E. LeClair
56 Maryland Street
South Burlington, VT 05401 |
| 54. Anthony S. and
Ruth K. Campagna
49 Cliff Street
Burlington, Vermont 05401 | 65. June E. LeClair
56 Maryland Street
South Burlington, VT 05401 |
| 55. Paul and Joanne S. Calhoun
45 Cliff Street
Burlington, Vermont 05401 | 66. Bruce E. and
Lynn M. MacFadden
Race Road
24 Bayview Street
Jericho, VT 05465 |
| 56. Lois Steele and John R. Curtis
39 Cliff Street
Burlington, Vermont 05401 | 67. Thomas L. and Jennie C. Hayes
32 Bayview Street
Burlington, Vermont 05401 |

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|-----|--|-----|---|
| 68. | Johannah L. Donovan
38 Bayview Street
Burlington, Vermont 05401 | 79. | Emily W. Briggs
Margaret L. Briggs
13 Bayview Street
Burlington, Vermont 05401 |
| 69. | Timothy C. Wick
44 Bayview Street
Burlington, Vermont 05401 | 80. | First Church of Christ,
Scientist
420 South Union Street
Burlington, Vermont 05401 |
| 70. | Alan and Susan A. Wertheimer
50 Bayview Street
Burlington, Vermont 05401 | 81. | Triple S Corporation
P.O. Box 2245
South Burlington, VT 05402 |
| 71. | Thomas F. and Martha R. Garrett
54 Bayview Street
Burlington, Vermont 05401 | 82. | Triple S Corporation
P.O. Box 2245
South Burlington, VT 05402 |
| 72. | Genevieve P. & Florence A. Hook
58 Bayview Street
Burlington, Vermont 05401 | 83. | Victor and Kathleen Johnson
196 Howard Street
Burlington, Vermont 05401 |
| 73. | Eric C. Nichols
49 Bayview Street
Burlington, Vermont 05401 | 84. | Frank C. and Joan R. Donath
126 Dale Road
Burlington, Vermont 05401 |
| 74. | Melville P. and
Margaret A. Maurice
45 Bayview Street
Burlington, Vermont 05401 | 85. | Charles H. LaHale
457 South Union Street
Burlington, Vermont 05401 |
| 75. | Myrna A. Phelps
35 Bayview Street
Burlington, Vermont 05401 | 86. | John N. and Mary Ann Ficociello
455 South Union Street
Burlington, Vermont 05401 |
| 76. | Todd Randolph Lockwood and
Mary Logan
29 Bayview Street
Burlington, Vermont 05401 | 87. | Andre L. and Gisele K. Thibault
95 Rivermount Terrace
Burlington, Vermont 05401 |
| 77. | Dennis F. Morrisseau and
Laura Thompson
25 Bayview Street
Burlington, Vermont 05401 | 88. | Robert H. and Takie W. Dean
441 South Union Street
Burlington, Vermont 05401 |
| 78. | Jan Schultz
17 Bayview Street
Burlington, Vermont 05401 | 89. | Daniel H. and Peggy F. McDonald
437 South Union Street
Burlington, Vermont 05401 |

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- | | | | |
|------|---|-------|--|
| 90. | Norman L. and Pamela A. Benoit
2 Hillcrest Road
Essex Junction, Vermont 05452 | 101. | Shirley A. Rooney
1904 North Avenue
Burlington, Vermont 05401 |
| 91. | Craig C. and Beth T. Murray
421 South Union Street
Burlington, Vermont 05401 | 101a. | James P. and
Clorinda J. Leddy
14 Elson Parkway
South Burlington, VT 05401 |
| 92. | Richard G. and
Sheila B. Wasserbauer
415 South Union Street
Burlington, Vermont 05401 | 102. | Margaret S. Durfee
347 South Union Street
Burlington, Vermont 05401 |
| 93. | Jay J. and Carey S. Kaplan
409 South Union Street
Burlington, Vermont 05401 | 103. | Richard A. and Rita M. Limoge
1 Harbor Watch Road
Burlington, Vermont 05401 |
| 94. | John C. Wadhams
401 South Street
Burlington, Vermont 05401

Emily E. Wadhams
Henry H. Huston, Jr.
405 South Union Street
Burlington, Vermont 05401 | 104. | David W. and Frances S. Mount
325 South Union Street
Burlington, Vermont 05401 |
| 95. | Alice Wiser
Bernard G. Nickel
391 South Union Street
Burlington, Vermont 05401 | 105. | Leo L. Beliveau
David P. Durette
319 South Union Street
Burlington, Vermont 05401 |
| 96. | R. Avery and Andrea Hall
387 South Union Street
Burlington, Vermont 05401 | 106. | John P. Larkin
c/o Larkin Reality
1185 Shelburne Road
South Burlington, Vermont 05401 |
| 97. | Beverly I. Cain
381 South Union Street
Burlington, Vermont 05401 | 107. | John P. Larkin
c/o Larkin Reality
1185 Shelburne Road
South Burlington, Vermont 05401 |
| 98. | Eugene and Marilyn Alexander
276 College Street
Burlington, Vermont 05401 | 108. | Lawrence Davis
305 South Union Street
Burlington, Vermont 05401 |
| 99. | David L. and Anne H. Weller
369 South Union Street
Burlington, Vermont 05401 | 109. | Mary T. Riehle
P.O. Box 157
Grand Isle, Vermont 05458 |
| 100. | William A. and
Marilyn F. Colman
361 South Union Street
Burlington, Vermont 05401 | 110. | Peter Clavelle and
Betsey Ferries
291 South Union Street
Burlington, Vermont 05401 |

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111. Julian F. and Polly Thompson
Unit 1
283 South Union Street
Burlington, Vermont 05401
- Sally P. Johnson
Unit 2
283 South Union Street
Burlington, Vermont 05401
- Kenneth Gray
Unit 3
283 South Union Street
Burlington, Vermont 05401
- Arthur D. Norcross, Jr.
Unit 4
283 South Union Street
Burlington, Vermont 05401
- William Kiendl
Unit 5
283 South Union Street
Burlington, Vermont 05401
- William A. Gibson and
Diane P. Flaherty
Unit 6
283 South Union Street
Burlington, Vermont 05401
112. Joseph E. McNeil
Francis X. Murray
William H. Sorrell
271 South Union Street
Burlington, Vermont 05401
113. Joseph E. McNeil
Francis X. Murray
William H. Sorrell
271 South Union Street
Burlington, Vermont 05401
114. South Union Realty
253 South Union Street
Burlington, Vermont 05401
115. Richard A. Spokes
James D. Foley
Steven E. Stitzel
239 South Union Street
Burlington, Vermont 05401
116. Donald E. O'Brien
231 South Union Street
Burlington, Vermont 05401
117. David E. Gladstone
c/o Message Center
217 South Union Street
Burlington, Vermont 05401
118. William and Lane M. Dunn
RR 3, Box 3525, Harbor Road
Shelburne, Vermont 05482
119. William and Lane M. Dunn
RR 3, Box 3525, Harbor Road
Shelburne, Vermont 05482
120. Mark and Jo Ann Lafayette
339 St. Paul Street
Burlington, Vermont 05401
121. Stuart S. Corbin
233 King Street
Burlington, Vermont 05401

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DESCRIPTION

The South Union Street Historic District is located within the city of Burlington, which is situated on a moderately sloping hillside overlooking Lake Champlain, one of the largest freshwater lakes in the United States. South Union Street traverses the hill in a north/south direction, approximately halfway between the waterfront and the crest of the hill where the University of Vermont is located. Originally it was one of the three main arteries connecting the center of the city with Shelburne Road and communities to the south. The side streets included in the District--Kingsland Terrace, Spruce Street, Cliff Street and Bayview Street--extend from South Union Street up the hill to the east. The District lies in an area of the city known as the "Hill" section, a reference not only to geography but also to economic affluence.

The houses on South Union Street, and to a lesser extent those on the side streets, are oriented to take advantage of hillside views to the lake. Most buildings are placed as far uphill on their lots as feasible. On the west side of South Union, this results in a uniformly shallow setback, with porches generally found on the backs of the structures. Buildings on the east side of the street tend to be placed near the rear of their lots and sport porches and towers on the front. This uniformity of setback helps to unite the diverse architectural styles intermingled throughout the District.

Development in the District began c.1835. The Greek Revival houses constructed in this early period are scattered along the length of South Union Street, but are primarily clustered at the north end of the District, near Main Street. The most important of these are the John Saxe House (#5), the Albert Catlin House (#13), and the Moody House (#20). The growth of the street into the 1870s was concentrated on the west side of the street, as the land on the east was often still part of the grounds of the large estates on South Willard Street, further up the hill. Buildings from this period include impressive Italianate and French Second Empire residences that mirror the economic prosperity being experienced by the city, particularly in the lumber industry, as the city grew to become the commercial center of the state. Exemplary houses of this era are the Burritt House (#8), the Hilas Roby House (#117), House #100, the William Walker House (#101), and the Seymour House (#102).

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Housing expansion continued to surge during the period between 1880 and 1910 when three/fifths of the present structures on South Union Street were erected. The construction of a trolley line along South Union Street contributed to this development by providing a fast and easy connection with downtown Burlington. Long, narrow building lots on the east side of the street were carved out of the South Willard Street estates in the 1880s and 90s, resulting in the construction of more rectangular plan houses with gable front orientations, many engulfed in a profusion of Queen Anne towers, dormers and porches. Accompanying this shift was a change in materials. The brick of the Greek Revival, Italianate and French Second Empire eras gave way to an enthusiastic use of wood in the balloon framing and exterior sheathings of the Queen Anne, Stick Style and Shingle Style residences such as the William Greenleaf House (#17), the C.L. Soule House (#84), the Frank Boynton House (#99), and the F.H. Parker House (#104).

The development of the side streets of the District was the last stage in its evolution and likewise resulted from the subdivision of large estates to the east. Here the late Queen Anne and Colonial Revival dwellings are smaller in scale and often exhibit a similarity to each other indicative of planned development. Kingsland Terrace, cut out of an old estate, reflects this with its predominant Colonial Revival houses. These architecturally conservative houses support the residential scale of the District and serve to complete the picture of the District as a microcosm of Burlington's housing stock during its years of major expansion.

The overall effect of the wide variety of architectural styles in the District is lively in ornament and detail and consistent in massing and setback. Towers, classical porticos, porches with spindle screens and Eastlake motifs, cupolas, bracketed cornices and robust textures mark the streetscape. The predominant use of slate roofs, often with alternating fishscale courses, is found on all styles and its presence adds to the visual integrity of the District. Although the houses are not as pretentious as those from the same periods on Main and South Willard Streets, they are substantial and exemplary both individually and as a continuum. With the exception of some modern siding and small additions, they are generally well-preserved. The residential nature of the District has likewise been preserved, although many buildings have been converted to multiple-unit dwellings. Carriage barns have typically been converted to garages or residences. Supporting the residential character of the District are two ancillary use buildings, a church (#80) and a school (#82).

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

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

This two-and-one-half story brick structure was built c.1845 in Greek Revival style. It is one of the first homes to be built on the street. In the 1860s it was the home of a Dr. T. Bigelow, a well-respected local physician.

The building is a rectangular block, constructed of brick laid in American bond and painted. It has a moderately-pitched gable roof whose gable end is oriented toward Main Street to the north; the pediment contains a semi-elliptical fanlight (now boarded up). Four bays wide by three bays deep, the building is arrayed with one-over-one sash crowned with either splayed or rectangular lintels--the splayed lintels of brick and the rectangular lintels of wood. A slightly recessed, 2 1/2 story wing was added to the south elevation of the main block in 1877; a 2 story rear ell was added to the west elevation soon thereafter.

The most prominent feature of this structure is the two-story front entrance porch on the north end of this facade. The first story consists of a series of square posts with Doric capitals, which surround a front door flanked by three-quarter length sidelights and topped by a full, multi-paned transom light. The columns, in turn, support a second-story porch with a wood paneled base, squared posts and metal screening, capped by a pedimented gable roof with a molded cornice. There is also a second, smaller front entrance on the southeast corner of the facade, comprised of a one-story projecting porch with turned posts supporting a small pedimented gable, with simple decorative scrollwork below its cornice.

2. McSweeney House (157-159 South Union Street); c.1899.

This transitional Queen Anne/Colonial Revival apartment house was built c. 1899 for Mrs. Margaret McSweeney, possibly by the local builder D.W.C. Clapp, whose building at 33 South Willard Street exhibits similar massing and stylistic detailing. It is a two-and-one-half story balloon-framed structure, clad with wooden clapboards and fishscale shingles, having a main hip roof which rises to a pyramidal peak between two north/south projecting cross gables. A large interior chimney protrudes from just behind the east slope of the main roof; a pair of tall, slender, interior chimneys grace each end of the ridges of the projecting cross gables. Slate covers both the main and gable roofs.

The structure is rectangular in plan--four bays deep and eight bays wide--with window arrangements symmetrical and each having one-over-one sash, framed by simple wooden casings having raised pyramidal, wooden corner blocks. Eaves are treated with a simple molded box cornice with simple fasciaboards. The front facade is marked by a pair of two-and-one-half story projecting gabled bays with bow fronts (a fishscale shingled band separates the first and second

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stories) which flank a central, two-story, double-bayed entrance porch capped by a low-pitched, pedimented gable roof. Bay openings on both stories of the porch are accentuated by the use of arched ornamental stickwork and small radiating spindle screens, framed by posts with chamfered edges. At the first story level each entrance boasts of paneled hardwood doors with three-quarter length glazed lights. The second story level displays a railing of slender turned balusters and chamfered posts which rise to long truss brackets which lend support to the slightly protruding, pedimented gable above. A large gable dormer with a recessed porch rises above the two-story porch; its arched opening is trimmed with a casing having small wooden bull's-eye blocks applied to it; its eaves sport incised, decorative bargeboards. Stacked scroll ornament on the corners of the dormer visually support these bargeboards. Door openings are visible within the recess.

3. Oliver Eastman House (163 South Union Street); 1893.

This two-and-one-half story wooden structure, built in 1893, underwent extensive remodeling in 1920 when it was purchased by Mr. Oliver Eastman, a local physician and surgeon. Its design is characteristic of the Colonial Revival style.

A slate-covered hip roof caps the cubical main block which has a large, pedimented, gable dormer protruding from its east (front) slope. Smaller, hip dormers project from both north and south slopes. An exterior brick chimney with a corbelled cap hugs the wall of the south elevation. The main block is three bays wide and four bays deep, with windows having predominantly one-over-one sash and being irregularly placed. Several windows contain multiple panes with leaded transom bars and gracing the first story of the front facade is a 3-part picture window with two narrow one-over-one sash windows flanking a single-paned center sash window above which lies a leaded transom bar.

The front facade is highlighted by a one-story, central entrance portico having Doric columns and responds which flank a paneled wooden door with glazed top half. The columns support a modillion cornice and a shallow-pitched, pedimented gable roof. The northeast corner of the building exhibits a two-story, enclosed porch with multiple paned sash framed in by squared, wooden posts with Doric caps, all supporting a full entablature.

The rear wing is 2 1/2 stories, 3 bays deep and has a 2 story porch along its rear (west) elevation.

The entire structure and garage behind have been recently covered with aluminum siding, which detracts from the original design intent of the builder but which is still a reversible condition.

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3A. Garage (163 South Union Street); c.1920.

A small, one-and-one-half story, two bay, wood-frame garage, clad with aluminum siding and having a hip roof, sets behind and to the southwest of 163 South Union Street. Its front facade is high-lighted by a prominent, pedimented, gabled wall-dormer containing a multi-paned triangular light. The overhead doors have a row of top lights. There is a shingle side bay with a vertically-sliding paneled door. A small pedimented dormer without a window, pierces the north slope of the roof.

This garage was most likely constructed in 1920 when Mr. Eastman remodeled the main house. The Sanborn Insurance Maps show the structure as appearing on their 1926 map, but not on their 1919 map.

4. Kelley Apartments (167-171 South Union Street); 1907.

The Kelley Apartments, unique to the city of Burlington in its quality of materials, design and treatment of classical detailing, is a fine example of a Classical Revival building. A structure of the same quality of workmanship could have been built in Boston at the turn of the century. This building was constructed in 1907 for a local grocer, a Mr. Paul Kelley.

This three-story brick mass, punctuated by five bay openings across its front facade and seven bays along its sides, is built upon a local red-stone foundation and is capped with a flat wooden truss roof having a built-up tar/asphalt covering. Windows have primarily one-over-one sash with jack arches. Sills are of marble, which has also been employed to construct the water table and the caps which adorn the first-story stair buttresses.

The front facade is divided into five symmetrically arranged bays. Three story brick piers mark the corners. The central and outer bays are recessed and topped by round arches; on the second and third stories, porches with balustrades atop decorated frieze boards are placed over the recessed front entrances at the first level. The two remaining bays are flush and feature, at each floor, a large, single pane window with a leaded, stained glass transom. Doors on each of the three ground level entrances have glazed top halves, are paneled and have molded surrounds. A transom light caps each door.

The treatment of the eaves on this building is very striking: the full entablature--wooden and painted white--features a frieze with applied plaster-cast swags and garlands which surround, in the center bay, wooden block letters spelling the owner's name -- "Kelley"; dentils and modillion blocks support the molded cornice.

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5. John Saxe House (175-177 South Union Street); c.1845
(alterations 1870).

This structure of unusual massing, built c.1845 in the Greek Revival style, was the home of the nationally acclaimed poet, J.C. Saxe. It is a two story, wood-framed, brick-veneered (American bond) building, whose main block is flanked by projecting one-story wings and capped by an Italianate belvedere. A two story wing extends to the rear. The main roof is hip, while roofs of both wings are flat and that of the belvedere is a bellcast mansard roof. The main block is two bays wide and three bays deep, with windows having two-over-two sash. Cast iron lintels decorated with rosette blocks and center scroll pattern on applied plaques cap the first story windows and segmental arched cast iron heads having a simple leaf and tongue motif and applied wooden floral cut-outs cap those at the second story level. A full entablature with paired brackets caps both the wings and the main block; the bed moldings and frieze of the main block are formed of brick.

The two most prominent features of this building are the recessed front entrance, consisting of two fluted Doric columns "in antis" flanked by the one-story symmetrical wings (providing a niche for the front door with 3/4 length, leaded sidelights) and the belvedere with bellcast mansard roof, a paired-bracketed cornice and paired round-headed windows.

The present appearance of this structure, with its Italianate stylistic features such as the cast iron lintels and the belvedere, attests to alterations which were made in 1870, when the Italianate was a popular architectural style.

6. E.R. Hand House (181 South Union Street); c.1835.

This two-and-one-half story, transitional Federal/Greek Revival structure was built circa 1835 and later, during the 1860s, became the residence of Mr. E.R. Hand, a Burlington attorney. It has a local redstone foundation, a rectangular, brick-veneered main block--three bays by three bays in dimension--and a slate-clad gable roof, whose gable end fronts on South Union Street and contains a semi-elliptical louvered fan in its pediment. Windows on the main block exhibit six-over-one sash with brick jack arches.

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The building's front facade is punctuated on the left side by an Italianate entrance porch (c. 1880) which is one story in height and has a flat roof. Four, chamfered, wooden posts with Doric caps support a simple frieze board and molded cornice. There are jig-sawn, incised post brackets while vertically-stretched, scrolled brackets rise up from each Doric cap and frame the ends and corners of the friezeboard. A pair of pilasters, adorned with anthemion-motif panels and scaled console brackets, flank a multi-paneled hardwood door with twin toplights and a distinctive door knocker. A two story, south side porch has, on the first story, Doric columns and a turned balustrade; the smaller, second story sunporch has corner pilasters, banks of twelve-paned fixed sash, molded, bottom panels, and a full entablature.

A two-story, rear wing was added in the early twentieth century and consists of a brick-veneered first story and a clapboarded second story. Windows on the north elevation of the addition are graduated in height and size to indicate an ascending interior stairwell.

6A. Garage (181 South Union Street Garage); c.1920.

The garage behind 181 South Union is a cubical, one-story wooden structure having a low-pitched hip roof with a gabled opening and exposed rafter tails. It is clad with novelty siding and has an asphalt or tar paper roof. The front, gabled facade is one bay wide and holds a paneled, overhead door. Each of the remaining elevations has two 1/1 sash windows. A pedimented gable end faces the residence and mimics the original Greek Revival design. According to the Sanborn Insurance Maps, it can be determined that this garage was erected between 1919 and 1926.

7. J.H. Lane House (192 South Union Street); 1888.

The J.H. Lane house, built in 1888 by the firm of A.B. Fisher & Company of Burlington, is a fine example of transitional Queen Anne/Colonial Revival architecture. It was constructed for Mr. J.H. Lane, owner of the firm of J.H. Lane and Son--a livery stable located on St. Paul Street between Main and King Streets. Mr. Lane also served for a time as the Captain of the Ethan Allen Fire Company and was probably responsible for having Fischer design their headquarters on Church Street in the same year. This building exhibits in its remarkable detailing and massing the mark of architect Clellan Fischer, who trained in the Albany office of Fuller and Earle.

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This 2 1/2 story, wood-framed structure is sided with brick veneer on the first two stories and wood shingling on the third. Its steeply-pitched gable roof is clad with slates (and has a band of fishscale slates) and presents its gable end to the street. The building is three bays wide by three bays deep and displays one-over-one sash throughout, with round-headed arches at first story level, flat arches at second story level and round-headed again at the third story level; first and second story windows have marble sills. Stained glass windows grace the south and east walls and an oriel window punctuates the south facade. A Palladian window is placed in the front gable; the central, round-headed window is accentuated by an arch of cut wooden shingles, a small wooden keystone and sawtooth shingle highlights. This type of framing treatment is also repeated above windows on the third story of the polygonal tower found on the southwest corner of the facade; a finial tops the tower.

A two-story, canted, brick veneered bay window projects at the northwest (front left) corner; its two stories are identical to the first two stories of the polygonal tower. Corners of the brick bay and the first two stories of the tower are accented by the use of hinged brick (inter-locking motif).

A one story, flat roofed entrance porch projects from the front, central bay; it is composed of a pair of Doric columns, each resting upon a square post, which support a full, simply articulated entablature. An open, balustraded deck links the entrance with a similarly constructed, but larger, corner porch which is set at an angle to the house at its southwest corner; the porch has a lattice skirt.

A one-story polygonal bay window projects from the north elevation and is crowned with an over-sized, keystone arch. Two steeply-pitched hip roofed dormers with wood shingled concave cheeks project from the north slope of the main roof; a wide, central band of fishscale shingles decorate the slate roofs. A set of fire stairs have been added to the southern elevation and are non-contributing to the original design intent of the building.

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7A. Garage (192 South Union Street); c.1890.

This one-story, wood framed structure rests upon a concrete foundation and is topped by a seamed-metal shed roof. It measures one-by-one bays and is clad with wooden novelty siding. Its front facade contains a double-leafed garage door, also of novelty siding, and is trimmed with a simple molded surround. On both east and west elevations there are single windows having six-paned, fixed sash and simple molded surrounds. The eaves are treated with a molded box cornice. This building was probably built between 1888 and 1900-respectively, the date of the main house's construction and the date when the outbuilding shows up on the Sanborn Insurance Maps.

8. E.W. Burritt House (196 South Union Street); c.1872.

This two story Italianate residence was built c. 1872 (possibly by the local contracting firm of Hilar Roby & Sons) for a wealthy Burlington druggist, E.W. Burritt, manager of the firm "Burritt Brothers" at 95 Church Street. Its three-by-three bay, cubical main block is constructed of brick laid in American bond and is capped by a truncated, slate-covered hip roof having a corbelled-panel brick interior chimney on its south slope. Its windows are symmetrically arranged and consist of two-over-two sash with segmental-arched, cast iron lintels (similar to those on the building at 217 South Union Street, #117) embellished with a band of tongue and leaf designs and a decorated "keystone". Eaves and cornice are elaborately treated and are a prominent part of the building's design: heavy, jigsaw console brackets demarcate the bays; the full entablature features a wide frieze board embellished by applied, scroll-cut, bishop's crozier-like designs; the cornice brackets are smaller versions of the console brackets; a small, centrally placed gablet contains an incised floral pattern in its tympanum.

The building draws its character from a combination of stylistic elements, including the heavy, bracketed cornice, the gablet, and the first story, hooded, left (north) front entrance which has a central gablet peak and large knee braces with pendant drops. The entrance itself is a double-leaf hardwood door with a glazed top half and segmental-arched glazed transom.

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A two story, recessed wing projects from the southern elevation of the main block; this is accentuated by a one story, flat roofed, canted bay window with two-over-two, segmental-arched sash, a heavy, bracketed cornice and, between the windows, applied designs similar to those on the frieze on the main block. A one story, one-by-two bay porch (now screened in) nestles into the alcove provided by the juncture of the main block with the two-story wing. The porch has chamfered posts, curved, incised spandrels, elongated, jigsawn brackets, decorated "keystones", and a frieze with decoration similar to the main block frieze.

9. A.E. Richardson House (202-204 South Union Street); 1875.

This Italianate house was built in 1875 for Mr. A.E. Richardson, vice-president of the Burlington manufacturing firm of Wells-Richardson and Company. Richardson was considered one of the wealthiest men in town at this time, and both the exterior and interior of this residence reflect his prominent stature in the community. Richardson lived in this house for ten years (after which he moved to a new house at 52 South Williams Street).

The building is a 2 1/2 story, 3x2 bay, balloon-framed, rectangular block sporting a gable roof with its eaves oriented toward the street. Walls are clad with clapboards and have staggered wooden quoins to accentuate the corners of the main block and the pavilion. The roofing material is grey slate, cut in a polygonal manner and interspersed with red slate laid in a floral pattern. Windows display two-over-two sash with high relief, molded surrounds, footed sills, bracketed and pedimented window crowns on the first story and ornamental "keystones" in window heads on the second story level. The two windows in the third story of the gable ends have round heads. All windows have louver shutters. There is a full entablature with broad eaves and paired, jigsawn brackets with pendants.

The front facade is marked by a two-and-one-half story entrance pavillion which projects slightly from the main walls and is surmounted by an unusual, bellcast gambrel wall dormer covered with patterned slates and having a single, round-headed, 2/2 window with a molded surround and a "keystone" in the center of its head. A one-story porch stretches across the front and has chamfered posts with Doric caps, a cross-hatched porch rail, a full entablature with a denticulated cornice supported by paired brackets with pendant drops. The double-leafed front door has tall, polygonal glazed panels and is set in a molded, segmental-arched surround.

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There is a two-story, polygonal bay on the south elevation which displays a paneled, first story base decorated with applied, diamond-shaped plaques. There is also a two-story rear ell with a slate-covered gable roof having a pair bracketed cornice and a brick interior end chimney. Windows in this ell have plain surrounds.

10. House (210 South Union Street); 1893.

This two-and-one-half story Queen Anne style structure was built by a local contractor in 1893 as a "spec." house, as was the structure next door at 216 South Union Street (#11)--the two being almost identical in plan, massing, materials of construction, and detailing. The rectangular, three-by-four bay main block rests on a stone foundation and is capped by slate-covered, gable front roof. Windows have one-over-one sash with simple wooden surrounds at the first-story level and capped surrounds at the second story. There is a plain friezeboard and a simple, molded cornice.

A pent roof forms a pediment in the front gable; centrally placed is a 3-part window with two, small, fixed pane windows flanking a 1/1 sash window. Beltcourses wrap the house at the top of the first story and at the second story window sill level. Fishscale shingles cover the pediment and the area between the beltcourses; singles rows of sawtooth shingles are at the top and bottom of these sections. A one-story porch with shallow-pitched hip roof, turned posts and balusters, and simple, jigsaw brackets runs across the front; a small pediment with incised, floral decorations in the tympanum is set over the the entrance bay. The front door is paneled hardwood with a glazed top half. A stoop with turned balusters, ball-headed newel posts and molded handrail descends from the porch to ground level. A two-story, canted bay window with a polygonal, slate covered roof abuts the southwest side of the front facade; the central, first-story window displays a stained glass transom. Projecting from the north elevation of the main block is a two-and-one-half story, bowed bay with a pedimented gable roof. It is mirrored on the south elevation by a two-and-one-half story, projecting, polygonal bay, also having a pedimented gable roof. The pediments are bracketed and sheathed with fishscale shingles. Below the first story windows of these three bays are vertical flushboards.

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10A. Garage (214 South Union Street); c.1875.

This two-story, wood-frame, rectangular structure, located behind 210 South Union Street (#10), may have originally been the carriage barn for 202-204 South Union Street (#9), the A.E. Richardson house. It was built c.1875 in the vernacular Italianate manner, having a flat roof, a small, central ventilator (which is nearly hidden from view), and a short parapet wall on three sides (south excepted). There is a red stone foundation, plain water table and corner boards, a frieze board with bed molding and a molded cornice.

On the east side is a loft door with diagonal bracing and a hoist bar; below this is a 6/2 sash window. On the south is a modern overhead garage door and one 6/2 window. The west elevation has two sets of paired 6/2s at the first floor and single 6/2s above at the second; at the basement level is a central chevron-patterned paneled door flanked by paired 6/2s. The windows have plain surrounds with cornice caps.

The interior of this building has walls which have been paneled with beaded wooden boards. The exterior is clad with clapboards.

11. House (216 South Union Street); 1893.

This two-and-one-half story Queen Anne style structure was built by a local contractor in 1893 as a "spec. house", as was the structure next door at 210 South Union Street (#10)--the two being almost identical in plan, massing, materials of construction and detailing. The rectangular, three-by-four bay, balloon-framed main block rests on a stone foundation and is capped by an asphalt-shingled gable roof with gable-front orientation. Windows have one-over-one sash with simple wooden surrounds at the first-story level and capped surrounds at the second story level. Eaves are treated with a simple molded wooden cornice.

The front gable peak has a pent-roof which forms a pediment; the pediment is clad with fishscale shingles (and intermittent rows of sawtooth shingles) and pierced by a centered pair of small one-over-one sash and a vent at the peak. A one-story projecting porch with shallow-pitched hip roof runs the length of the facade, sheltering a left-side front entrance. The porch roof is supported by turned posts and simple jigsaw brackets. A small gable with an incised tympanum rises over the entrance bay. The paneled hardwood door has a glazed top half. A second entrance has been added just to the left of the main front door, where there once was a window. A two-story canted bay window with a polygonal slate roof abuts the front facade at the southwest (right front); the central first-story displays a stained glass transom.

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The north and south elevations feature two-and-one-half story projecting bays with pedimented gable roofs, the one on the north elevation having a bow front, while the other has a canted front. Each pediment is adorned with fishscale shingles, repeating the treatment of the front gable pediment. Incised angle brackets, meeting to form hoods over each end window on the second story level, lend further accent to the bays. A wide fishscale shingled band runs around the entire building between the first and second story levels. Below the first story windows in the three bay windows are vertical flushboards. Shed dormers have been added onto the north and south slopes of the main roof to the west of the projecting north/south cross gables.

12. House (222 South Union Street); c.1893.

This two-and-one-half story Queen Anne structure was built c.1893 as a two-family house on a lot that had been part of the A.E. Richardson estate at 204 South Union (#9). The rectangular, three-by-four bay, balloon framed main block--clad with wooden clapboards and shingles--rests on a redstone foundation; the central core is crowned by an asphalt shingled hip roof. Windows--both pairs and singles--have one-over-one sash with molded surrounds and capped heads. A single stained glass window with floral and geometric designs appears at first-story level on the south elevation. There are plain frieze boards, corner boards and water table and a molded cornice.

The building is dominated by a three-story circular tower at its southwest corner (right front), complete with a conical roof capped by a four-pronged metal finial. A two-and-one-half story swelled bay projects from the northwest corner; its pedimented gable is clad with fishscale shingles, which also appear on the third story of the tower. In the center bay is a pedimented, gabled entrance porch; it features very slender Doric columns, ball-headed newel posts, and a tympanum with applied floral decoration. A porch rail with turned balusters runs along both sides of the porch and down the sides of the front stairs, ending at turned newel posts at ground level. A two-thirds length glazed panel and carved sill highlight the front entrance. A similar porch and door arrangement graces the center of the south elevation. A small, pedimented gable dormer with rounded, slated cheeks is centered above the front entrance and repeated on both north and south slopes of the main roof.

Two-and-one-half story gabled cross bays project from both north and south elevations; their pediments, clad in fishscale shingles, have a sawtooth-shingled "kick" (or lip). A three-story stairway and porch with a shed roof projects from (and runs the entire length of) the east (rear) elevation.

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13. Albert L. Catlin House (230 South Union Street); c.1845.

This Greek Revival dwelling is a 2 1/2 story, 3 x 3 bay, rectangular block with gable front orientation. Two-story, gabled ells are attached to the north and south walls, with the north ell set farther back than the south. The Greek Revival entrance, located in the south ell near its juncture with the main block, features a massive stone lintel and 3/4 length sidelights. A large verandah, spanning the entire front facade and around the northwest corner, was added c.1870, and adds an Italianate feeling to the brick, temple-like main block. The bellcast-shaped roof of the porch ends in a molded, boxed cornice, which is supported by an arcade whose posts are chamfered above their entablature caps and boxed below. Springing from the caps are round, stick arches, whose spandrels are decorated with incised scrollwork. At the same time that the porch was added, the main block was extended two bays in the rear. All gables are pedimented; in the front pediment is a pointed head window with louvered shutters. All brickwork is common bond. Fenestration is 1/1 sash, with stone lintels and wood sills throughout. A small, rear entry is found at the juncture of the north ell and the main block. Below the verandah on the north side, adjacent to Maple Street, is a two bay garage with overhead doors. The foundation of the house is uncoursed fieldstone.

The original owner, Albert L. Catlin, was the first mayor of the city of Burlington in 1865. He sold the property to Calvin Blodgett, president of Blodgett & Sons Lumber Company, in 1870. Mr. Blodgett then commenced the remodelling.

14. Fred Johnott House #1 (236 South Union Street); 1885.

This is a Queen Anne/Stick style, 2 1/2 story, 3 x 5 bay, hip roofed, rectangular block dwelling featuring a 2 1/2 story, gabled, canted bay window on the south end of the front facade. Additional 2 1/2 story, gabled bay windows, simpler and rectangular, project from the north and south walls. The central, 1 story, front entrance porch, with a slightly pitched roof, is supported by boxed posts with recessed panels, has a crosshatched rail, and protects double doors with 3/4 length glazed panels and glazed transom. A French door (now covered by a modern storm door) opens onto the porch roof.

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All windows are 1/1, have plain surrounds and feature molded, recessed panels in the areas formed by stringcourses which are found at floor and sill levels. Between the stringcourses above the first floor is a vertical flushboard band. Along the lateral eaves, a molded, boxed cornice is enhanced at the bay windows by paired, jigsaw brackets. The raking eaves of the pedimented gables have solid bargeboards with incised and applied decoration. Fishscale shingles sheathe the pediments; siding elsewhere is clapboard. The slate roof has bands of fishscale shingling and is broken in the west (front) facade by a gabled dormer, slightly off-center from the central entrance porch. The foundation is redstone. The windows in this and in the flanking pediment are out of scale, and likely are additions from the 1970s.

The house, like most of its neighbors on the east side of South Union Street from Maple Street to Kingsland Terrace, is situated on a hill which slopes down toward the street, creating an effect which adds to its stateliness. The original owner, Fred Johonott, was a leather dealer and partner in the firm of Peck and Johonott, coming two years after the construction of #121 in 1883.

15. Catlin's Carriage House (246 South Union Street); c.1850

This two-story, 2 x 2 bay, Greek Revival dwelling was the carriage house for the Albert L. Catlin House (#13). The simple, common-bonded brick structure was altered into a dwelling c.1920; the hip-roofed ell, with its small, hip-roofed ventilator, was added to the northeast corner at this time. At the juncture of the ell and main block is a one-story, enclosed room, apparently a sun porch, whose bricks and mortar reflect a more recent construction. The enclosed, front entrance porch, centered on the gable front facade, features an 8-paned glass door with full length sidelights, a glazed Tudor-like transom, paired posts with Gothic arched dividers set on a brick wall, frieze board, and a bracketed, molded cornice. As of 1988, the porch roof is a deck with a simple balustrade with ball-headed posts; second story windows have been widened. The house has a molded, boxed cornice with small jigsaw brackets and an unusually deep, plain frieze and architrave. The casement windows with diamond-shaped quarrels probably date from c. 1920 as well. In the ell and on the south elevation the window heads break into the frieze. On the original building, windows have jack arches and wood sills, which are now obscured by flower boxes. A tall, brick chimney rises from the rear of the main block; it has a corbelled, mid-line course and a corbelled cap. A 2 story rear wing has, on its south side, a 2 story sunporch.

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16. G.A. Pope House (250 South Union Street); 1889.

This 2 1/2 story Queen Anne dwelling is an eaves-front, gabled block whose main facade features the symmetrical pairing of a 3 story, conical roofed tower on the northwest corner and a 2 story polygonal bay window topped by a pedimented gable dormer on the southwest corner. Between these, is the canted, projecting, entrance porch with turned posts, spindle valance, and a pedimented gable with incised floral work in the tympanum; above this is a recessed balcony shielded by a shingled, broad arch flush with the tower and bay window facades. Above this a decorated frieze ranges along the front facade, highlighted by alternating rosettes and triglyphs.

All windows are 1/1 although fenestration is irregular. A narrow, molded stringcourse wraps the building at the top of the first story; siding is clapboard below and shingles above this stringcourse. The slate roof is punctuated with fishscale shingled courses. The foundation is redstone. The south wall is marked by a diamond shingle pattern (approximately 4ft x 4ft) as well as a 2 1/2 story, gabled bay window. A curving head tops the paired windows in the south gable. Along the entire south facade, a one-story, shed-roofed wing with a cinderblock foundation, c.1970, somewhat compromises the original design of the building.

A modern, 1 story, shallow pitched, gabled extension extends across the rear; the roof is covered with asphalt shingles and the walls with plywood paneling.

The symmetrical arrangement of this Queen Anne house exhibits some hints of the colonial and classical revivals that were to become prominent in the next decade. The house was built in 1889 for G.A. Pope, president of Pease & Co., merchant tailors on Church Street. It is now converted into seven apartments.

16A. Carriage Barn (250 South Union Street); c.1890.

This 2 1/2 story, 2 x 3 bay, gable front, wood-frame structure is located behind the G.A. Pope house. It was formerly a carriage barn but has been converted into apartments. The slate roof with a band of fishscale shingles is pierced by a central ventilator. The front gable is pedimented and sheathed in shingles. Siding elsewhere is clapboard, framed by cornerboards. A 1 story, shallow pitched hip roofed porch--now enclosed--extends across the east elevation. There is a loft door in the east gable peak. Fenestration is irregular.

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17. William Greenleaf House (254 South Union Street); 1887.

This is a handsome Queen Anne dwelling with Stick style elements whose central two story hip roof core is broken on three sides by 2 1/2 story, gabled projections, along with a 2 1/2 story wing in the rear. The gabled front facade features a canted bay window on the first story with flushboard panels above and below each window. A wood-shingled, bellcast roof over this bay rests on jigsawn brackets, and leads to a second story balcony surrounding paired windows. Above this, in the gable, is a recessed balcony with a round-arched opening. The entrance porch on the northwest corner features a pedimented gablet with a sunburst motif in the tympanum, which is echoed by radiating clapboards in a small, wedged shaped piece linking the porch roof to the front bay. A one story porch with a canted corner projects from the southwest (right front) corner. The two porches and the balcony feature turned posts on chamfered bases, simple curved brackets forming arched bays, and stickwork balustrades; the two porches rest on brick piers. A distinctive wide frieze of alternating diagonal and vertical boarding ranges along the entire front facade, introducing a Stick style element, which is seen again in the fascia boards at second story levels on the north and south walls. The canted south bay has large, paired brackets with pendant over the angled sections. Plain friezes and simple jigsawn brackets supporting molded cornices characterize each roof line. The stone foundation, plain water table and corner boards, simple bargeboards, and cornice returns further distinguish this house. The gable peaks have fishscale shingling while the remainder of the house is clapboarded; the roof is slate and the foundation redstone.

The house was built for William Greenleaf, an employee at the Customs House in Burlington.

17A. Barn/Garage (254 South Union Street); c.1888.

This is a 1 1/2 story, 2 x 2 bay, wood-framed structure with a gambrel slate roof. Sheathed in clapboards, it now features a wide garage door with ribbon windows, above which is a horizontal, 16-paned window. Side elevation windows are mostly multi-paned with architrave surrounds. Most likely this was built immediately after the house, c.1888.

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18. J.B. Henderson House (260 South Union Street); 1886.

This is a handsome, 2 1/2 story, Colonial Revival dwelling with Queen Anne elements. The main block is gambrel roofed with eaves-front orientation. A three-story, polygonal tower breaks the roof line on the southwest corner, and is flanked on the north side by a shed dormer at the curb and a pedimented, gable wall dormer below that. An L-shaped porch ranges across the main facade and around the southwest corner; it features boxed posts with corner bead, simple railing and ballusters, and a wide latticework skirt. At the entrance on the northwest corner is a Queen Anne door with four small panes of stained glass around a large glass panel, topped by a transom light. The slate roof with fishscale bands and a crown mold cornice between roof slopes has been removed as of 1988 and been replaced with asphalt shingles. The first story of the house is constructed of brick in common bond and the remainder is wood shingled. Windows, which are a rare 16/2 (primarily) sash throughout the house, have jack arches and Isle la Motte stone sills on the first story. On the south wall a canted, brick bay window echos the first floor of the tower, and features hinged brick joints at the corners. Above the bay are two paired windows on the second story and a recessed balcony on the third. The shingled wall features a slight kick above the last brick course. In the rear of the main block is a two story, gabled ell with one-story, attached shed.

The house was built for J.B. Henderson, a conductor with the B & R Railroad in 1886, at a cost of \$4500., by the architect/builders C.W. & A.B. Fisher. A later interior remodeling was done with consultation from the architect Louis Newton.

18A. Garage (260 South Union Street); c.1940

This 2-bay, concrete, non-contributing garage is very similar to #19A, the garage behind #19, and appears to have been built at the same time. Demolished c.1986.

19. J.W. McGearry House (266 South Union Street); 1896.

This stately Chateausque dwelling is one of the grandest buildings on South Union Street. Constructed with brick on the top stories (Flemish bond front, common in back) and rock-faced blue marble for the first story, it features a complex massing that begins with a steep, hip-roofed central core which is pierced by a wide circular tower on the southwest corner, a 2 1/2 story hip-roofed entrance bay projecting out to the west, and a 2 1/2 story hip-roofed wing in the rear. On the west, north, and south facades, the boxed cornice is broken by Chateausque gabled wall dormers (but lacking the finials). All the wall dormers have blue marble coping above a brick soldier course; below this are round-arched windows with marble keystones and sills. A Colonial Revival porch extends across

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the front and features a projecting bay on the right (south), Doric columns--single at the walls, paired at the central front stairs, tripled at the porch corners--and a rock-faced marble base. The front door, paneled and glazed on the top half, is flanked to the south by a wide plate glass window over which are three panels of stained glass--two small, one large. Next to these is the circular tower, whose conical roof features decreasing sizes of slate and a foliate finial. On the front facade below the dormer is a grouping of three 9/1 windows at the second floor. At the second floor of the tower are two pairs of 9/1 windows. The second floor windows have marble keystones and sills. On the third floor of the tower, three pairs of 6/6 windows share a common marble sill. First floor windows are 1/1. A dressed marble beltcourse ranges around the entire house at the first floor window sill level. Above the first story of blue marble (which is rock-faced and laid in random course) is one brick course, topped by a thin decorative stringcourse of the blue marble.

The north wall features a splendid end chimney with raised brick designs, corbelling, and three shoulders. Flanking this are three rectangular, vertical stained glass windows on the west side, and a handsome, 1 1/2 story oriel window below an arched opening on the east. This canted oriel window has three, tall, stained glass windows above molded panels which in turn are above three, small, stained glass windows. On the south wall, a canted, two-story bay window is topped with marble coping and has a marble stringcourse above two second story windows and three first story windows. These windows are 9/1 with jack arches and marble keystones and sills. A small, pedimented back porch rests on two Doric columns. In the rear of the house, a hip-roofed dormer breaks into the hip-roofed wing and flanks a simple end chimney. Below the dormer are two 9/1 windows separated by a small window in the middle. The marble porch on the first story has a shed roof supported by one Doric column. Next to this is a wide rear door to the basement.

This house, whose plans by Wilcox still exist inside the house, has an equally splendid and unaltered interior. Built in 1896 for J.W. McGeary, a Burlington alderman and traveling salesman, it is on a par with the finest of houses in the city.

19A. Garage (266 South Union Street); c.1940.

This is a two-bay, concrete bunker-like garage, built into the sloping terrain behind the house. A similar garage next door at #18 was recently demolished. This garage is non-contributing due to age.

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- 19B. Barn (266 South Union Street); c.1900 (alterations c.1976).

This 1 1/2 story, gable front barn is approximately 100 feet behind the house. Originally, it is said to have been a fairly ornate barn; it was subject to vandalism and has been completely refinished into a more modest structure (c.1976). The barn has asphalt shingles, novelty siding and a simple modern door and window on the gable end.

20. Moody House (276 South Union Street); c.1845.

This Greek Revival dwelling, built of brick in common bond, has a gable front orientation. The 2 1/2 story, three bay wide, rectangular main block is joined in the rear by a 2 1/2 story, 2 bay deep, gabled ell, with a chimney in the juncture. The front (west) facade features a semicircular lunette with radiating muntins below a molded, boxed cornice with plain returns (the ell gables also have cornice returns). The five front windows--three on the second floor and two on the first--have 6/6 sash with jack arches and stone lintels. Flanking the two first story windows, on the south end of the front facade, is the front sidehall entrance, which is devoid of any porch but has stone steps, and features a six-paneled door with 1/2 length sidelights and multi-paned transom. The foundation is rock-faced redstone laid in random courses. The roof is asphaltshingled. On the south wall a 2 story, canted bay window, made of wood, flanks the canted brick wall of the gabled ell. Behind the ell, in the rear, is a 1 story, clapboarded shed addition.

The deep setback and commanding, temple-like presence at the top of Adams Street add to the grandeur of this well-maintained home, which was built c.1845. The first known resident, in 1853, was the widow of Dr. Moody of Burlington, and she is likely to have been the original owner.

21. C.B. Wetherby House (284 South Union Street); 1897

This Queen Anne dwelling is a wood-frame, hip-roofed cubical block with a two story tower on the southwest corner and a 2 1/2 story rear wing. With tower and wing included it is 3 x 4 bays, and 2 1/2 stories. The asphalt shingled hip roof has a wide soffit with no cornice, and is broken by a small, gable dormer on the west (front). The gable on this is shielded by a round-arched panel with an in-

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cised sunburst motif and egg and dart archivolt molding. Extending in front of the dormer is a recent, makeshift balcony; flanking the dormer are recent skylights; both of these additions detract from the original design of the house. The polygonal tower has a slated conical roof topped by a floriate finial. A 1 story, hip roofed porch projects from the left (north) and center front bays; the bays are demarcated by large, round arches--with flushboard spandrels--whose bases rest on a high skirt; between the bases are balustrades with turned balusters. A gable breaks the center of the porch roof line; below this gable is a medallion. The porch has exposed rafter tails. Wooden stairs with turned balusters lead to the entrance through the right porch bay. Windows have Queen Anne top sashes over one. Behind the tower on the south side is a side entry with a shallow pitched shed roof resting on turned posts. This house is now vinyl sided.

This house was built in 1897 for C.B. Wetherby, who was manager of National Collection and Business Association in Burlington.

21A. Barn (284 South Union Street); c.1868.

This is a splendid, cross-gabled, 2 x 3 bay, Italianate barn featuring paired brackets with pendants along the eaves. The woodframe structure is sided with clapboards framed by cornerboards. An Italianate ventilator is found at the juncture of the two gables and features brackets with pendants. On the west side are four 6/6 windows--two per floor--with plain architrave molding. Below the gable on the south side is a second story six-paneled door above the larger barn door opening. Flanking the latter on either side are window openings, now boarded over. In the southeast corner is a smaller entrance door with paired long panels over short panels.

This barn, obviously older than the house (#21) in front of it, was undoubtedly part of the Kingsland estate, whose house at 297 South Union Street was demolished early in the twentieth century.

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22. Howard Shufelt House (292 South Union Street); 1917.

This Colonial Revival dwelling is a two story, 3 x 3 bay, hiproofed, cubical block with brick veneer in running bond and a slate roof. The front facade features a pedimented portico with modillions and full entablature resting on Doric columns. A Federal Revival doorway with elliptical transom (unglazed) and 1/2 length sidelights is flanked by engaged Doric columns. To the left of the portico is a canted oriel window with 9/1 windows. To the right is a tripartite window of 12/1 sash flanked by two 6/1 windows. On the second story two 12/1 windows flank a central tripartite window (4/1, 6/1, 4/1). The windows have gauged arches. The molded cornice with modillions has no frieze. On the south wall is a shouldered end chimney. In the rear is a one-story shed-roofed porch with latticework.

This simple house is part of a small development begun by Eugene Chausee in 1917, when he bought the Kingsland property, which included a house at 298 South Union Street. That house was destroyed, and five new houses were built: two on South Union and three on Kingsland Terrace (Numbers 22-26). This particular house was the home of Howard Shufelt, Vice President of the W.E. Greene Co., paint distributors.

22A. Garage (292 South Union Street and 14 Kingsland Terrace);
c.1920.

This is a 4 bay garage with jerkinhead roof of slate and clapboard siding with cornerboards. Entrances are on the south side; on the eastern portion the two bays are combined into one and have a single large door with ten ribbon windows; the west portion has two doors with four windows each.

Apparently the garage is shared by the inhabitants of #22 and #24.

23. House (300 South Union Street); 1917.

This Colonial Revival dwelling is a hip-roofed, 3 x 5 bay, woodframe cubical block. An immediately interesting feature is the windows, which, in the top sash, consist entirely of vertical muntin bars, ranging in number from three to six depending on the width of the window; below these are single panes; the windows have cornice caps. The hip roof is pierced on the west, south, and east sides by centrally placed hip dormers with tripartite windows and modillion

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cornice. On the corners of the house paneled corner pilasters carry a full entablature, with modillions and boxed cornice. Paneled corner pilasters also frame the dormers. A shallow-pitched, hip-roofed porch ranges across the entire front facade; Doric columns carry a full entablature with modillions. The front door features a glazed 3/4 length panel of beveled glass. The north elevation carries an oriel window with a bank of three 3/1 windows, a full entablature, molded side panels, a molded cornice, and a hip roof all supported on simple jigsaw brackets. On the south wall, a shouldered end chimney meets the slate roof. In the rear of the house, a two-story sun porch makes up the southeast corner of a one-bay ell with shed roof.

This house is the second of the Chausee development (see #22).

24. House (14 Kingsland Terrace); 1918.

One of the first houses on Kingsland Terrace, having been built by Eugene Chausee in 1918, this 4 x 3 bay, 2 1/2 story, clapboarded, Colonial Revival house with an eaves front, slated gable roof has an uncharacteristic asymmetrical front facade. Entrance is gained through the 2nd bay from the right (east); a pedimented entrance portico with two Doric columns and two pilasters and a full entablature with modillions shelters a paneled door with 1/2 length sidelights. Paneled corner pilasters support a full entablature with modillions. This house has a 2 story rear ell and 1 story west side porch. The porch features paneled posts with caps, a full entablature and modillions. The gable ends have cornice returns. The foundation is redstone.

All windows are 6/6 and evenly placed on the facade, except for directly above the entrance, where two, smaller, paired 6/6s are treated with a common surround.

This house is part of the Chausee development. See description for building #22.

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25. R.T. Ledden House (22 Kingsland Terrace); 1925.

Built in 1925 for R.T. Ledden, manager of Western Union in Burlington, this 2 1/2 story, 3 x 2 bay Colonial Revival house occupies the site of the former garden of building #24. The rectangular main block, with a slated, eaves front gable roof, has a rear wing and west porch. Entrance is through a pedimented entrance portico with two Doric columns and an undecorated frieze band. The pediment has a deeply recessed tympanum. The door has 12 glass panels which are the same size as the four found in each of the flanking 4/5 length sidelights. Windows on both floors are paired 6/1s, and are treated as one unit, with shared, plain surrounds. Centered over the door, however, is a smaller, single 6/1. Other elevations have both single and paired windows.

The gable ends have cornice returns. A one story porch with Doric columns on the porch wall projects to the west. Bricks in running bond face the foundation. This house is now sheathed in wide aluminum siding.

This building is part of the Chausee development. See the description for building #22.

25A. Garage (22 Kingsland Terrace); c.1925.

A clapboarded garage with gable front orientation sits to the northeast of house #25. This structure is 1 bay wide and has a 12 paneled overhead door; the second row from the top is glass, while the others are of wood.

26. House. (28 Kingsland Terrace); c.1920.

This 3 x 2 bay, eaves front, gable roofed Colonial Revival style house complements its neighbors on Kingsland Terrace. Set on a reddish parged foundation with scoring, the house rises 2 1/2 stories and features exposed rafter tails, a molded cornice and a slate roof. The most pronounced decorative feature is the central front entrance portico with two Doric columns supporting an entablature and an elliptical roof with sprung eaves. The 6 panel door is surmounted by an elliptical fanlight and all is framed by wide architrave molding and topped by a projecting, bracketed, elliptical hood. Flanking the entrance bay on both sides are 3-part windows with a large 9/1 window between narrow 6/1s. Other windows are pre-

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dominantly 9/1s, although a small 6/1 is placed above the front entrance and in the east gable peak; in the east side first floor are a bank of three 8 pane windows and one small 8/1. In the west gable peak two multi-paned, triangular windows flank an exterior, shouldered, brick wall chimney which pierces the roof at the ridge. A shallow-pitched, hip roofed, 1 story porch extends from the west side and features narrow, clapboarded posts on a flared apron; access is gained via two French doors to the south of the chimney. The house is now sheathed in vinyl siding.

This house is part of the Chausee development. See the description for building #22.

27. O. Prentiss House (32 Kingsland Terrace); 1920.

This 2 1/2 story, 3 x 2 bay, eaves front gambrel roofed, Dutch Colonial house was built in 1920 for O. Prentiss, an optician. The front facade is highlighted by a 3 bay, continuous shed dormer projecting from the curb of the roof, and a tall, gabled entrance porch. The porch gable has cornice returns and pent eaves, which rest on a 3 part fascia band and are supported by squared posts with caps. A semi-circular arch is cut into the band under the gable. Pilasters flank the one-third glazed door and support a full entablature and engaged pediment.

Flanking the central entrance are paired 6/9 sash windows which share a common surround and shutters. Windows in the 2nd story dormer are 6/6 and are symmetrically placed, one per bay. In the west gable peak, multi-paned, triangular windows flank the chimney.

An exterior brick chimney breaks the roof ridge at the west end, where a one story porch with shed roof is supported by plain columns displaying entasis. Pilasters at the walls echo the supporting columns. A simple balustrade surrounds the porch and access is from the house or back stairs.

This house has wide aluminum siding, asphalt shingles, and a stone foundation.

27A. Garage (32 Kingsland Terrace); c.1920

The raking eaves of this gable roofed garage are towards the street, and access is gained through an overhead door composed of 24 small panels, with the second row from the top being glass. Now sided in aluminum, this structure was built by 1926 (probably at the same time as the house).

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28. B.J. Boynton House (40 Kingsland Terrace); 1923

This 2 1/2 story, 3 x 2 bay, gambrel roofed Dutch Colonial Style house displays its eaves side to the street. It was built in 1923 for B.J. Boynton who was involved in the shoe business in Burlington. Centered in the main facade, a gable with cornice returns projects out onto thin paired Doric columns which are separated by lattice-work from each other and from the wall, forming an entrance porch. Two-thirds length sidelights flank the paneled wooden door.

On either side of the entrance are 3-part windows, displaying large central panels of 12/1 sash between narrow 4/1 sash. False muntin bars adorn the top quarter of these windows, and plain surrounds enclose all windows and the door.

Centered on the front facade above the door, a pedimented gable dormer with slate cheeks breaks the roof line; two narrow 4/1 windows flank a large central panel with vertical boards. Shed dormers sheathed in slate project from the curb of the roof to either side of the gable dormer; they contain paired 6/1 windows with plain surrounds.

There are cornice returns at the east side elevation. A one story, glass enclosed sunroom projects to the west, and the cornice of its flat roof is picked up in the unbroken cornice line of the rest of the building. The roof is covered with slate. This building is sheathed in narrow aluminum siding.

28A. Garage (40 Kingsland Terrace); c.1923.

To the northeast of house #28 is this pyramidal-hip roofed, one bay garage with aluminum siding and asphalt roof shingles. The overhead door is composed of 24 small panels, with the top rows being of glass. According to Sanborn maps this was built before 1926.

29. House (50 Kingsland Terrace); c.1890.

Built c.1890 as a caretaker's cottage for the estate at 301 S. Willard Street, this 3 x 2 bay, 1 1/2 story building is now considered to be a part of Kingsland Terrace. Facing away from the street and secluded by trees, this house at the top of the Kingsland Terrace hill retains its original orientation toward South Willard Street.

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The main block of this aluminum-sided house is rectangular. A recessed porch on the south, supported by squared, battered posts, leads to the main entrance door with a plain surround. Projecting from the north is another porch with battered posts. A 1 story, canted bay window projects from the front facade, and a shed dormer runs along the roof line at the front; the windows in this dormer are modern casement windows. The original windows have 4/1 sash.

30. Harold Slocum House (41 Kingsland Terrace); 1923.

Built in 1923 for Harold Slocum, secretary of the Tuberculois Association of Burlington, this Colonial Revival home is typical of those found on Kingsland Terrace. With a main rectangular block of 3 x 2 bays, this 2 1/2 story, eaves front, gabled house has a one story, glass-enclosed sunporch projecting to the west and an accented central front entrance.

Sheltering the entrance is a pedimented entrance portico supported at its corners by Doric columns; lattice screens enclose the sides. The gable ends of the house have cornice returns. Windows are symmetrically placed and have 6/1 sash on all facades. An exterior brick chimney pierces the roof ridge at the west end of the slate shingle roof and partly projects into the sunporch. Resting on a concrete foundation, this house is sheathed in wide aluminum siding.

30A. Garage (41 Kingsland Terrace); c.1923.

A one bay, clapboarded garage is found to the southeast of house #30. Capping the structure is a gable roof, with raking eaves towards the street. It has an overhead door of tiered panels with the second row from the top being glass. According to Sanborn maps this was built by 1926.

31. Hunter House (35 Kingsland Terrace); 1911.

With the broad side of its gambrel roof to the street, this 2 1/2 story, 3 x 2 bay Dutch Colonial house sports cornice returns and a decorated, central entrance porch with roof deck. Doric columns and engaged wall responds support an entablature and the deck. Balustrades on each level are simple but feature ball-headed newel posts and a lattice skirt on the ground level and ball-headed corner posts on the deck. The main entrance features a paneled door with

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3/4 length sidelights. A second story door with toplight leads to the deck. Main facade windows are paired and treated as one unit, with shutters on only one side of each. First floor windows share a simple surround, while those on the second floor are further apart and have individual surrounds. Three gable dormers are symmetrically placed in the lower roof slope, with a small pediment set into each gable. All windows are 1/1.

A one story porch with a second story deck projects to the west and is treated like that at the front, with a simple balustrade at each floor (deck balustrade is only set on west edge), Doric columns and engaged responds, and a lattice skirt; access is gained from the house at either story, or from stairs at the rear.

Built in 1911 as the first house on the street for Arthur Hunter, a commercial traveller, this building has a stone foundation, slate shingle roof and narrow aluminum siding.

31A. Garage (35 Kingsland Terrace); c.1930.

This two bay, gable-roofed, wooden garage with exposed rafter tails displays swinging doors with large iron strap hinges. Each bay is composed of a pair of doors, the top of each being plain wood while the bottom is decorated with boards in an X shape. (Built after 1926 according to maps.)

32. N.D. Bissonette House (27 Kingsland Terrace); 1923.

With a basically square main block of 2 x 2 bays and an off-center entrance, this 2 story house, built in 1923 for the commercial traveller N.D. Bissonette, differs from others on Kingsland Terrace. A pyramidal hip roof with slate shingles tops the building. A central, brick chimney pierces the roof at the ridge line.

Entrance is gained at the left side of the front elevation through a door with a 12 pane toplight. Flush with the door to its right is a 6/6 window, and capping both, is a projecting, bracketed hood with lattice work at its sides. At the right side of the facade is a 3-part window, with side 6/6 units like those next to the door and a wider 6/6 center unit. Centered in the facade on the second story is another 3 window unit, with equally sized 6/6 sash surrounded by a common wood architrave, which abuts a boxed cornice.

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On the west is a 1 story porch (now screened in) with squared posts on an apron and simple curved brackets; access is via a multi-paned door which is flanked by 6/6 windows.

A 2 story rear wing is now--1988--under construction.

32A. Garage (27 Kingsland Terrace); c.1923.

This 2 bay, clapboarded garage boasts a slated hip roof and doors of vertical clapboards. It was built by 1926 according to Sanborn maps.

33. House (23 Kingsland Terrace); 1926.

This irregularly massed Tudor Revival house, built in 1926, strongly contrasts with the rest of the houses on Kingsland Terrace which are Colonial Revival style. Projecting from the right front (northwest) of the hip-roofed main block is a 2 story gable with slopes of unequal length--a characteristic of the Tudor style. The rough stucco which covers this building also contrasts with the other houses on Kingsland Terrace. Asphalt shingles cover the roof. Entrance is gained at the center of the building--at the low end of the long slope of the projecting gable; the door has a segmental arch at the head of the surround and a stoop with stuccoed walls. On either side of the door, window units of 3 equally sized 4/1 sash share a common wooden architrave. Above the western window unit, and centered below the projecting gable are paired 4/1s, which balance a 6/1 wall dormer that is over the other 3-window unit. An additional wall dormer pierces the front of the west elevation.

A one bay, 2 story wing projects west, enclosing a garage at the basement level, and a 1 story sunroom with banks of 4/1s above. The top level is an open deck with a simple balustrade with stucco corner piers. A tall, stuccoed wall chimney rises on the west side.

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34. Dr. Whitney House (19 Kingsland Terrace); c.1918.

This Dutch Colonial house was built c.1918 by Eugene Chausee (builder of #s 22-26 also) for a Dr. Whitney. This eaves front, gambrel roofed house of 2 1/2 stories and 3 x 2 bays displays wooden clapboards, slate roof tiles and a stone foundation. A 3 bay continuous shed dormer projects from the lower front slope of the roof. A wooden water table, corner boards and fascia boards enframe the house. Projecting from the center of the main facade is a gabled entrance porch; a semi-circular arch joins the cornice returns of this gable, and projects up into the gable; supporting the gable are paired, narrow, Doric columns which are separated from each other and the wall by lattice work. An entablature caps the entrance, which is composed of deeply recessed, 4-pane, 2/3 length sidelights flanking a paneled door.

The first floor front displays 3-part windows of narrow 4/1 side windows around a wider 6/1. These units, on either side of the door, are topped by a simple entablature, which abuts the fascia band. This same unit is found centered above the door in the shed dormer. On either side of this are 6/1, entablature-topped windows.

A 1 story, flat roofed sunroom projects to the west; also on the west is an exterior, brick end chimney. There is a 2 story, 1 bay deep, shed roofed rear addition.

34A. Garage (19 Kingsland Terrace); 1919.

Built by 1919, this 1 bay, clapboarded garage is topped by a gable roof. Doors are highly decorated, with 6 glass panels found in the top half and diagonal clapboards in the lower. Iron strap hinges attach the swinging doors at corners.

35. Dr. Partridge House (306 South Union Street); 1908.

This Colonial Revival dwelling is a 2 1/2 story, 3 x 3 bay, wood-frame cubical block, with pedimented gable dormers on each slope of its truncated hip roof. Below each pediment are windows with lozenge/diamond designs in the top sash over a plain bottom sash; pilasters frame the windows of the front dormer. On the north wall an elaborate two-story oriel window rests on curved, paired brackets. Serving as a means of lighting the interior stairwell, this features a round-arched window with radiating muntins over a large rectangu-

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lar window of 28 rectangular lights with diamond-shaped lights in the center. On the front facade, a Palladian window below the dormer is flanked on either side by 9/1 windows, (one on each side, and somewhat larger in scale than the Palladian). The sidelights of the Palladian window are framed by pilasters with entablature. A porch ranges across the front facade and around the northwest corner. Its shallow-pitched roof is supported by Doric columns on paneled piers; there is a full entablature with denticulated frieze and a balustrade with turned balusters. The eight-panelled front door is flanked by 3/4 length sidelights with tracery and framing pilasters. An elliptical fanlight with radiating muntins tops this entrance. Flanking the doorway in the outer bays are tripartite windows on the north side and paired windows on the south. All windows have 9/1 sash. The clapboard sheathing is framed by pilasters carrying a full entablature and molded box cornice. The south wall features a rectangular stained glass window on the first story.

In the rear of the house a shed-roofed balcony sits atop an enclosed ell. The random coursed redstone foundation is obscured at the porch by vertical one-inch square strips ranging around the porch at ground level.

This house was built in 1908 for Dr. George Partridge, a Burlington dentist.

35A. Garage (306 South Union Street); c.1908.

This is a 1 1/2 story, 1 x 2 bay woodframe structure with jerkinhead slate roof and molded box cornice with returns. Sheathed in clapboards which are framed by cornerboards, the street facade features a 2/2 window on the upper story above a vertical-boarded double door at ground level. On the west wall are two 2/2 windows.

36. Powell House (316 South Union Street); c.1850.

This is a Greek Revival dwelling built of brick in common bond with a gable front orientation. The two-story, 3 x 2 bay main block is joined on the south side by a two-story, 2 x 1 bay ell, behind which is a one-bay, shed-roofed, woodframe addition. The asphalt roof is pierced at the ridge in the south ell by a corbelled chimney. The molded box cornice and wide soffit lead to a corbelled frieze. The 2/2 windows have rectangular stone lintels and sills. The eight-paneled door is flanked by the customary Greek Revival sidelights,

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but the transom light has been covered with a series of torus and cavetto moldings. The entrance porch was probably added c. 1885 and its roof is pedimented on all three sides with incised tympanums. These rest on turned posts supporting a spindle screen, whose shape is echoed in larger form in the ballustrade. This same arrangement, without the pediments, is repeated on another porch which ranges around the juncture and front facade of the ell. This porch, with a shallow-pitched shed roof, protects a secondary doorway at the juncture, as well as two windows.

This house was the residence of Edmund Powell, a Burlington mason.

36A. Garage (316 South Union Street); c.1885

This is a rather elaborate 2 x 4 bay woodframe garage with imbricated slate roof, molded box cornice, and plain fascia frieze leading to clapboard sheathing with cornerboards. The fieldstone foundation implies an earlier use, possibly as a barn, and suggests a construction date of c. 1885. In the south entrance, three pairs of double doors display eight rectangular lights apiece (4/4). Flanking these to the west is a 2/1 window.

37. Captain Grey House (324 South Union Street); 1895.

This Queen Anne/Colonial Revival dwelling is a 3 bay wide, hip-roofed, wood-frame rectangular block with a rear gable addition (c.1965) to which has been added a one-story shed-roofed addition (c.1978). The hip roof is broken on the north and west sides by hip-roofed dormers; the west (front) dormer is canted. On the south wall, a 2 1/2 story engaged polygonal tower has three, small hip dormers projecting out of the roof. Behind this on the south slope of the hip roof is a corbelled chimney, after which the roof material changes from slate to asphalt, an apparent casualty of the construction of the rear addition. The original clapboards have been covered with wide vinyl siding. On the first story are found some excellent features, the most noteworthy of which is a round oriel window on the recessed northwest corner of the front facade. This features a bowed plate glass window and rests on a massive corbel. Flanking this are two large brackets above, which support a recessed balcony with Doric columns. Balancing this on the south side of the second story are paired windows; the central bay has a small window. Windows throughout the original house are 2/1 sash, with primarily 6/1 in the dormers. On the north wall a canted oriel window rests on stepped horizontal boarding.

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The front entrance porch ranges from next to the round oriel window around the southwest corner. The shallow pitched shed roof has a box cornice, wide soffit and plain frieze which rest on paired Doric columns which in turn rest on shingled piers separated by turned balusters. Above the wooden front steps a small gablet breaks the roof line; this features a scallop shell motif in the center of which is an incised plaque bearing the number 324. The front door has a bevelled glass halfpanel over two vertical panels. Next to the door on the left is a vertical, rectangular stained glass window whose tracery boasts the letter G in the center, a reference to the original owner, Captain C.B. Grey, who built the house on speculation. Flanking the door to the right is a canted bay window which features a large rectangular bevelled plate glass window.

37A. Garage (324 South Union Street); c.1930.

This is a simple, 1 x 2 bay, wood-frame, gabled structure whose entrance is from a driveway off Spruce Street, and hence faces east. The asphalt roof leads to long, overhanging eaves and a plain fascia frieze. This garage is sheathed in clapboards and has no windows other than the four garage door ribbon windows. It rests on a concrete foundation.

38. Paul Kelley House (334 South Union Street); 1925.

This "high style" Georgian Revival dwelling is a gabled rectangular block with eaves-front orientation. The 5-bay front facade has symmetrical fenestration, 12/12 windows, and a second-story central window whose rectangular sidelights hint at a Palladian motif. Below this an entrance portico features Ionic columns carrying a full entablature with denticulated frieze. Between the pilaster responds is a Georgian/Federal doorway with elliptical fanlight and 3/4 sidelights with tracery; the six panel door is flanked by engaged Doric columns. The slate roof has a molded box cornice with large modillions, followed by a frieze which serves as a continuous lintel for the second story windows. Elsewhere, windows have jack arches and wood sills. The running-bond brick veneer is enhanced at the gable ends with end chimneys flanked by quadrant windows. On the south wall, a one-story, flat-roofed sun porch has twelve 12/12 windows. Above these is a frieze which echoes that of the main facade. In the rear of this house, a two-story, shed-roofed wing sits on brick piers. This is shingled on the second story, while the first is 1/2 open patio, 1/2 enclosed brick.

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Surrounding the property of this exceptionally well-maintained house is a circumferential white picket fence, with a manicured hedge row on the south side. The house was built for Paul Kelley, a Burlington grocer who built the apartment house at 167-171 South Union Street (#3) in 1907.

38A. Garage (334 South Union Street); c.1925.

With an entrance on Spruce Street is this 2-bay, gable front (with returns), wood-frame garage. Two overhead doors with a row of toplights and a paneled pass door with an 8-pane topleight are placed in the gable end. Above these are a loft door and, in the gable peak, a window. The sides feature multi-paned fixed windows. The roof is asphalt shingled, the gable end is sheathed with broad clapboards and the sides are covered with pressed metal "brick".

39. William Welles House (118 Spruce Street); c.1899.

This two-and-one-half story, transitional Queen Anne-Shingle Style building was constructed c.1899 and was the home of Mr. William Welles, Assistant City Treasurer for Burlington in the 1890s. The balloonframed, three-by-two bay rectangular main block rests upon a redstone foundation and is crowned by a steeply-pitched gable roof (covered with asphalt shingles) with main gables oriented to the north and south. It was once clad with wooden shingles but is now covered with aluminum siding. The majority of window openings have one-over-one sash and simple molded heads and surrounds.

The facade is highlighted by a two-story, polygonal, projecting bay (having a polygonal roof covered with asphalt shingles and located on the southwest corner) and a one-story porch, running three-quarters of the way across the facade and encircling the southwest corner. Slender, turned Doric columns support a simple molded cornice with small brackets. Columns rest on square posts and are flanked at waist level by a series of small turned balusters. A front entrance is tucked in under the porch at its southeast corner, having a paneled hardwood door with center glazed sash and molded surround. A side entrance is found on the west elevation, under the circular corner section of the porch. It has a similar door. A small balcony (its details now obscured by aluminum siding) protrudes from beneath the main roof gable, directly above the front entrance. An oriel window, supported by horizontal brackets, lies just to the right of the main entrance at first story level.

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The east elevation contains a two-and-one-half story, polygonal, projecting bay with a gable roof, whose second story has been squared off (expanded) and extends out over the first story level. Large scrollwork brackets with feet support the second story. A tall, round-headed window with eight panes lights the inner main stairwell. A stained glass window highlights the center of the second story of the southwest polygonal bay. A smaller, second-story center window with multiple panes surrounding a large single pane graces the north elevation, directly above a rear one-story lattice-work porch.

39A. Garage (118 Spruce Street); c.1910.

This one story wooden structure is clad with clapboards and sports a gable roof with projecting eaves which show exposed roof boards underneath. A wide garage door is located on the gable front facade. Window openings are located on the north and east elevations, displaying four-paned, fixed sash and storms. The roof is clad with slates, as was the roof of the main house at one time. This garage shows up on the 1912 Sanborn Insurance Map.

40. Clarence L. Smith House (124 Spruce Street); 1906.

This two-and-one-half story Dutch Colonial residence was built in 1906 for a Mr. Clarence L. Smith, the Treasurer of the Robinson Edwards Lumber Company of Burlington. This rectangular, 3 x 2 bay, shingled, wood-frame structure rests upon a local redstone foundation and is capped by a double-pitched, gambrel roof, whose upper pitch extends out to form the roofs of three individual shed dormers on both north and south slopes. The lower slope is slate shingled while the remainder is asphalt shingled.

The facade (south elevation) is highlighted by a triple shed dormer configuration at its second story level: a large triple-sash dormer flanked by two single-sash dormers, all with slate roofs. A one-story shed-roofed porch runs the length of the front; turned Doric columns support its fully-articulated entablature, which runs around the entire structure at the top of the first story. A Union Jack motif stickwork balustrade runs around the porch, terminating (at either side of the main, right front entrance) at square porch posts and then running down both sides of the front stoop to ground level-again, terminating in square posts. The main entrance is located on the southeast corner of the facade and consists of a paneled hardwood door with top glazed panel, flanked by 3/4 length sidelights. The glazed panel repeats the motif of the balustrade.

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The east elevation boasts of a large round-headed window, which has one-over-one single sash under a rectangular transom light, capped by a semi-circular top light. The window head is molded and is highlighted by a wooden keystone. A thin, round-headed window appears at the half-story level, with one-over-one sash and molded surround. Below the eaves of the main gambrel roof and the shed dormers run two rows of angled wooden shingles, which add emphasis to the roof design.

An interior chimney rises on the left (west) side of the main roof ridge. Windows have either nine-over-one or twelve-over-one sash with molded surrounds. Eaves are treated with simple molded cornices.

40A. Garage (124 Spruce Street); c.1920.

This one-and-one-half story, two bay garage with gable roof is located directly behind and to the east of 124 Spruce Street. The design seeks to imitate features of the main house, including its wooden shingle siding and a one-story, shed-roofed, two bay, entry facade, highlighted by Doric columns supporting a fully-articulated entablature at the lateral eaves. The roof is covered with green asphalt shingles.

Windows have six-over-six sash and plain surrounds. The twin garage bays have sliding, wooden paneled garage doors, again, flanked by Doric columns on concrete pedestals. Sanborn Maps show this garage as present by 1926.

41. House (119 Spruce Street); c.1895.

This two-and-one-half story transitional Queen Anne-Colonial Revival building was built c.1895 by a local builder, Sidney T. Greene. The rectangular, three-by-two bay, wood-frame main block rests on a local redstone foundation and is capped by a slate-covered hip roof with a brick interior chimney punctuating the west slope directly below the main ridge. Windows contain either eight-over-one or nine-over-one sash on the first and second stories, with six-over-one sash being displayed in the hip dormers of the east and north elevations.

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The facade exhibits a slated hip roof dormer at attic-story level, centrally-located above a triple sash window arrangement which has four-over-one sash. A one story front porch wraps around half of the north (front) and west elevations. Square posts with caps support a simple molded cornice and are joined by a balustrade of square members. The off-center main entrance is accentuated by a small hip roof section rising from the porch roof; a small gablet breaks the front slope of this hip roof. Under this porch section is the main front door with glazed top half and molded panels below. A two-story polygonal bay with polygonal slate roof graces the northwest corner of the facade, its windows affording a view of Lake Champlain and Adirondacks in the distance.

A shed-roofed wing protrudes from the south elevation, while a one-story side ell, adjacent to the porch, has been added to the west elevation. The entire building has been covered with aluminum siding, obscuring stylistic details and the clapboard sheathing underneath.

41A. Garage (119 Spruce Street); c.1920.

This structure is the garage for 119 Spruce Street (#41). It is one story in height, one bay deep and one bay wide, with a gable roof covered with rolled asphalt. The gable end is oriented towards the house and exhibits a vent and light fixture in its peak. A modern overhead garage door is set in the facade, while other bay openings consist of six-paned fixed sash. The structure is wood-framed and sheathed with novelty siding. The building shows up on the 1926 Sanborn Map, but was not included in the 1919 Map.

42. House (346 South Union Street); c.1845.

This one and one-half story, brick, gable roofed Greek Revival residence was built c.1845 on the southeast corner of South Union and Spruce streets. The main block is rectangular and sits upon a stone foundation, has a brick veneer laid in running bond, and is oriented with the gable end facing South Union Street.

The three bay wide front facade has 2/2 windows, a doorway consisting of a six panel door surrounded by sidelights and a full wooden entablature in the right bay. A one story, three bay veranda with turned posts, a shaped handrail and square balusters was a later addition to this facade during the Queen Anne period. The main block is also distinguished by a large, gabled wall dormer centered on the north facade; this has a single round headed window. On the south side is a central, one story, canted bay window.

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The massing and fenestration of the rest of the structure is complicated by three major additions to the north and east sides of the building. A narrow clapboarded, one story, gable roofed wing extends from the east wall of the main block and intersects at ninety degrees with a one bay, gabled, clapboard sided garage which faces Spruce Street. An L-shaped one story brick addition surrounds three-quarters of the north facade and part of the covered doorway. There is also a small greenhouse/sunporch attached to the back of the garage.

43. House (354 South Union Street); c.1890.

This 2 1/2 story, gabled Queen Anne home was designed by Sidney Greene, a local architect, and built c. 1890. The main mass is rectangular in shape, sits on a stone foundation, and has its four bay wide main facade broken by a gabled, 2 1/2 story, 2 bay wide, off center ell. As is typical of this period, this and other projections and additions give the house a lively form. The southwest corner (right front) of the ell contains the main entrance. A 1-story, L-shaped porch begins at the central entrance and curves around the southwest corner of the building. It has a fully articulated entablature supported by turned posts with scrolled brackets, a shaped handrail and turned balusters, and a small pediment above the porch cornice to accent the entrance bay. A 1 story, off-center ell extends off the east facade.

Although the fenestration of the main facade is fairly regular and consists primarily of 1/1 sash, both the north and south facades have a more complicated arrangement. A 2 1/2 story, polygonal bay window on the south facade has a porch in the gablet and a large, diamond-paned window on the second story. The north wall has very irregular fenestration including a picture window in the gable. The slate roof has bands of fishscale shingling. The entire structure has been recently re-sided with aluminium and many of the Queen Anne attributes of texture and ornament have been lost under the siding.

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44. House (362 South Union Street); c.1900.

Built c.1900, this slate hip roofed, two and one-half story, three bay wide, Colonial Revival residence sits on a stone foundation and is fairly regular and formal in appearance. The 6/1 sash windows with molded jambs and shutters are arranged as singles, in pairs and in triples. The centrally positioned six panel front door which is surrounded by a leaded transom and sidelights to dado height is accentuated by a one story, gabled portico consisting of single Doric corner columns supporting a full entablature with modillions which in turn carries a pediment (also with modillions) and side balustrades consisting of shaped handrails and square balusters. The shallow hip roof of the main block projects slightly over the cornice with modillions and has small gable dormers on the north and east hips and a large pedimented wall dormer, bisected by an exterior chimney, on the south hip.

The south facade is dominated by a two story, two bay deep porch which also has Doric columns and a full entablature and is open on the first floor and accessible through French doors; a balustrade wraps the open front bay deck of the second story while the rear bay is enclosed by banks of 4/4 windows forming a sunroom. A small, one story entrance porch is located off-center on the east (rear) side. The entire structure is surfaced with clapboards and framed by corner boards.

44A. Garage (362 South Union Street); c.1925.

A square, clapboard sided, one story, two bay garage with a hip roof, two shuttered windows on the west and east facades and a small brick exterior chimney on the north facade, is located northeast of the main house. The roof is wood shingled, and has a broad gable above the garage doors on the south elevation. Each bay has a pair of hinged wooden doors.

44B. Garden House (362 South Union Street); c.1935.

Further east and up a rise from the garage is a small, one story, gable roofed, clapboard sided outbuilding with a doorway on the gabled west facade and three large windows facing the south.

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45. House (368 South Union Street); c.1880.

This tall, two and one-half story, vernacular Italianate, L-shaped, clapboarded residence was built c.1880. The slate gable roof (which has bands of fishscale shingles) of the main block has its three bay wide gable end facing the street and a slightly smaller ell attached to the rear of the south elevation. The roof of the ell is also slated and decorated by bands of fishscale shingling.

The main door is in the front right (south) bay and is covered by a one story veranda that ranges across the front facade and around the south to the ell. It is six bays altogether and consists of a simple cornice and fascia supported by chamfered posts that terminate in a cap and brackets, a shaped handrail and square balusters, and a small pediment above the main and side doorways. An off-center doorway into the south side of the ell is accentuated by a door hood.

Most of the windows are regularly spaced 1/1 sash with plain jambs and cap molded lintels. There is a small, square window in the front gable peak. The one irregular feature is a two story bay window on the north with a polygonal shape and which is composed of windows and recessed panels and has a pent roof that divides the first and second stories.

45A. Garage (368 South Union Street); c.1918.

A small, square, clapboard sided, hip roofed garage, one bay wide, is located east of the main house. A pair of large, hinged wooden doors provide entrance on the north side.

46. House (374 South Union Street); c.1902.

Built c.1902, this two and one-half story, two by three bay, Queen Anne style residence sits on a high stone foundation which accents its verticality. The gable roofed house is positioned so that the tall gable end faces the street and the entrance bay is emphasized because it projects slightly and terminates in a pediment within the main gable. In spite of the fact that the original one story front porch has been enclosed and a concrete block garage has been added to the basement level below it, the building still retains many of its distinctive historic features.

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As is typical of the Queen Anne period, the wall surfaces vary in color, shape and texture and projections and irregularity mark the facades. The clapboarded first story is separated from the shingled second story by a wide fascia of a different color and shingles, pent eaves and painted moldings in the main pediment also enliven the wall surfaces. Slate shingles cover the roof. The windows are irregularly placed and consists of both 1/1 and diamond paned sash with plain surrounds. A two story polygonal bay window with a polygonal cap is centered on the south facade; a two and one-half story gable roofed projection with cornice returns which is polygonal on the first floor and squared on the second dominates the north facade.

47. House (378 South Union Street); c.1902.

On the northeast corner of South Union and Cliff streets sits a two and one-half story residence that combines elements of both the Queen Anne and Colonial Revival styles. The square massing of the main block, the slate hip roof and the porch detailing are Colonial Revival and the polygonal three story corner tower, projecting bays and the variety of surface textures and colors are hallmarks of the Queen Anne. The main design element is the southwest corner tower whose edges are accented by cornerboards; the tower is clapboarded and shingled, has an octagonal roof which is topped with a finial and large 1/1 windows. There are also large two and one-half story gable roofed projections on the north and south facades and small dormers on the east and west hips.

The roof overhang consists of a simple molded cornice with a range of large scrolled brackets underneath. This detail continues across the tower and is repeated in smaller scale below the cap of the tower. The clapboarding of the main block is broken irregularly by both 1/1 and multiple pane/1 sash. The doorway is in the left (north) front bay and is covered by a one story, three by one bay porch which repeats the bracketing of the main cornice in smaller scale, has both round and square posts and a clapboarded railing. A small one story entrance porch is attached to the south end of the east facade. Shingles are found only above the pent eaves in the cross gables of the main block and in a band below the second story window level across the south facade. The foundation is made of stone.

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48. House (14 Cliff Street); c.1903.

This two and one-half story, 2 x 3 bay, slate hip roofed residence was built c. 1903 in a transitional Queen Anne/Colonial Revival style and bears many resemblances to 374 South Union Street (#46, c. 1902) and 49 Cliff Street (#54, c. 1904). The narrow end of the rectangular main block faces the street and is dominated by a two and one-half story, gabled, offcenter projection and a one story, two bay porch which features a simple boxed cyma cornice and frieze, square posts and post responds, a shaped handrail and square balusters and a latticework skirt. The main doorway has a single large panel of glass above three horizontal panels and has a plain surround. The projecting bay has a single window in the pedimented gable, two on the second floor and one on the first, all of which are 1/1 sash and have plain jambs and simple cap moldings. On the west facade is a central, two and one-half story, gabled projection which is polygonal on the first floor and has three windows, is rectangular with two windows on the second, and has a single window above the pent eaves. On the opposite hip a small gabled dormer rises above the modillioned cornice which encircles the entire building.

The foundation is stone, the walls to the second floor window sill level are clapboarded and have corner boards, and the second story and gables are shingled. In addition to the 1/1 sash, the west elevation has a leaded stained glass window recessed into a Tudor arched opening and the east wall has several windows which have small paned borders. A small offcenter entrance porch projects from the north facade.

49. D.A. Brodie House (20 Cliff Street); c.1885.

The discerning eye will notice that this building predates practically everything on the street by 15 to 20 years and, in fact, was built c.1885 as 378 South Union Street and was moved around the turn of the century when Cliff Street was extended from Willard to Union. Known as the D.A. Brodie house, this two story, 4 x 3 bay, hip roofed dwelling represents a late Italianate style and features a hip roofed cupola with flush boarding and a pair of round headed windows on each side, a small hip roofed dormer on the front hip, fairly regular fenestration of 2/2 sash with molded, footed window heads, and a one-story rectangular bay window on the west facade.

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Unusual for this style, the cornice is very simple and unbracketed but the wide gray clapboarded house does have a front five bay veranda with square posts, a rounded and beaded handrail with square balusters and latticework below, and an entrance consisting of a set of glass and wood panel double doors surrounded by post responds, a transom and bracketed lintel. A small one story entrance porch projects off the rear facade.

49A. Garage (20 Cliff Street); c.1925.

The garage at 20 Cliff Street is a square, one story, two bay, hip roofed structure built c.1925 that is flushboarded and has a window on each side.

50. House (24 Cliff Street); c.1905.

Rising from a coursed rubble foundation is this 2 1/2 story, 4 x 4 bay, hip roofed, transitional Queen Anne/Colonial Revival dwelling which was built c. 1905. The east facade has a two and one-half story gabled projection with cornice returns that is polygonal with three windows on the first story and rectangular on the second. The slate roof is also punctuated by gabled dormers with cornice returns on the south and west hips. The main facade is distinguished by four regularly spaced 1/1 windows on the second floor and an off-center doorway, with two windows to the right, on the first floor. The one story, three bay, front veranda has columns on square pedestals, side railings only and latticework skirt.

The entire structure is clapboarded and has corner boards except for a wide band of shingles between the top of the first story and the second story window sill level; the shingles are plain in front and clipped on the sides. The gable peaks are also clip shingled. The side fenestration is more irregular than in the front and has both triple windows and large single panes surrounded by small-paned borders. A two story, shed roofed addition extends the full width of the back wall and a small, one story, enclosed entrance porch is on the east facade.

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50A. Garage (24 Cliff Street); c.1935.

The one story, one bay garage at 24 Cliff Street was built c.1935 and has an asphalt covered hip roof, horizontal novelty siding and exposed rafter ends under the eaves.

51. House (32 Cliff Street); c.1902.

This two and one-half story, 3 bay, clapboard sided, hip roofed structure sits on a textured block foundation and was built c.1902 in the Colonial Revival style. The slate roof is punctuated by three pedimented dormers and the entablature below consists of a simple fascia and boxed cyma cornice. The one story, three bay, hip roofed veranda with columns, simple capitals and bases, and flat balusters in the handrail covers a central doorway. Two 1/1 windows are on each floor of the main facade but on the side walls the fenestration is irregular and contains both individual and pairs of windows. A two story, shed roofed addition that extends three-quarters of the way across the west facade was added sometime after 1926 and a large, two story, gable roofed ell extends off the rear facade.

51A. Garage (32 Cliff Street); c.1918.

The garage at 32 Cliff Street is a one story, two bay, jerkinhead roofed structure which is clapboard sided, has several windows, and was built c.1918.

52. House (55 Cliff Street); c.1902.

Although built in 1902 in the Shingle style, this 2 1/2 story, side gable, saltbox roofed residence has been severely altered in character since aluminium siding was added. Unlike most saltboxes, the higher two story elevation faces the rear yard and the one story faces the street and is broken by a central, two story, two bay wide, hip roofed wall dormer. A small eyebrow dormer tops the wall dormer and, otherwise, only a central brick chimney interrupts the expansive slate roof.

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The fenestration is fairly irregular and ranges from 1/1 sash to a diamond pane configuration (on the front) and a 3-part window (on the east); all windows have plain jambs and some have shutters. A two bay, off-center porch with boxed posts, a simple railing of square balusters, and a skirt in an X-patterned lattice marks the right (west) bay, recessed entrance. The foundation is stone.

52A. Garage (55 Cliff Street); c.1895.

This garage was once the horse barn to the building on the southwest corner of Cliff and Willard streets and became part of the 55 Cliff Street property when the corner was subdivided into smaller lots. It is a long, rectangular, shed roofed, one story structure with clapboard siding. There are two pairs of hinged wooden doors on the east facade no longer in use and a wooden door which slides on an exposed exterior track on the north side of the building which presently serves as access to the garage which can hold up to four vehicles.

53. House (53 Cliff Street); 1904.

This square, three bay wide, two and one-half story Colonial Revival residence was built c.1904. The slate shingled, truncated hip roof is topped by a balustrade around the deck and by hip roofed dormers to the east and west. The front elevation has a central two and one-half story pavilion with a round headed window with radiating muntins above the pent eaves in the gable. A one story veranda covers the front facade and is decoratively enhanced by boxed posts and post responds with simple bases and caps, a shaped handrail and square balusters and latticework skirt. Both the porch and roof entablature feature a modillioned cornice and denticulated frieze.

The windows have generally 1/1 sash with plain jambs and simple cap moldings. The main door has a single large glass pane above several horizontal panels and is flanked by five paned sidelights to one foot high with otherwise plain surrounds. The clapboarded surface is framed by corner pilasters and a sill course above the coursed rubble foundation. An enclosed two story porch extends across the south facade.

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54. House (49 Cliff Street); c.1904.

This house is very similar in many respects to 374 South Union Street (#46) which was built two years earlier (c.1902) in a simple Queen Anne style. The two and one-half story, three bay wide, slate shingled, gable roofed main block has the gable end facing the street and features two large gabled projections centered on the east and west facades.

On the east side, a rectangular, two story, oriel window which has a gable roof with cornice returns and is supported by jigsawed, triangular knee braces surmounts a first story, small, canted, shingled oriel window. A two and one-half story, polygonal bay capped by a bellcast roof with a ball finial projects from the west facade. The off-center main entrance is also accented by a projecting, two story, pedimented bay and surrounded by a one story, shed roofed veranda which consists of turned posts, fan brackets, a simple frieze and boxed cornice, porch railing and latticework skirt.

The foundation is stone and the wall surfaces are clapboarded except in the gables which are covered with curved clip shingles. The windows are mostly 1/1 sash with plain jambs and simple cap moldings. The window trim, corner boards, cornices and floor bands are painted white and contrast with the otherwise green exterior. A one story, shed roofed wing extends across the south (rear) facade.

54A. Garage (49 Cliff Street); c.1925.

A two story, shed roofed, clapboard sided garage lies directly behind the main house. It has simple boxed eaves, corner boards, and several small hinged doors on the tall front facade. The single bay garage door slides on an exposed metal track.

55. House (45 Cliff Street); 1905.

This residence is quite similar in massing and shares many details with 53 Cliff Street (#53) which was built a year earlier in 1904. This square, 2 1/2 story, 3 x 3 bay house sits on a stone foundation, has a central, 2 1/2 story pavilion, a modillioned cornice and a steep, asphalt shingled hip roof pierced by two hip dormers on the east and one on the west. The recessed left sidehall entrance is sheltered by a one story porch which extends across threequarters of the front facade and consists of boxed posts with simple caps and bases, a fascia and boxed cornice, and latticework skirt. The varnished front door has one horizontal panel over a large glass pane over two more horizontal panels and has a plain surround.

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The wall surfaces have been covered by wide aluminum siding. The windows are generally 1/1 with plain jambs and simple cap moldings but there is a triple window on the front center first floor and some 9/1 sash on the irregularly fenestrated east facade. The second floor front has windows in each of the bays except over the doorway in the far left (east) bay. The west facade has a central, one story bay window and an exterior brick chimney. The northwest corner (right front) of the house is canted beneath a bracketed roof overhang. Attached to the west facade is a 1 story, one bay, flat-roofed, clapboard sided garage with a rigid overhead door built c.1940.

56. House (39 Cliff Street); c.1904.

The main mass of this compact Queen Anne residence, which sits on a stone foundation, consists of intersecting 2 1/2 story, slate shingled, gable roofed (with cornice returns), rectangular blocks which form a cruciform plan. The major vertical element is a square, 3 story, pyramidal hip roofed, off-center entrance tower which sits in the northwest recess formed by the primary blocks. The building exhibits many typical Queen Anne features including a canted and bracketed first story on each of the east, west, and north gabled facades, curved clip shingles in a band between the top of the first story and the second story window sill level to provide textural contrast, and irregularly placed 1/1 sash windows (which have plain jambs and simple cap moldings). Shingles are also found in the gables and top story of the tower.

A one story porch projects from the northwest corner (right front) and covers half of the front facade, curves around half of the west facade and features turned posts, a railing and valance of square spindles, and latticework skirt. An enclosed sunporch of more recent origin is attached to the southwest corner of the main block.

56A. Garage (39 Cliff Street); c.1935.

To the south and west of the house is this one story, clapboard sided, gable roofed garage with a single overhead door. This was built c.1935.

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57. House (37 Cliff Street); c.1902.

Built c.1902 this 2 1/2 story, rectangular, 3 bay wide Colonial Revival house, which sits on a stone foundation, is the only primary building on Cliff Street that has a jerkinheaded roof. The lateral eaves face the street and a large hip roofed dormer with three 1/1 sash windows projects from the slate roof slope. The second story is covered with asbestos siding and has two large 1/1 windows on the front facade; the first floor is clapboarded and has a central doorway between 2/2 windows. A one story entrance porch extends across three-quarters of the front facade from the entrance and into the recessed northwest corner and features boxed posts with simple caps and bases, a shaped handrail and square balusters, and an X patterned latticework skirt. A one story addition extends across the south (rear) facade.

57A. Garage (37 Cliff Street); c.1925.

The garage for 37 Cliff Street is a simple, one story, one bay, gable roofed wooden structure that has clapboard sheathing laid in alternating wide and narrow courses.

58. House (31 Cliff Street); c.1938.

This residence is one of three adjacent structures on Cliff Street which were designed by Freeman, French, and Freeman and built c.1938 in the American Colonial style. The two story, two by two bay, rectangular main block sits on a concrete foundation and has an asphalt shingled gable roof which overhangs the front and rear lateral eaves but is cropped on the raking eaves. A one and one-half story salt-box roofed garage with an overhead door is attached to the east elevation and a one story shed roofed addition extends across the south (rear) elevation. The entire building is surfaced with wide clapboards except on the facade of the main block which is covered with vertical board and batten from the sill level to just below the 6/6 shuttered second floor windows. A small, glass enclosed porch with an applied undulating pattern across the top of the opening covers the six panel (upper three are glass) door which has plain surrounds. The undulating pattern is repeated over the large twenty-one pane picture window to the right (west) of the entrance. An exterior brick chimney rises against the west end wall.

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59. House (25 Cliff Street); c.1938.

This two story, three by two bay, asphalt shingled, eaves front, gable roofed house, which sits on a concrete foundation, was designed by Freeman, French, and Freeman along with #s 58 and 60 on Cliff Street c.1938 (in the case of #60, Freeman, French, and Freeman were in charge of the remodeling). The main decorative emphasis is a two story, gable roofed central pavilion that has a single 6/6 window in the gable and below that a broken pediment supported by pilasters, all surrounding the glass and cross paneled door. Both the front second story windows on either side of the pavilion and the first story right bay windows are 6/6 sash with plain surrounds and have louvered shutters. In the first story left bay is a garage entrance with a pair of hinged double doors with a double row of toplights over vertical panels. A one story shed roofed addition extends across the south (rear) facade.

60. House (19 Cliff Street); c.1880 (extensive remodeling c.1938).

This house was originally built c.1880 as a barn or outbuilding behind what is now 7-15 Cliff Street (#61). It is one of three adjacent structures built or modernized by Freeman, French, and Freeman c.1938 in the American Colonial style (the others being #s 58 and 59). The 1 1/2 story, 2 x 2 bay, rectangular main block sits on a stone foundation, has a gable front orientation, and a slate roof with a interior brick chimney. A 1 1/2 story attached one bay garage ell extends from the east facade and features an overhead garage door with two courses of glass panes and an asphalt shingled gable roof with a large overhang which projects over the garage entrance. The entire structure is clapboarded. The west facade has two simple 1/1 windows on the first floor. The main facade has an off-center entrance with a 1/1 window to the right and another centered in the gable. The doorway has an incised fan motif above it, blind paneled sidelights, and the stoop is covered by an elliptical headed lattice screen.

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61. House (7-15 Cliff Street); c.1877.

This was one of two buildings on the street that were moved c.1895 from South Union Street so that Cliff Street could be constructed between Willard and Union streets. The 2 story, hip roofed, Italianate building originally was located at 386 South Union. The massing of the structure is irregular and reflects the multiple additions that have been made to it. It now consists of three rectangular blocks staggered toward the southeast that are connected architecturally by a bracketed cornice that encircles the building and common 1/1 windows. Other period features include a 2 story polygonal bay window on the south facade and a 1 story oriel window with supporting brackets and a bracketed cornice on the north facade. More recent additions include an attached two bay shed roof garage on the east facade and two 1 story porches on the west, one is open and has light metal posts, the other is enclosed and has a doorway flanked by 1/1 windows.

62. House (390 South Union Street); 1939.

This 2 story, 2 x 2 bay, Colonial Revival residence is situated on the southeast corner of South Union and Cliff streets and was built in 1939. This square, hip roofed residence has a fully articulated entablature with modillions under the cornice and wide corner boards creating a pilaster effect. The recessed entrance with paneled reveals is surrounded by Doric pilasters, a full entablature and a denticulated pediment and is located in the left front bay. The windows have predominantly 8/8 sash and there is a multi-paned, bowed picture window on the first story front facade. To the east (rear) of the aluminium sided main block is a 1 story, gable roofed garage wing with access through the south facade.

63. Ambrose A. Drew house (394-396 South Union Street); 1886.

This Queen Anne house was built by Elmore Johnson for Ambrose A. Drew of L.A. and A.A. Drew, a meat and poultry business. Sheathed with clapboards, set on a stone foundation and capped by a slate hip roof, this 2 1/2 story structure is distinguished by its large front yard (it is set further back from the street than most of the other South Union houses), and the use of a variety of projecting bays.

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A 2 1/2 story, canted, gabled bay window projects from the southwest corner of the front facade; the pedimented gable has incised bargeboards and a sunburst design over a small 1/1 in the gable peak; below the pediment are paired, narrow 1/1s and on the first floor a large single pane surmounted by a 15-pane transom. Centered in the north and south walls are 2 1/2 story, gabled bays. A one-story polygonal bay window increases the projection of the south bay. A gable dormer with paired 1/1s and cross-hatched stickwork in the peak projects from the front roof slope.

Windows have 1/1 sash and scroll-cut panels over their heads. References to the Stick Style occur in sill and lintel courses of wide boards and the stickwork in the front gable dormer.

The three-bay one-story porch extends from the front bay window along the front of the house. The porch, with its turned posts, brackets, stickwork balustrade, and lattice skirt, is reached by a stairway cut into the hill upon which the house sits.

63A. Drew Carriage House (394-396 South Union Street); c.1886.

This 1 1/2 story, 3 x 2 bay, clapboarded carriage house has been converted to a three bay garage with overhead doors. The asphalt-shingled, eaves-front gable roof is broken by a steep central shed dormer on its west slope. Windows in the dormer and the gable wall have 6/6 sash.

64. Smalley House (400 South Union Street); 1891.

This 2 1/2 story, 3 x 3 bay Queen Anne house with a 3 story corner tower was built for Viola and George H. Smalley, an insurance agent, on land subdivided from the neighboring Hamilton Peck property (#65). Although aluminum siding and an asphalt roof hide the original materials, the play of intersecting shapes which characterizes the house is still visible. The hip roofed main block intersects with another hip roofed block, which forms a shallow ell on the south side. The entrance door, sheltered by a porch which extends across the front of the main block and around to the ell and is ornamented with turned posts, brackets, and latticework skirt, occurs at the intersection of the two blocks; the juncture of the two blocks is further marked by a porch, with canted-arch openings, cut into the corner of the second story of the ell. On the northwest corner of the building, the polygonal 3-story tower terminates

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the porch, while a polygonal gabled bay window on the north wall continues the play of shapes. The irregularly placed windows have 1/1 sash, except for the large central window on the first floor of the facade, which has a 9-pane transom. A hip roofed dormer breaks the south slope, while a small gable interrupts the eaves line of the roof at the rear (east) wall.

65. Hamilton Peck House (406 South Union Street) c.1895.

Built by J.J. McLaughlin, this 2 1/2 story, 3 x 4 bay Queen Anne building served as the home of Hamilton Peck, a Burlington lawyer, city judge, and mayor. Peck was also engaged in land speculation on South Union and lower Bayview Streets. Although this wooden house has been sided with aluminum, many of its decorative details remain. The slate, gable-front roof's pent eave extends beneath a decorative sunburst panel between the 1/1 gable windows. A canted, one-story, gable-roofed bay window in the northwest corner sports fishscale shingles, decorative panels, and a central window whose transom consists of a large pane surrounded by smaller lights. A polygonal, gabled bay window on the south side has brackets supporting the gable, while another polygonal bay projects from the north side, and an off-center gabled wing projects from the rear (east) wall. Simple jigsaw brackets, turned posts, a stickwork rail, and a latticework skirt decorate the porch, which extends along the front of the house and shelters a double-leaf front door surmounted by a large transom light. Windows on the house are 1/1. The slate roof has bands of fishscale shingles. The foundation is stone.

65A. Smalley Carriage House (406 South Union Street); c.1891.

This 1 x 2 bay, 1 1/2 story, clapboarded carriage house was originally part of the Smalley property (#64). Although the Smalley house is on South Union Street, the entrance of this gable front structure faces Bayview Street. The barn has seen considerable changes in the 20th century--a conversion of the upper floor to an apartment resulted in the addition of a deck at the south side second story level, leading to a central door flanked by two double 1/1 windows. Vertical barnboard siding now covers the front (south) wall, and a shed dormer breaks through the west slope of the asphalt covered roof. The arrangement of the windows on the sidewalls has been altered. This building is non-contributing due to severe alterations.

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66. Carrie Huntington House (24 Bayview Street); 1896.

One of the first four houses on Bayview Street, this 2 1/2 story, 2 x 3 bay gable-front structure was deeded to Carrie Huntington by Hamilton H. Peck, who developed several lots on Bayview. Although now asbestos sided and asphalt shingle roofed, the interplay of overhanging elements still distinguishes this Queen Anne/Colonial Revival house. The front gable of the roof projects slightly over the 1/1 windows of the first and second floors (these windows are doubled on the first floor facade). The southwest corner is cut away so that the second story overhangs here. On the west side, a projecting gable overhangs a 2-story polygonal bay window and a 2-story entrance porch, which in turn sports an elongated pediment over the first floor doorway. A shed dormer and chimney flank this gable. The main (west) entrance faces downhill, relating the house more to South Union than Bayview Street. On the east side, a central pedimented gable dormer projects slightly, while an oriel window with tracery in the window transoms extends from the center bay of the second floor.

67. Solomon Story House (32 Bayview Street); c.1895.

Solomon Story, a U.S. customs deputy collector, resided in this 2 1/2 story, clapboarded, 2 x 4 bay, Queen Anne/Colonial Revival house, one of the four earliest houses on Bayview. A polygonal tower with a steeply pitched, slated cap projects from the southwest corner. A porch with turned posts, simple jigsaw brackets, a geometric stickwork rail and a lattice skirt runs across the front and around to the west side. The line of the porch is continued on the other three sides of the house by rows of shingles which interrupt the clapboards at the same level as the porch roof. Under the porch, the slightly offset, enclosed entrance projects onto the porch deck. Hip roofed dormers punctuate the hip roof on its west, north, and east slopes. The roof is asphalt shingled on its south and west slopes and is otherwise slate shingled. Windows have 1/1 sash with plain surrounds on the first floor and cornice caps on the second. The foundation is redstone.

67A. Garage (32 Bayview Street); 1926.

This one-car garage has a steep, gable-front roof, clapboard siding, and a swinging, windowless double door.

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68. Walter Holtham House (38 Bayview Street); c.1916.

Walter Holtham, an employee of the Hotel Vermont, owned this 2 1/2 story 3 x 3 bay Colonial Revival house. Its pent-eaved gable faces the street and the walls combine shingles on the second (above the window sill level) and attic floors with clapboards on the first. This house shares features with #75 across the street. The front porch has half-length Doric columns on a shingled skirt and a pediment over the recessed, left sidehall entrance. Irregularly placed 3/1 windows with plain surrounds and cornice caps and a shouldered exterior chimney on the east wall are two other shared elements. A two story, one bay deep wing extends to the rear. The foundation is redstone and the roof slate. A wooden water table, first story corner boards, a stringcourse between the clapboards and shingles, and a fascia with molded cornice further mark this house. A secondary entrance is centrally placed in the west elevation.

68A. Garage (38 Bayview Street); c.1942.

The one-car garage has a low-pitched, gable-front roof, novelty siding, and an overhead door. This garage is non-contributing due to age.

69. Sherrod S. Brown House (44 Bayview Street); c.1916.

This 3 x 3 bay, 2 1/2 story Queen Anne/Colonial Revival house displays several irregular features. The building consists of a variety of materials--a slate, gable-front roof with pent eaves, clapboards on the first floor walls and shingles on the upper two stories (above the window sill level) and porch skirt--and shapes. The front wall is framed by a canted polygonal 2-story gabled bay window with scroll-sawn valances under the gable's pent eaves, on the southwest corner, and and a one-story polygonal bay window on the southeast corner.

The porch runs from one projecting bay to the other, shading the southeast bay with its roof. Doric columns, resting on a shingle-clad solid rail and skirt, support the porch roof which has a pediment over the central entranceway.

Stuccoed gable dormers emerge from the center of the east and west slopes of the roof. A shouldered, exterior, brick chimney nestles between the west dormer and the southwest corner bay window. Toward the northwest corner of the west wall is a triple window with a large 3/2 central sash flanked by narrow 2/2 windows. Fenestration is irregular, with 3/1 sash on the first and attic stories and 2/2 on the second. The foundation is redstone.

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69A. Brown Garage (44 Bayview Street); c.1926

A gable front roof with cornice returns tops this one bay garage with an overhead door. Like the house (#69), the garage displays different materials: clapboards cover the lower half of the walls, while the top portion is shingle-clad. The roof is asphalt shingled.

70. Cora Beach House (50 Bayview Street); 1905.

This Colonial Revival, 2 1/2 story, 3 x 3 bay structure presents a symmetrical facade. A central pavilion, crowned by a gabled dormer, contains the double leaf entrance and second and third floor paired 1/1 windows. The full-width, 1-story front porch, with square balusters and newels, central pediment, and lattice skirt has its roof supported by thin Doric columns, which are echoed by responds near the corners of the facade. The porch roof, along with the main slate hip roof and the pent eaves of the central gabled dormers in the south, west, and east roof slopes, sport a bracketed cornice. Corner boards and a wide belt course frame the clapboard first story, distinguishing it from the shingled upper stories.

70A. Garage (50 Bayview Street); c.1926.

The hip roof of the Beach House (#70) is echoed in this hip roofed, two bay garage with overhead doors and novelty siding.

71. Winthrop Parker House (54 Bayview Street); 1905.

Built for Winthrop Parker, a superintendent at the Queen City Cotton Company, this 2 1/2 story, 2 x 3 bay, Colonial Revival house displays several classical ornamental details. The clapboard walls are framed by attenuated Doric corner pilasters, whose form is repeated in the Doric posts and responds of the full width, 1 story front porch.

The porch, which also displays square balusters and newel posts, and a lattice skirt, shelters an offset front door flanked by extremely wide, 3/4 length sidelights, which is balanced by a large window to the left (west). Modillions and dentils adorn the porch's cornice, repeating the decorative elements of the main slate hip roof cornice. The roof is punctuated by central hip-roofed dormers

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on the east, west, and south slopes. Although the facade is nearly symmetrical (with the exception of the offset entrance), the 1/1 windows are irregularly sized and placed on the side walls. On the east wall, a modern skylight in the roof to the south of the dormer furthers this irregularity. On the west wall, a large, 2 story, polygonal bay window, with an exterior chimney on its south side, breaks the line of the wall beneath the dormer.

71A. Parker Garage (54 Bayview Street); c.1919.

This one bay, gable front garage with sliding overhead door appears to have been re-sided with clapboards on the walls and vertical boarding in the gable.

72. Arthur M. Hook House (58 Bayview Street); 1905.

Built for traveling salesman Arthur Hook, this 2 1/2 story, 4 x 4 bay, Queen Anne/Colonial Revival house sports clapboards on the first floor and shingles on the second and attic stories. A 1 story porch with turned posts, small brackets, square balusters, and lattice skirt extends along the front of the house. Under the shelter of the porch, a large window with checkerboard-pattern stained glass transom is flanked by two 1/1 windows, which are slightly canted to give the effect of a one-story bay window. The entrance bay at the southeast corner (right front) is set off by a pediment in the porch roof and a pedimented two-story pavilion, with the base of the pavilion's pediment articulated by the pent eave of the main slate shingled, gable-front roof. An arch has been cut in the pavilion's second story wall to create a small porch.

The structure's east side is marked by a rectangular, gabled bay window in its center. The central bay of the west wall also projects, forming a polygonal bay window crowned by a steeply pitched, pointed polygonal cap, to give the effect of an engaged tower.

72A. Garage (58 Bayview Street); c.1925.

This one bay, gable front, novelty sided garage has double swinging doors consisting of 8 lights over four vertical rectangular panels. Plain corner and fascia boards and a molded cornice mark this garage.

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73. John W. Foss House (47-49 Bayview Street); c.1916.

John Foss, a commercial traveler, was the first resident of this 2 1/2 story, 3 x 4 bay Colonial Revival house. With concrete foundation, common-bond brick veneer first story, shingled upper floors (the present wide shingles may not be original), and slate gable-front roof, the structure displays a variety of materials. A projecting course of bricks divides the basement and the first floor, while a molded wooden beltcourse separates the first and second stories.

A porch with Doric columns, square balusters, and latticework skirt extends along the front of the house, sheltering two entrance doors on the left and on the right a large picture window with four-pane transom flanked by narrow 4/1 windows (all other windows are 6/6, with flat arches over those on the first story). The pattern of porch, doors, and windows repeats on the second floor, except that the second story porch extends only halfway across the facade, protecting the doors but not the picture window. A round-arched window in the center of the front gable lights the attic story, its shape emphasized by Gothic tracery in the form of arched muntins. The gable and arched window are repeated on the west side of the house, where a central gable extends over two bays. A two story, two bay porch to the southwest of this side gable has the same balusters and skirt as the front porch and squared posts with capitals. To the northwest of the side gable, on the west wall, is a stepped exterior chimney.

On the east wall, the two center bays project to form a kind of pavilion roofed by an extension of the slope of the main roof over the two center bays. A skylight pierces the east roof slope just north of this projection.

74. William Wears House (45 Bayview Street); c.1916.

This 2 1/2 story, 3 x 3 bay, Colonial Revival house, built for William Wears, the manager of the Champlain Valley Fruit Co., has a common bond brick veneer first story, shingled upper floors, and gable-front slate roof with pent eaves, like its neighbor, the Foss House (#73). Shingles cover the solid rail and skirt of the window-enclosed, 1 story porch running across the front (north) side of the house. A pediment in the porch roof emphasizes the offset doorway. The irregularly placed side windows, like those on the front wall, have 3/1 sash. A shouldered exterior chimney near the northwest corner breaks the plane of the west wall.

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74A. Garage (45 Bayview Street); c.1916.

This two bay, hip roofed garage has windowless, swinging, vertical board doors, clapboard siding, and an asphalt roof.

75. Robert Noble House (35 Bayview Street); c.1917.

Robert Noble, a flour merchant, originally owned this 2 1/2 story, 3 x 3 bay Colonial Revival house. The front slope of the eaves front, slate shingled gable roof is pierced by an oversized gabled dormer, now covered with board-and-batten siding. A 1 story porch spans the front facade, with a pediment marking the entrance bay which is slightly recessed where the adjacent wall cant in. Half-length Doric columns rest on the built-up porch skirt, which like the rest of the house, has been sheathed in aluminum siding--"clapboards" on the main walls and board-and-batten on the gables and dormer. Porch details are identical to those of the Holtham House (#68) across the street. An oriel window juts out from the house's west side, while a shouldered exterior chimney protrudes from the east wall. 3/1 sash are irregularly placed on both side walls.

75A. Garage (35 Bayview Street); c.1935.

A gable-front, jerkinheaded, asphalt shingled roof with cornice returns caps this novelty sided, two bay garage with overhead doors.

76. Nelson Warner House (29 Bayview Street); c.1900.

This Colonial Revival/Queen Anne Warner House, deeded to shipping clerk Nelson Warner in 1906 by Hamilton Peck, who developed several lots on Bayview Street, is a 2 1/2 story, 2 x 4 bay, gable front, slate-roofed, clapboarded house with an L-shaped plan. Shingles decorate the gable of the main roof, the subsidiary gable of a polygonal, 2 story bay window at the northeast corner of the facade, and the gable of the west ell. A porch with turned posts wraps around the building from the northeast bay to the west ell, sheltering the door, which cuts diagonally into the corner of the ell. The 1/1 windows are of several different sizes and are irregularly placed. There is a band of fishscale shingles across the middle of the roof.

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77. Hall House (25 Bayview Street); c.1894.

The house of J.L. Hall, a general agent for the Connecticut General Life Insurance Co., this 2 1/2 story, 2 x 4 bay Queen Anne/Colonial Revival house was one of those developed by lawyer-speculator Hamilton Peck in the 1890's. The four pent-eaved gables--the front and rear gables of the main slate roof, the gable of the east ell, and that of a polygonal bay window on the west side--which dominate the house, sport fishscale and sawtooth shingles, in contrast to the clapboards of the rest of the structure. The 1 story porch, with its offset doorway, turned posts, brackets, and latticework skirt, wraps around the north and west sides of the house to link the main block with the polygonal bay. Windows are 1/1 except for the 2/1 attic window in the front gable and all feature simple surrounds with cornice caps.

78. George Lewis House (17 Bayview Street); 1925.

Like the Miller House (#79), this 2 1/2 story, 3 x 2 bay house, former home of George Lewis, a general agent for Lumbermans Mutual Insurance Co., has clapboard walls, an eaves-front slate roof with cornice returns, and a pedimented gable entry porch with Doric columns. The entrance is a central, rather than a side one (as on #79), however, and is further emphasized by 3/4 length sidelights flanking the door. The 6/1 windows in the bays on either side of the entrance are paired; they are repeated above in the second story. A domed skylight breaks the front slope of the roof near the northeast corner.

79. Elsie Miller House (13 Bayview Street); 1926.

An eaves-front, slated gable roof with cornice returns surmounts this 2 1/2 story, 2 x 2 bay Colonial Revival clapboard house, which closely resembles its neighbor, the Lewis House (#78). The pedimented gable on Doric columns of the front, offset entrance porch hints at a Greek motif. The central chimney and 4/2 and 6/1 sash used in the irregularly placed windows are likewise an attempt to recall an earlier period. The irregular fenestration, lack of cornerboards, and the 1 story west wing, which sits on an attached basement-level garage, however, mark this house as 20th century.

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80. First Church of Christian Science (Bayview Street and Southeast Corner of South Union Street); 1927.

This 1927 Classical Revival building houses the First Church of Christian Science. With a concrete foundation and balloon framing, this brick veneer, 2 story and 3 x 5 bay rectangular block is topped by a simple gable roof.

The tetrastyle temple front South Union Street elevation (west) features a denticulated pediment and a full entablature supported by four large Ionic columns; an elliptical, leaded and stained glass window is centered in the pediment. Two smaller Doric pilasters flank the central entrance which is composed of a pair of doors with leaded glass in the top half of each; an elliptical fanlight tops the door and is in turn surmounted by a denticulated gable with cornice returns. Large Doric pilasters at each corner echo those around the door.

Rowlock courses form the sills of the windows which have 6/6 sash on the first floor, and stained glass on the second floor and front facade. Flat arches top all windows except for those at the second story level of the front facade. The heads of these windows are absorbed into the denticulated cornice.

A second entrance which is found on the north facade is detailed by a wooden, pedimented gable hood supported by large, horizontal, scrolled brackets set atop Doric pilasters. A 2 1/2 foot high wrought iron fence surrounds the property.

81. House (424 South Union Street); 1889.

Built in 1889, this modest Queen Anne style house has a central hip roofed section. A 3 story polygonal tower projects from the north-west corner, and a 2 1/2 story, gabled bay emerges from the right side of the main (west) facade. A similar bay projects from the south wall, and another 2 1/2 story bay with canted walls is found on the north side. On the east wall is found a 2 1/2 story gabled wing.

Windows have 1/1 sash, except for the two on the south wall lighting the stair well, which are fixed Queen Anne sash with colored glass. A simply molded, boxed cornice encircles the roof line and pent eaves are found on all gables. The lower edge of the tower roof has a kick.

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The slate roof has bands of fishscale shingling; the foundation is stone. The entire house is sheathed in aluminum siding, and a front entrance porch on the west facade is now enclosed in corrugated plastic.

82. Adams School (South Union Street); 1902.

Increased growth and development of South Union Street created a need for a local educational facility, and in 1902 this was met by the construction of this symmetrically massed Romanesque school building. A large rectangular brick block with the main facade oriented towards the west, this 2 story, 15 x 6 bay building sports hip roofed pavilions projecting to the east and west at each end. Massive chimneys cap the end points of the main hip roof, and a smaller exterior chimney is found on the south wall.

Several of the windows on all facades have been bricked over, but those that remain are 9/2 sash topped with flat heads on the first floor and rounded heads on the second. Two massive entrance arches on the west have also been bricked up, and a new, smaller modern entrance has been added to the lower 1/2 of the right entrance arch. Centered on this facade in blue letters with a white tile background is the name "Adams School".

Below a broad, modillioned wooden cornice is found a series of corbelled brick rows, which continue down to the spring point of the second story window arches. Encircling the building, these bands break only at the window surrounds. A raised brick beltcourse runs at the second story sill level, and there is a corbelled water table.

Connected to this building are some unsympathetic new additions. At the southwest corner of the property is a large, modern, brick, glass and wood structure which is connected to the original building by a modern, 1 story enclosed walkway. Additionally, a new enclosed entrance vestibule is found at left (north) front. These additions are non-contributing.

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The slate roof has bands of fishscale shingling; the foundation is stone. The entire house is sheathed in aluminum siding, and a front entrance porch on the west facade is now enclosed in corrugated plastic.

82. Adams School (South Union Street); 1902.

Increased growth and development of South Union Street created a need for a local educational facility, and in 1902 this was met by the construction of this symmetrically massed Romanesque school building. A large rectangular brick block with the main facade oriented towards the west, this 2 story, 15 x 6 bay building sports hip roofed pavilions projecting to the east and west at each end. Massive chimneys cap the end points of the main hip roof, and a smaller exterior chimney is found on the south wall.

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83. C.E. McEven House (452-454 South Union Street); 1887.

The massing of this 1887 Queen Anne/Stick style house is quite irregular and extended. Although basically a 2 story square block with a pyramidal hip roof, numerous projections and wings disguise this fact. A 2 1/2 story, gabled wing projects from the left side of the main (west) facade, and the southwest corner sports a 2 story, pyramidally-roofed tower which is set on a diagonal. Between these is a 2 story porch supported by turned and bracketed posts topped by a bracketed flat roof with a molded cornice. Off the south side of the square central block is another 2 1/2 story, gabled bay. Projecting from the east wall of the main block is a 2 1/2 story, gable roofed wing, which connects with a large, rear, 2 1/2 story, gabled ell that projects south. A small dormer breaks the roof line in the center of the north side of the main roof.

The main entrance is found through the west (front) porch. With a plain surround and fairly simple door treatment, this is a minor architectural element. Four other entrances are found, each with a porch similar to that on the main facade (some are 1 story, some are 2).

The roof line treatment is delicate and detailed. Straight eaves end in brackets with pendants at all corners and a molded wooden cornice surrounds the roof. A frieze band of vertical boards encircles the house, and is similar to that found at 254 South Union (#17). Fishscale slate shingled pent eaves create pediments in each of the gables; these gables have vertical boards above their windows and are otherwise fishscale shingled. Bands of clipped shingles decorate the slate roof of the main block and its projections. The house is now synthetically sided except as noted. Both this house and #17 were built in the same year, and this one was owned originally by C.E. McEven, foreman of the molding department of Shepard and Morse Lumber Co.

84. C.L. Soule House (458 South Union Street); 1896.

Built in 1896 as a residence for C.L. Soule, owner of the Burlington tobacco business, C.L. Soule & Co., this Queen Anne style house was, and still is, one of the finest along this portion of the street. Still in excellent physical condition, the house remains an imposing structure in clapboard and shingle.

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Large and irregularly massed, this house is basically a rectangular block with a gable front orientation (west). A 3 story polygonal tower is attached to the northwest corner and 2 1/2 story cross gables project north and south. The first floor of each cross gable is bowed, while the upper floor is squared. A 2 1/2 story gablet wing emerges from the east wall, as well. Across the front, the tower, and the north side is a sweeping, open porch which is supported by small, single, paired, and triplet Doric columns on wooden piers connected by a simple balustrade. Over the right front section (southwest) of the porch is a pedimented gable with a fishscale shingled tympanum. Across the front of the main block at the second story is a shallow porch with round arched bays.

1/1 sash windows sport plain surrounds on the first floor and have slight, shingled shed projections at the heads of some windows on the second and third stories. A beautiful round headed stained glass window is placed on the south wall. The first story is sheathed in clapboards while the upper stories are shingled. Narrow, molded stringcourses demarcate the floors; these courses are further highlighted by double rows of fishscale shingles above them. The foundation is stone and the roof is slate. There is a frieze board and the cornice is molded.

Added at the northeast corner is a 3 story fire escape. Matching in style, color and materials, this in no way detracts from the integrity of the original structure.

84A. Garage (458 South Union Street) c.1930.

A 2 bay, gable front garage is found at the east of the property #84. Sheathed in wooden clapboards matching those found on the house, this structure displays swinging doors decorated by 4 columns of horizontal panels. Those towards the outside are wider than the inner columns; the toplights of these doors are in a Union Jack motif.

85. Raymond Soule House (457 South Union Street); 1915.

This Colonial Revival brick veneer house is distinguished by a central recessed entrance on the east (front) facade. A four-panel door, flanked by wide, leaded, 1/2 length sidelights is topped with a large, semi-elliptical fanlight. This is surrounded by an arch composed of triple rowlock courses that span the top of the door and both sidelights. Centered in the facade and directly over the doorway is a 3 part window, with a 9/1 sash window flanked by narrow 6/1s. Other windows are single or paired 9/1 sash and are topped with gauged arches and have rowlock sills.

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Trimmed by a boxed wooden cornice with mutules, the slated hip roof rests on a 2 story, 3 x 3 bay, square block. Two, shouldered, exterior brick wall chimneys were originally found on either end; only the northern one exists today. To the rear of the northern chimney is a square bay projection with a bank of windows topped by transoms and having a full entablature with modillions. A two story porch dresses the west side of this house, taking the place of one originally on the east facade but no longer extant; on each level, the porch features boxed posts with caps, a simple balustrade, and full entablature with modillions.

Built in 1915 as the residence of Raymond Soule, partner in the tobacco business of C.L. Soule and Co., this house is typical of homes built during the 1915-1925 era and in fact has the same exterior and reversed floor plan as another South Union Street house, 291 (#110).

86. Dolan House (455 South Union Street); c.1860.

This 1 1/2 story, gable front, venacular Greek Revival structure, so similar to its neighbors at 445 (#87) and 437 (#89), and as a group more closely related to the laborers cottages south of Howard Street, was probably built at the same time, about 1860. The Dolan family, laborers and later proprietors of a grocery store, were the original owners and lived there well into the 1930s.

Over the years the original building has been changed both in massing and cladding, although the white picket fence is possibly still the original. The original slate roof indicates that the structure was an "L" plan, with central chimney intersecting the ridge of the ell. Modern features such as two picture windows in the facade, a gable dormer roofed in matching-color asphalt shingle, a modern Colonial Revival door with two pairs of vertical panels below a row of four lights, and a 2 story (second story has been added c.1986), 2 x 1 bay north wing faced with permastone on its facade (remainder is aluminum sided) have been added in the last ten years, although a small bay window on the south elevation is much earlier and possibly original. This building is non-contributing due to severe and unsympathetic alterations.

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87. Cosgrove House (445 South Union Street); c.1860.

This 1 1/2 story vernacular Greek Revival house, very similar to the ones just to the north and the south (#89 and #86) and probably built at the same time (in the early 1860s), was in the same family until the early 1940s. (The family actually owned the undeveloped lot as early as 1844.) The first owner, a proprietor employing several of his family members in the tailoring business, was a P. Cosgrove, and last was Patrick Cosgrove, a policeman rising to become chief of police in Burlington.

The plain gable front facade with 2/2 fenestration features a left front (southeast) Italianate entrance hood supported by triangular knee braces with incised spandrels which shelters the 4-panelled door, which has a pull-bell, and 2/3-length sidelights. A small Queen porch with turned posts, cut-out brackets and a plain balustrade has been added to the south elevation and provides entrance into a kitchen wing. A central chimney rises from the slate roof at the ridge line. The house has recently been covered with vinyl siding, and a brick facade from ground to window sills has been applied to the front.

87A. Barn (445 South Union Street); c.1860.

A 2-story, steeply pitched, gable-front horse barn is set to the rear of #87. The original double-leaf door with 4-pane toplights and strap hinges survives. This barn has a redstone foundation, narrow clapboard sheathing with plain water table, corner and fascia boards, and a slate roof. There is a vertical plank loft door in the gable. A shed roofed, 1 bay garage has been added to the rear.

87B. Garage (445 South Union Street); c.1935.

On the southwest corner of property #87 there is a 2 bay, shallow pitched, gable roofed garage with a pair of modern overhead doors and a paneled pass door in between. This is sheathed in the same narrow clapboard as the barn, #87A.

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88. Frederick R. Greene House (441 South Union Street); c.1940.

A late-comer to the neighborhood, this c.1940 "colonial" style house is situated very close to 437 South Union Street (#89), the circa 1860 Greek Revival house, and appears to be part of the same property. Although non-contributing by age, this house makes the same social statement for its time as the Russell, Cosgrove, and Dolan houses (#s 89, 87 and 86 respectively) in the Greek Revival vernacular do for their time. The first owner appears to have been Frederick R. Greene, who was a supervisor for Green Mountain Power.

The massing of this 2 1/2 story gable roofed house is 2 x 1 bays, and there is a shed roof on the rear. The second story overhangs in a garrison style, while the right hand front door is a typical Colonial Revival pattern with two pairs of vertical panels below the four lights at the top. The fenestration is 6 over 6, and the second-story sash, placed directly under the fascia of the cornice, are somewhat shorter than the first floor. An exterior end chimney rises from the south elevation. The structure is sheathed in standard clapboard and has an asphalt shingle roof.

89. Russel House (437 South Union Street); c.1860.

A vernacular Greek Revival house built circa 1860, this 1 1/2 story, 3 bay wide, gable front, rectangular plan house (with an early kitchen wing on the rear), was modest housing for the Russells, a large working class family who labored at the lumber mills from circa 1865 to circa 1935. The left front (southeast) entrance has 2/3 length sidelights, an Italianate door and a plain wooden lintel. Windows vary from 1/1, 2/2, to 6/6, and have plain surrounds. A central chimney rises at the ridge of the asphalt-shingled roof. A plain, shed roofed porch extends from the rear. The house has been clad with aluminum siding which obscures the original narrow clapboarding. This house is similar to #87 and the original block of #86.

89A. Garage (437 South Union Street); c.1915.

This detached, 2 bay garage, with a shallow pitched, gable front roof still has the original hinged doors with eight pane toplights over four vertical panels. The sheathing is the narrow clapboarding so common in this neighborhood.

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90. Black House (431-433 South Union Street); 1880.

A.B. Fisher, Burlington architect and contractor, is known to have built this house in 1880 for a member of the Black family, who, as of 1869, owned the land on which the two houses to the north (#91 and #92) were also built. A Queen Anne style house of irregular plan, this 2 1/2 story, 3 bay wide, gable front structure has a 2 1/2 story cross gable projecting from the south across the rear, and the alcove it forms is filled with a shallower projecting, hip roofed, 2 story bay which has a 1 story, canted bay window and a pedimented gable dormer. The main gables have plain bargeboards with curved tails. The narrow windows are one over one with plain surrounds. On the right front, the paneled door has 3/4-length beveled glass light; a secondary door opens into the projecting bay on the south. A 1 story porch with turned posts, simple jigsaw brackets, and turned balusters (some sections of balustrade have been replaced with 2x4 infill) joins the two entrances; distinguishing the primary entrance is a small pediment. A central brick chimney rises at the ridge. The structure has been clad with aluminum siding, but the original slate roof with its wide band of fishscale shingles remains.

91. John Black House (421 South Union Street); 1885.

Built in 1885 by A.B. Fisher for John Black, superintendent of streets, this clapboarded Queen Anne house is graced with a well-proportioned, 2-story tower at the northeast corner. This tower is clad with shingles--with scalloped shingles defining the space between the first story window lintels and the second story window sills--and capped by a slated conical roof. The 2 1/2 story, gable front, slate roofed main block is further varied by offset, projecting, 2 1/2 story, pedimented gabled bays on both north and south. The left front entrance has a multi-paneled door with a central panel of beveled glass. A hip roofed entrance porch supported by turned posts with simple jigsaw brackets features a spindle valance matching the turned balusters of the porch railing which has ball-headed end posts. A secondary entrance, which repeats the bracketed spindle screen detail and has a matching turned post, is on the south side of a one-story addition across the rear of the structure; there is a sun porch above with similar detail, roofed at the north side and open on the south; this was undoubtedly part of the original structure and built to enjoy the views on the lake. Cornice caps accent the 1/1 sash. Two, fixed Queen Anne windows on the south elevation light the stairwell. Rounded corner boards run up to boxed eaves; all three gables feature pent roofs and are fishscale shingled above lintel level stringcourses. A central brick chimney intersects the roof at the ridge.

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92. John J. Wright House (415 South Union Street); c.1885.

This house was probably constructed at about the same time, the early 1880s, as the two similar houses to the south (#90 and #91), all built on the Black property. It was owned by John J. Wright, a Church Street furniture store proprietor.

Clad entirely in narrow clapboard, this structure is vernacular Colonial Revival in style, although it does display some Queen Anne elements. The main block is a spacious 2 1/2 stories and 2 x 4 bays. The massing is increased by a 2 story rear ell, 1 bay deep, and an enclosed 2 story, rear sleeping porch, each story with a railing with turned balusters. The most significant feature of this house is the wrap-around porch which extends across the front and curves halfway around the south side; the full entablature is supported by four pairs and five trios of Tuscan columns; a balustrade of turned balusters defines the edge and connects the groups of columns. The porch ceiling is sheathed in match boards. Within a plain enframingent, the original door with a sculpted doorknob has a full-length panel of beveled glass, which is repeated in the door of the secondary entrance on the south side (also sheltered by the porch). The fenestration is primarily 1/1 with plain surrounds; a 3-part window to the south of the front door has a central 1/1 and flanking lights with diamond-shaped muntins in the upper quarter. The slate roof has a band of clipped shingles and cresting at the rear of the roof line which becomes hip in the back of this house. A hip dormer projects from the rear.

92A. Barn (415 South Union Street); c.1885.

Particularly fascinating is this flat-roofed, 2 story, 3 x 2 bay horse barn, with its classical detail. Paneled corner pilasters in a Doric motif support the full entablature. This treatment is repeated on a smaller scale in the central entrance enframingent of the horizontally paneled double leaf doors which have "Union Jack" top lights. A loft door with hoist bar is centered over the main entrance. The fenestration is 6 over 6 with plain capped surrounds. Although this structure is not shown on Burlington street maps from 1835 to 1890, it appears to pre-date the main structure and may have been part of the original Black property, as the family was in the livery business.

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93. Haynes House (409 South Union Street); 1880.

Built in 1880 for Doctor Benton Haynes of Grand Isle, this austere, vernacular Queen Anne house has a 2 1/2 story, eaves front, slate-roofed, clapboarded, 3 x 2 bay main block with a wide, central, gable front pavilion. Projecting further from this pavilion is a 2 story, slate-roofed bay window, with scallop-cornered wood shingles covering the small pent eave between floors. A pedimented gable dormer breaks the roof line of the main block to each side of the pavilion; these are aligned above the rather small 2 over 2 windows in the side bays. (Windows are 2/2 except for 1/1 in the 2 story bay window.) To the left of the pavilion, a glass-paneled front door with a plain surround is sheltered by a pedimented porch with a sunburst motif in the tympanum; the porch is supported at each corner by turned posts with simple jigsaw brackets; ball-headed posts terminate the short returns of the turned-baluster railing. A secondary entrance to the right (north) of the pavilion is sheltered by a flat-roofed porch which repeats the details of the main porch. To the south, a 2-story, 2 x 1 bay wing projects from the main block; a wide band of scallop-cornered novelty shingles defines the base of the gable peak. The wing roof has a band of hexagonal slates. A central chimney rises from the middle of the south slope of the pavilion. The foundation is redstone.

94. Weaver House (401-405 South Union Street); 1884.

Built in 1884 by A.B. Fisher for one of the three Weaver families who lived between Spruce and Howard Streets, and all of whom had a connection with the Bronson, Weston, Dunham & Co. lumber company, this 2 1/2 story Queen Anne house displays an engaged octagonal 3-story tower on the southeast corner. A 2-story bay window on the south repeats the tower motif with an engaged polygonal cap. This bay also exhibits large, central, single-pane windows with lozenge-patterned transoms. A shallow, 2-story projection adjoins the tower on the right (north), and has a small "lozenge" window above the main entrance, which is sheltered by a 1-story Colonial Revival porch extending from the tower edge across the front. The porch has Tuscan columns resting on paneled piers, square balusters, and a pediment marking the entrance bay. A 2-story Queen Anne porch extends across the back and wraps around the south side; this has turned posts and the same balustrade on both decks as on the front porch. A stained glass transom with unusual floral tracery highlights the first floor front window to the right of the entrance. A pronounced kick emphasizes the stories in the tower and the bay

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window. The roof retains the original blue slate, with two bands of hexagonal slates; this is continued in the shed dormers on the north and east. Projecting eaves mark the roofline of the main block; exposed rafter tails with rounded ends and attached jigsawn blocks simulate brackets. Attached to yet another bay projection, on the north wall, is an exterior brick chimney with concrete coping and double corbeled bands near the top. Aluminum siding obscures the original sheathing of the house.

94A. Garage (401-405 South Union Street); c.1925.

This 2 bay garage with hip roof features hinged, sectional, sliding doors. Sheathed with clapboards and roofed with asphalt shingels, this garage sets in the southwest corner of #94s lot.

95. Hobart J. Shanley (391 South Union Street); 1885.

This house was built in 1885 for Hobart J. Shanley, who rose from clerk to owner of a Church Street bookstore (Huntington's) by the turn of the century. This structure was built for him in 1885 in vernacular Queen Anne style. Although basically an "L" plan, an additional, north-facing, 2 x 1 bay cross gable projects at a more setback ridge line. The recess left by this gable has been partially filled with a 2-story bay window. The front "L" corner contains the entrance with an oval window to the left of the door. Above this oval window at a lower level than the second-story window is a pair of diamond paned windows, surmounted by a gable with a flared clipped eave to look like a tower. Replacement wrought iron posts support a shed roofed porch with a pediment and stamped tympanum over the entrance. Windows are 2/2 with plain surrounds with a narrow board projecting in a hood motif. Across the back there are two porches projecting, one at each corner; both are supported by square posts with top molding and have a turned baluster railing. The south porch projects further to include a 1-story bay with colored glass in oval-muntined window transom and an enclosed sleeping porch above. The entire house is sheathed in narrow clapboard, and the roof is clad in blue slate with a wide bank of hexagonal slates.

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95A. Garage/Barn (391 South Union Street); c.1885.

On the southwest corner of property #95 is a remarkable outbuilding which was probably originally a carriage barn which was early on converted to an automobile garage. From the long, eaves front, gable roof, a pair of superior cross gables project forward and rear; in the front, each has an oversize, multi-paned, round arched window filling the gable above the double-leaf doors (one pair on the right (north) side and 1 1/2 pair on the left--all with top-lights). Just under the eaveline flanking each gable is a pair of square 4-pane window, making a row of four windows between the two gable projections and two at each end of the facade. This building is sheathed on the first floor level in the same narrow clapboard as the house while above is shingled; it has an slate shingle roof. The ridge of the right hand (north) cross gable is sagging badly and the whole structure is tilting forward.

96. House (387 South Union Street); 1878.

Built in 1878, this eclectic, clapboarded house exhibits Italianate, Stick and Queen Anne Style details. It was occupied by a succession of residents in the late 19th century, one of whom was the proprietor of an insurance agency and later the vice-president of the Arbuckle Company, candy manufacturers. The 2 1/2 story, gable front main block has a south, 2 story, gabled ell with a 3-story tower rising from the juncture to a 4-sided pyramidal roof. The eaves line of each side of the tower is interrupted by a steeply-pitched, pointed-arch gablet. Vertical stickwork decorates the frieze band of this tower; chevron-patterned stickwork defines the base of the third floor, below which, in the second floor, is a double window with a cornice cap that seems to rest upon a pedimented front entrance porch. Two turned posts with jigsaw brackets and responds support the porch. The front door, enriched with moldings, has three square panels above a square of beveled glass and a surround of 2/3-length sidelights, as well as an enframing of fluted pilasters. An oculus peers out of the front gable of the main block (to the north of the tower) which also features a 2 story, slate roofed bay window. Paired brackets with pendants further reinforce the Italianate ambiance of the front gable of the main block. The house has 2/2 windows with cornice caps. Simple bargeboards decorate the gable ends. A central chimney intersects the middle of the ridge of the south ell, and there is another interior chimney at the south end of a rear, 2 bay deep, 2 story, flat-roofed wing with bracketed cornice. Four Queen Anne turned posts with responds similar to the main porch detail support a porch which wraps around from the tower to the extension of the wing on the south. The roof is slate, with a band of hexagonal slates decorating the tower roof, starting at the top of the gablet peaks.

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96A. Garage (387 South Union Street); c.1935.

This 2 bay garage has an asphalt shingled hip roof and, like #96B, its clapboard sheathing is set off by corner and frieze boards. Entrance is on the east through paneled overhead doors. To the north is a hip roofed extension with a 6/6 window on the east.

96B. Garage (387 South Union Street); c.1935.

This 3 bay garage has an asphalt shingled hip roof and its clapboard sheathing is highlighted with corner and frieze boards. The entrances are on the south through 3 paneled overhead doors. On the sides are 1/1 windows with plain surrounds.

97. William Weaver House (381 South Union Street); 1878.

Built in 1878 for William Weaver (probably a relative of H.K. Weaver (#98) and W.W. Weaver (#94))--at the beginning of the Colonial Revival trend--this 2 1/2 story, 5 x 3 bay main block with two gabled dormers projecting from the eaves front, gable roof gives the impression of a vernacular Georgian Revival. The colonial feeling is reinforced by the front entrance with 1/2 length sidelights with molded bottom panels and a cornice cap. However, the central entranceway is off-center, and this asymmetry, together with the chamfered posts supporting the pedimented entrance porch, is more suggestive of the vernacular Italianate style. Five bracketed and chamfered posts support another porch on the south; this porch has a distinctive, cut-out rail. A 2-story, 2-bay, flat-roofed wing across the rear extends past the south wall. Windows are 2/2 with cornice caps. An exterior end chimney rises on the rear elevation intersecting the raking eaves of a large gable on the northern side of the west elevation, which has a centered oculus window. Narrow clapboards sheathe the entire building which is roofed with blue slate distinguished with hexagonal slate bands. Non-functional shutters on the front and south have a thistle cut-out.

97A. Shed (381 South Union Street); c.1930.

On the southwest corner of the property stands a rectangular, hip roofed shed clad with the same narrow clapboards as the main structure. Broad corner and fascia boards define the structure. A vent projects from the roof peak. The narrow door indicates that this outbuilding was not used for vehicle storage. A band of three small windows lights the north wall.

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98. H.K. Weaver (375 South Union Street); 1884.

Built circa 1884 for H.K. Weaver, a manager of one of the several lumber companies in Burlington, this house is one of at least twenty in the district known to have been designed by the Burlington father and son architectural firm, A.B. and C.W. Fisher. The 2 1/2-story, 3 x 2 bay main block of this nicely balanced although asymmetrical Queen Anne/Stick Style house has an eaves front orientation to its steeply sloping gable roof. At a slightly lower ridge height, 2 1/2 story gables 1-bay deep project from both north and south under the main gable. An offset gable, its ridge line lower, projects forward on the right side (north) of the main block, with a 3-part window on the first floor, a 2-part window centered above it on the second floor, and a small rectangular window centered in the gable. The overshot gable contains a small singlebay shed dormer facing front, and forms a roof for a porch which is supported by two turned posts with brackets. The porch balustrade has geometric Stick Style detail. Centered below the shed dormer, the front door contains a beveled-edge glass panel with two horizontal panels below and has a plain surround. A secondary door on the south front provides a separate entrance to the south gabled wing. Narrow clapboards cover the house--with stringcourses at the window lintel and sill levels extending around the building--except for the three gable peaks, which are clad with novelty, clippedcorner shingles. This shape is repeated in wide alternating bands of slate on the roof, which is intersected by a central chimney through the ridge.

98A. Garage (375 South Union Street); c.1915.

On the northwest corner of the property is a one story, 3 x 2 bay garage clad in the same narrow clapboard as the residence. Slate shingles cover the pyramidal hip roof, from which a pavilionlike gable projects, very similar to #95A. A modern overhead garage door has been fitted under the large arched enframement; a wooden relief carving fills the arch peak. To the left of the gable projection is a paneled pass door with 6-pane toplight; to the right of the projection is a window. Side elevations are broken by 8-pane windows. Plain window surrounds, plain corner and fascia boards, and a molded gable cornice mark the building.

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99. Frank Boynton House (369 South Union Street); 1898.

Built in 1898 for Frank Boynton, the proprietor of a Church Street shoe store, this asymmetrical Shingle Style house has a 2 1/2 story, 5 X 3 bay main block with an eaves front gable roof. Projecting toward the street from this is a 2 1/2 story gable front ell with an overshot gambrel edge on its left (south) side; another one-bay deep, 2 1/2 story gable with a jerkinhead roof which is also overshot to the left (east) projects from the north end. A gable dormer to the left (south) of the ell contains a round-arch window of 9 over 1 panes; this window is repeated in each of the three gables and another facing west (but not the jerkinhead gable, which has a pair of small rectangular windows). Continuing the unusual fenestration, the other windows are 6 over 2 on the first floor and 6 over 1 on the second floor, the lower sash longer than the upper; on the second floor of the south gable a tripart window has 3 narrow 5-pane vertical windows each topped by a 2 pane transom-like window. A single Tuscan column at each corner supports a pedimented porch at the left side (south) of the front ell whose low balustrade terminates in Tuscan motif square newels. The otherwise plain doorway contains a large glass panel in the upper half and two horizontal panels below. Clapboard clads the first floor, and shingle the upper stories, with a flared skirt marking the division. The asphalt shingled roof is intersected through the front ell ridge by a central brick chimney which has cement coping.

100. House (361 South Union Street); c.1875.

Probably built about 1875 for one of the many downtown store proprietors who were moving up to this neighborhood with a view, the main block of this Italianate residence is a 2-story, 3 x 3 bay cube with a shallow hip roof. A full entablature with incised double brackets at the corners and evenly spaced, smaller, single brackets between those rings the main block and is repeated on the eaves and the base of the 2 x 1 bay, shallow hip roofed belvedere which is centered on the roof. A wooden finial and incised gable screen surmount the shallow gabled, central pavilion in which a Colonial Revival enframingent surrounds the central double-leaf doors, which are enriched with long paired panels of beveled glass above a pair of raised panels, with eagles and floral patterns etched in the glass of the two top panels; there is another set of these doors in the vestibule. The windows of 2 over 2 sash have pronounced cornice

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caps. Projecting from the main cube on the north are a 1 story, 1 x 4 bay porch sheltering a doorway, a plain 1 story bay window on the south, and a 2 story porch across the rear. Brick in plain running bond covers the structure; the roof is asphalt shingled. There is an interior end chimney centered at the rear (west) wall and another at the south which appears to be in poor condition (as of 1988, this latter chimney has suffered a partial collapse), as is the belvedere and much of the cornice. (Rehabilitation begun Summer, 1988.)

101. William Walker House (355 South Union Street); 1872.

This imposing house was built in 1872 for William Walker, a grocery wholesaler on College Street in the late 19th century, who was in business with his two brothers, Solomon and Obediah (the latter also had a handsome residence on South Union Street (#102)).

Although the massing of this house is identical to 347 South Union Street (#102) next door, the roof is mansard, making it French Second Empire style whereas the other house is Italianate. It has the same 2 1/2 story, 3 by 2-bay "L" form, with the north bays set back. A peaked entrance hood, supported by struts with jigsawn curlicue infill, protects the centered Italianate double-leaf door with bolection molding, which has a squared architrave surround and a handsome molded or carved wood bas relief of a scallop shell in an acroteria motif and fanciful foliage in the gable peak. This classical motif is repeated in footed cast iron window lintels which are decorated by egg and dart with bead and reel molding. The gablet peaks of the mansard windows also repeat the entrance hood detail.

A large square window of leaded glass with geometric tracery decorates the front on the right (north) side on the first floor and is protected by a flat-roofed porch with jigsawn railing and an entablature with modillion-like brackets all supported by a corner post and two responds decorated with applied fleur-de-lis trim, which is repeated on the north-facing bay window. Rectangular bay windows project one story from both the north and south elevations and repeat the entablature of the denticulated main eaves, which dominates the house, clamping the roof down with double brackets at the corners and smaller brackets evenly spaced in between. The corners under the upper eaves are defined with a single 1/4 round scallop motif. A corbelled and paneled brick chimney on the south interrupts the edge of the mansard; there is also a plain brick interior chimney on the west elevation. American bonded brick with headers every seventh row sheathes the main body, while the mansard roof is of hexagonal blue slate with asphalt covering the shallow hip roofed portion. A wood shingled, 2 story, 1 bay wide ell on the rear has a double-decker sleeping porch on the south. The granite front steps are set off by a low granite volute at each side.

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101A. House (355 South Union Street); c.1939.

In the late 1930s, a 2-story, 3 x 2 bay, clapboard house with a shallow pyramidal hip roof was erected, or possibly adapted from an existing outbuilding. A carport is attached on the north. A modern hood protects the front entrance. Synthetic siding covers both the walls and eaves. This building is non-contributing to the architecture of the district.

102. John B. Seymour House (347 South Union Street); c.1872.

Built about 1872 for John B. Seymour, a partner in a wholesale grocery firm, this residence was sold two years later to Obediah J. Walker, another partner in the same firm who also dabbled in politics. This handsome residence anchors the corner of South Union and Spruce Streets along with the almost identical house next door (#101) where Walker's brother and large family lived. This Italianate, 2 1/2 story, 3 x 2 bay, gable roofed house is in "L" plan, with the north portion set back. The Italianate double-leaf door stands out with its bolection molding and floral designs and, in the upper halves, rounded glass panels augmented by molded archivolt with "keystone" and the molded side trim, and reinforced by the surmounting segmental-arched entrance hood, which is supported by incised and scrolled struts. The 2/2 windows feature cast iron lintels with a small arched center section and floral designs framed by triglyph-like decorations. A 1 story, canted bay window projects on the south elevation, and there is a 3-window shed dormer with slated cheeks on the south roof slope. A Colonial Revival, pilastered and keystone round-arched window is centered in the front-facing gable, and a pair of Colonial Revival 1/4-round windows in the north-facing gable testify to a change from the original mansard roof referred to in the Seymour/Walker deed of 1874. The entablature, which includes a denticulated architrave and alternating large and small single brackets with horizontal diamond-shaped panels on the frieze, completely encircles the structure, including a flat-roofed, 2 story, 3 bay deep rear wing, offset by one bay to the north. A porch with a modillioned cornice has a turned baluster railing with Tuscan columns and wraps around the wing starting on the north elevation, continuing to the bay window on the south. Across the back a sleeping porch deck repeats the cornice and balustrade. Brick in American bond clads the structure, and plain blue slate covers the roof. An interior end chimney intersects the roof ridge at the north gable, and there is another interior end chimney with granite coping on the south. Granite steps lead up to the front entrance.

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103. H.O. Wheeler House (335 South Union Street); 1895.

This clapboarded Colonial Revival house with Queen Anne elements is 2 1/2 stories high and 3 x 3 bays with a redstone foundation and a slate pyramidal hip roof whose seams are covered with 3/4 round metal moldings which terminate in curvilinear metal ornaments at the peak. A 2 1/2 story gabled wing with a shingle covered pediment and pent eaves projects from the west wall. A 2 1/2 story bay projecting from the north wall has an oriel window and is topped by a shingled pediment projecting over the rest of the bay. The symmetrically arranged facade contains a central entrance porch with top balustrade. The porch's metal openwork posts replaced turned Queen Anne posts like the extant responds. Each leaf of the front double door has glazed panels and bolection moldings. Above the entrance is a pair of narrow windows and above that is a hip dormer with a 3-part window whose upper sashes are composed of diamond shaped panes. The transoms of the overscaled first floor facade windows have the same floral stained glass motif as the southern two story polygonal bay whose first and second stories are separated by a band of fishscale and sawtooth shingles. The upper portion of the second floor facade windows have Queen Anne sash. Beneath the boxed cornice and frieze, an architrave forms the top of the second story window surrounds. There is a porch in the rear as well as one on the second story of the southwest corner. A modern carport is attached to the southwest corner under the porch.

Before 1885 H.O. Wheeler lived in a brick house on this site; it was destroyed and replaced by the present house in 1895. Wheeler was an attorney and superintendent of public schools from 1880 - 1912. He went to UVM in 1867 and was a lawyer in Burlington from 1870 to 1880.

104. F.H. Parker House (325 South Union Street); c.1885.

The main block of this 2 1/2 story, 3 x 4 bay house has a slate hip roof, a stone foundation and is covered with clapboards separated by a band of shingles between floors except on the north wall which is covered with aluminum siding. There is much Eastlake detail particularly in the front porch with its heavy railing consisting of sut-out pointed arches, applied quatrefoils and incised floral motifs. The chamfered porch posts have brackets with the same incised floral

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motif. The central front double doors with glazed top halves and segmental arched transoms are also carved in the Eastlake manner. Between a rear 2 1/2 story wing and the main block is an enclosed one story porch raised off the ground on chamfered posts with large curvilinear brackets. The heavy wood cornice is placed above a frieze of picket-like forms. Brackets with quatrefoils are grouped in twos and threes corresponding to window placement and extend down to the shed hoods above the second story windows, which are linked by a wooden sill course. The heavy Italianate quality and Eastlake details are unusual in a house of this late date.

Most of the windows have two over two sash. A one story bay window on the south wall has a cornice with brackets like that under the main eaves and rectilinear wood panels below the windows. A front central hip dormer has a boxed cornice and scored frieze with saw-tooth motif.

Frank H. Parker was treasurer of the Burlington Gas Light Company. His house was designed by W.P. Wentworth, a native Vermonter who was trained in Boston. The original plans are in the possession of the owner.

104A. Garage (325 South Union Street); c.1930.

A hip roofed, square, clapboarded garage with double doors and exposed rafter tails is located to the rear of house #104, behind a picket fence. The paired doors are composed of vertical boards with diagonal cross bracing. This garage is very similar to 105A, next door.

105. C.L. Greene Residence (319 South Union Street); 1905.

The symmetry of this 2 1/2 story, 3 x 3 bay, clapboarded block is typical of the Colonial Revival style. Also typical of this style are the gable dormers with corner pilasters on each slope of the slate hip roof and the corner pilasters of the main block. The central entrance porch with its gabled roof, cornice returns, Tuscan columns and responds is surmounted by an unusual composition consisting of a projecting pavilion-like bay with corner pilasters and a Palladian style window (a central single-pane window with a transom with lozenge tracery flanked by narrow 1/1s with similar transoms) at the second story and above that a dormer with paired windows, above which is centered a small keystone arch filled in with a carved fan. A one story, flat roofed sunporch off the south wall

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is supported by square posts with entasis and has banks of nine over nine windows. On the second story of the building are twelve over one sash. The first story front windows, like the second story 3-part window, contain transoms with lozenge pattern panes which are also found in the first story center window and second story 3-part center window of the north wall. Above this 3-part window is a fascia board with swag ornament. The glazed and paneled front door is flanked by 2/3 length sidelights with elongated lozenge pattern panes. The front gable dormer contains cornice returns while the other dormers are pedimented.

This typical Colonial Revival house was built for C.L. Greene who worked for the Mutual Life Insurance Company of New York. It is similar to (#35).

105A. Garage (319 South Union Street); c.1930.

To the rear of #105 is a one bay, hip roofed, shiplap sided garage with corner boards and a single, twelve panel, six light overhead door. The roof features exposed rafter tails and is covered with rolled asphalt. This garage is very similar to 104A next door.

106. Rutstein House (315 and 317 South Union Street); 1940.

This two story, 3 x 2 bay, Colonial Revival house was built behind #107, almost touching it. It has a hip roof, concrete foundation and is covered with clapboards. An enclosed entrance porch with a pediment and pilasters between the windows is on the left. The fascia board beneath the boxed cornice forms the top of the window surrounds of the second story. In the rear is a one story shed roofed wing with vertical clapboards. This building is non-contributing to the district because of age.

107. John Griffin House (311 South Union Street); c.1870.

This two story, 6 x 3 bay, rectangular, asbestos shingled block has a slate shingled, truncated hip roof and stone foundation. Italianate details include paired brackets with pendants beneath a boxed cornice with arcaded fascia boards, projecting bracketed cornices above all windows, and two gablets placed symmetrically above the cornice on the front facade. The two bay wide, central front porch has a pedimented gablet above the main entrance on the right, as well as turned balusters, boxed posts, keystones with pendants and vertically oriented scrolled brackets. The right entrance has double doors, each with four panels and one glazed pane, and a plain surround surmounted by a projecting cornice with brackets. The left entrance has a single door with an upper light, bolection moldings and a plain surround. On the southwest corner of the roof is a

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clapboarded belvedere with a hip roof, round arched openings and paired brackets. Windows have one over one sash. On the first story, right side of the facade are two c.1900, larger windows with floral motif stained glass transoms similar to those of the three apart window on the first story in the center of the north wall. The southeast quadrant including the 2 left facade bays and rear two story addition with porches were added in the second quarter of the 20th century, probably at the same time that #106, behind it, was built.

John Griffin lived on this site as early as 1865. He may have torn down an older house and built this one in the 1870's. Griffin was an employee of the Blodgett Company where he learned the oven-plumbing-heating trade. After the Civil War he had his own business where he sold ovens, stoves and central heating systems.

The house was converted into apartments in 1944.

108. George D. Wright House (305 South Union Street); 1891.

The Wright House is a 2 1/2 story, 6 x 3 bay rectangular block with a rock-faced ashlar stone foundation and a slate shingled, gable on hip roof. Even though most of its Queen Anne details and textures have been covered with aluminum siding, the complex massing characteristic of the style is still evident in the one story, 3/4 round bay with pedimented gables on the northeast (right front) corner, the two story polygonal bay on the north wall, the one story, hip roofed ell off the south wall and the three story, semi-circular curved bay with conical roof in the rear. A one story, central, enclosed entrance porch conceals a beautifully carved wooden door with a single light and a leaded glass window. Beneath the porch is a skirt of flat, baluster-like scrollwork. Most of the windows have one over one sash. In the center of the second story of the facade is a grouping of six Queen Anne sash with colored glass. The second story of the south wall also contains Queen Anne sash windows. The circular bay on the northeast corner has curved one over one sash. On the front slope of the roof is a polygonal roofed dormer. Beneath both gables are dormers, the south one having a truncated hip roof. A newer aluminum sided, shed roofed addition, built after 1950, extends from the rear of the main block.

This house was designed by C.W. Fisher for G.D. Wright who was the manager and vice-president of the Venetian Blind Company. He built this house next door to his son-in-law, H.R. Conger, whose house, (#109), was also designed by Fisher.

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108A. Garage (305 South Union Street); c.1935.

In the rear of #108 is a two bay, novelty sided garage with an asphalt shingled gable roof with a north/south orientation. The two paneled overhead doors in the south gable end each have a row of top lights. In an eastern clapboarded extension is a Queen Anne pass door (apparently reused from another building). The eaves feature exposed rafter tails.

109. Henry R. Conger House (299 South Union Street); 1890.

This 2 1/2 story Queen Anne structure has a stone foundation and gable-front oriented slate roof with bands of clipped shingles. A two story polygonal tower on the right side of the facade has projecting eaves with a cornice and exposed rafter tails. The horizontal eaves also display this motif while the raking eaves of the gables are cropped and terminate in returns. On the south wall a one story, flat roofed polygonal bay projects and a 2 1/2 story gabled bay projects from the north wall. In the rear is a three story porch with rounded corners. On either side of the tower there are entrance porches with turned balusters and boxed posts with capitals. On top of the 2 bay, left (south) entrance porch is a balustrade with turned balusters. The 1 bay, right (north) entrance porch shelters a half glazed panel door with sunburst carving over it. The left entrance is boarded up. Between the first and second floors is a stringcourse molding which originally divided the clapboards and shingles now covered with aluminum siding. (Siding removed Summer, 1988 to reveal shingled and clapboarded walls.) The windows are irregularly placed with one over one sash on the first story and Queen Anne sash on the second story. A 3-part window in the front gable has six over one sash. A shed dormer on the southern slope of the roof has eight over one sash; several Queen Anne windows are on the south wall. On the north wall, which also contains a bracketed oriel window with only narrow side windows, there is a three part stained glass window.

This house was designed by the Burlington architect C.W. Fisher for Henry R. Conger who was the secretary and manager of the Consumer's Ice Company in Burlington. Conger was the son-in-law of G.D. Wright who lived next door at (#108), also designed by Fisher.

109A. Garage (299 South Union Street); c.1890.

Behind #109 sits a hip roofed former carriage barn (now a garage) with hip dormers on the sides and, on the facade, a central, gabled wall dormer with returns and a blind, arched opening. The slate shingled (with a band of clipped shingles) and clapboarded structure has three garage bays.

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110. Henry Hickok Residence (291 South Union Street); 1906.

This two story, 3 x 3 bay, brick veneer Colonial Revival house has a slate shingled hip roof and brick foundation. Beneath its boxed cornice are plain horizontal brackets. Tall, narrow chimneys with corbel courses towards the top are located on the south and north slopes. The Federal Revival style central entrance with 2/3 length, leaded sidelights and fanlight, fluted pilasters and a six panel door, is recessed behind a three-centered arch. Surrounding the entrance deck is a balustrade with heavy corner posts. A polygonal oriel window is on the left (south) side of the facade at the first story. On the right side and over the entrance, are 3-part windows. Three or four vertical light upper sash and flat arch window heads are found on all sides of the house. Louvered shutters are on the front facade.

A large, two story, polygonal bay on the south wall is part brick and part clapboard and has hinged brick corners. On the north wall, a one story porch with piers and a fully articulated entablature is attached to both the main block and a rear, one story, brick pavilion.

This is an early example of a typical Colonial Revival house in Burlington of the 1920's. It was built by Frank Austin for Henry Hickok, an insurance agent who worked at 170 College Street. The house is very similar to #85 and #22 and cost \$5,000 to build.

111. Dr. J.H. Linsley Residence (283 South Union Street); 1896.

The symmetrically composed facade of this large, brick veneered, 2 1/2 story, 3 x 3 bay, Colonial Revival house is framed by engaged, 3/4 round, two story towers surmounted by balustrades. To the south of the slate shingled, truncated hip roofed block is a two story, hip roofed wing. Chimneys on the main roof's north and south slopes have corbelled caps and recessed side panels.

The rockfaced marble of the random rangework foundation veneer is also found in the window sills. Window heads are gauged arches. First story windows have one over one sash, and the second story nine over one. The sash in the towers are curved. On the left side of the north wall, at the first story, is a stained glass window. A Palladian motif window is located over the central entrance portico which has two clusters of three Doric columns. The portico has a fully articulated entablature with denticulated cornice as do the

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main eaves, the front door surround, the pedimented dormers, the north entrance portico and the rear two story porch. The front portico also has a pulvinated frieze, and 3-part cornice and architrave. Flanking the half glazed door are leaded, 2/3 length sidelights and wood panels. A rear, two story porch has massive Doric columns. The lower story is filled in with vertical wood boards and has one over one sash windows. A former clapboarded garage below the porch with a simple, but complete, entablature has been recently converted into living space. A small porch with Doric columns, simple balustrade, and a tall skirt of latticework and vertical boards projects from the central bay of the north elevation.

Pedimented dormers are on the north, front and back slopes of the roof. They are covered with clapboards and have pilasters and pulvinated friezes. The north slope also has a central, shed roofed dormer which is much smaller than the pedimented one to the right. To the left of this shed dormer is a recessed dormer. A hip roofed dormer on the south slope of the wing has a complete entablature with a pulvinated frieze and corner pilasters. An entrance on the left of the front facade of this wing is covered with a metal canopy.

This house was built for Dr. Joseph H. Linsley, who was director of the State Bacteriological Laboratory in Burlington. Born in Windsor, Vermont, in 1859, he attended UVM Medical School in 1880 and practiced in Burlington between 1881 and 1887. After later practicing medicine in New York, he returned to Burlington and built this house where he lived until his death in 1901. This building has recently (c.1986) been converted into condominiums.

112. Duplex (271-275 South Union Street); 1888.

This 2 1/2 story, 4 x 3 bay former duplex house with shallow north and south gable end projections has been recently converted into office space. This conversion has entailed some alterations of the exterior. The building has a stone foundation, a clapboarded first story and shingled upper stories. The cornice of the eaves-front gable roof is broken by the front central, double gabled, wall dormer with boxed cornice and returns. Behind the screened-in, arched openings in each gable of the dormer is a sleeping porch. The first story of the facade has two double windows at the left bay and the second bay from the right. A pediment with incised sun motif above a triple window at the second bay from the left has been removed in the alterations and replaced by a small horizontal stained glass window with a peaked lintel. The second story of the front facade exhibits in its four bays two sets of double windows flanked by single one over one sash windows. Queen Anne sash are inside the screened sleeping porch and in the north and south gables.

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The small, gabled, right front entrance porch supported by turned posts with curvilinear brackets was removed and replaced by a new four bay porch; the latter is sympathetic to the building and features turned posts and balusters. The shed roofed, south elevation entrance porch has also been replaced by a new porch with turned posts and balusters and unlike the previous porch has a roof deck.

The front of the northern shallow wing is three stories and topped with a pediment. The back is two stories and shed roofed. Beneath the pedimented portion at the first story are three, multi-paned, square, stained glass windows. At the second story, the same type of windows are above single light sash. The southern wing is identical to the northern.

The two central bays in the rear of the house contain recessed porches, the top ones having segmental arched openings. Two gable dormers with Palladian windows have Queen Anne sash as do two rear doors.

This massive Queen Anne/Shingle Style double house was built for W.G. Shaw by Z.T. Austin as a double tenement for \$8,000. Shaw, a Burlington lawyer and businessman, also built #113 and #114 for his son.

112A. Garage (271-275 South Union Street); c.1930.

To the rear of #112 is this 2 x 1 bay garage with its gable roof oriented to Adams Street. It is sheathed with clapboards and roofed with asphalt shingles and features 6/6 sash windows on its sides. This garage was demolished during the c.1985 restoration of #112.

112B. Garage (271-275 South Union Street); c.1930.

Behind the NW corner of #112 is this 2 x 1 bay, asphalt shingled, hip roofed, clapboarded garage with exposed rafter tails and cornerboards. This garage was demolished during the c.1985 restoration of #112.

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113. Willaim G. Shaw House (257 South Union Street); 1887.

Although this slate shingled, gable roofed Queen Anne house has an eaves front orientation, a full facade, gable wall dormer gives the impression of a gable front orientation. The dormer features a pediment created by a double layered cornice; the upper one curves out over the lower and is supported by brackets on horizontal flushboards; the outer corners have 1/4 round fan panels. The 2 1/2 story, 3 x 2 bay, squarish main block, covered with clapboards on the first story and shingles above, has a 2 1/2 story rear gabled ell perpendicular to it. A one story porch with turned posts and an entablature, the architrave of which curves to meet the brackets, extends across the front and wraps around the southeast corner. Built within the porch, beneath a pediment filled with recessed squares, is an enclosed entrance vestibule. The remaining five panel Queen Anne door, of what was formerly a double door, has a plain surround. In the rear, a one story porch with chamfered posts wraps around the northwest corner. Above it, an enclosed two story porch spans the west wall.

On the north wall, a 2 1/2 story, shallow bay has a shed roofed front half and a pedimented back half. A 2 1/2 story, southern bay has a pediment formed by pent eaves and has a canted first story with incised brackets beneath the corners of the second story. The front, north and south pediments contain double windows as do the second story of the south bay and the first and second stories of the north bay. The shingles over the window heads in the gables flare out forming a hood. Windows generally have one over one sash and are connected by a frieze on the second story and a string course on the first. A small cornice and fascia board separates the clapboards and shingles which flare at the bottom.

This house was built by Z.T. Austin for William G. Shaw, a Burlington lawyer and businessman, at a cost of \$5,600. Shaw also built #112 and #114 for his son. Several of the details appear in Bicknell and Comstock's pattern book of 1881.

113A. Garage (257 South Union Street); c.1935.

Located just to the south of #113's porch is this 1 x 1 bay garage with an asymmetrical, eaves front gable roof. Set on a concrete slab, sheathed with clapboards, roofed with wooden shingles, this garage features a slight overhang over the overhead door. Corner boards and a molded cornice are additional features. This garage was demolished during the c.1985 restoration of #113.

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113B. Garage (257 South Union Street); c.1935.

This 1 x 2 bay, asphalt shingled, hip roofed garage, located to the rear of the house, has corner boards, a boxed cornice and a frieze. This garage was demolished during the c.1985 restoration of #113.

114. Henry Shaw House (251-253 South Union Street); c.1848.

The 2 1/2 story central block of this slate roofed, gable-front Greek Revival house is flanked by a 2 1/2 story ell to the north and a 2 story ell to the south, both with gable-end cornice returns. All three portions of the structure have common bond brick bearing walls, stone foundations and boxed cornices. Two brick chimneys with corbelled caps are located on the roof of the central block, one on the peak in the center and the other closer to the front on the right (north) slope. In the juncture between the north ell and the central block is a one story porch spanning the length of the ell. From left to right (south to north), it is supported by a Doric pilaster, a thin chamfered post, an Ionic column, and the same post and column repeated.

The windows of the central block and north ell have two over two sash, while those of the south have mostly one over one. A six over three pointed head window is in the central block's front pediment. The other windows have flat brick arches. Beneath the front eaves of the south ell are three kneewall windows, and in the rear is a gabled wall dormer. Four bowed windows, one on the central block and three on the south ell, project from the rear wall where a two story porch spans the whole structure. Also in the back, is a wood-framed, clapboarded, flat roofed wing with a brick veneer wall that is continuous with the north wall of the north ell. Projecting from the north wall of the north ell is a canted bay window at the first story; this has a projecting cornice, a frieze and a two part architrave.

The later Italianate treatment to the left (south) sidehall entrance on the central block has given the house a hood with a gablet and large, scrolled brackets with drop pendants and long, arrow-shaped feet. The double entrance doors with round headed glazing have a bolection molding surround. Two doorways on the front of the north ell, one of which has been turned into a window, have granite sills.

This house was built by W.G. Shaw, a Burlington lawyer and businessman, for his son Henry c.1848.

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115. House (239 South Union Street); 1845.

The 2 1/2 story, 3 x 3 main block of this asphalt shingled, gable front, brick veneered, Greek Revival dwelling with stone foundation was built in 1845 as was a clapboarded, two story wing in the rear. Gable roofed, aluminum sided additions with concrete foundations were added to the south and rear of the original wing after 1975.

The boxed cornice of the main block ends with returns in the front gable where a segmental arched opening contains two windows separated by a recessed wood panel. The other windows in the main block have brick flat arches. Most windows have one over one sash and louvered shutters.

On the left of the main facade, a granite lintel spans the recessed front entrance. The door (of c. 1905) has a large upper light and is flanked by pilasters, 3/4 length, five-paned sidelights and additional pilasters flanking the sidelights, all beneath a narrow entablature.

The wooden door surround beneath the shed roofed entrance porch of the modern, two story south ell mimics that of the main block. Unlike the two rear wings, the ell's orientation is perpendicular to the brick structure. Similar in appearance to the ell, the two story westernmost wing has a plain fascia board under the eaves rather than the slightly molded cornice of the former.

In 1866, I. Pierson, a grocer on Church Street, lived in this house. It is currently used as offices.

116. Dr. Lewis Residence (231 South Union Street); 1870.

The main block of this common bond brick, 2 1/2 story, 3 x 2 bay house has an asphalt shingled mansard roof with a flare and a boxed cornice. Wrought iron cresting in a pointed arch motif with corner posts surrounds the roof deck. Similarly shaped roofs are found on the 1 1/2 story southern brick wing, also covered with asphalt shingles, and the clapboarded central belvedere of the main block which is covered with slate. The foundation is stone. A one story rear porch has a bracketed, boxed cornice with longer brackets reaching down to the Doric pilasters between porch openings. Attached to the rear of the porch is a flat roofed, clapboarded garage with bracketed cornice and applied wooden diamonds above the main door.

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Cast iron, segmental arched lintels with projecting keystones and water leaf motif are found above all windows. Similar lintels are also found on #117 and #8. Beneath the sills of the two over two sash windows are cast "tulip" feet. An oval window is in the south wall at the center of the second story. Dormers on the main block have round headed pediments on brackets. The belvedere has round headed windows, a boxed cornice with double bracketed corners and a curvilinear wood finial atop its roof. The wing also has brackets with larger double brackets at the corners and a front central dormer with a round head, flattened in the middle.

Two clusters of four squared posts with capitals, all set on pedestals, support the bracketed cornice of the enclosed central entrance porch. A surrounding balustrade has endposts similar to the pedestals of the posts. Behind the balustrade is vertical board wainscoting. A double door entrance with bolection molding is inside of a brick arch. To either side of the stone entrance stairs are cut, curved stone stringers.

A second story door above the entrance porch has sidelights and transom and the same lintel as the windows, but larger with an additional ornate crest above the keystone.

Built by Hilar Roby and Brothers in 1870 for Dr. James Lewis, this Italianate residence, now offices, is similarly massed and detailed to its neighbor, (#117), also built by Roby Brothers. Dr. Lewis was a dentist who began practice in 1846. His office was at the corner of College and Church Streets.

116A. Garage (231 South Union Street); c.1915.

The garage for building #116 is a 1 x 2 bay, rectangular, clapboarded structure with a slate gable roof, the gable oriented towards Maple Street. It has double, vertical board doors, two four-pane fixed windows on the side, corner boards and fascia boards.

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117. Hilas Roby House (217 South Union Street); 1869.

This two-and-one-half story brick building (American bond) was originally the home of Hilas Roby, partner in the Burlington firm of Hilas Roby & Brothers. It was built by Roby himself in 1868. The main three-by-three bay cubical block, designed in the Italianate manner, exhibits a shallow hip roof, clad with slate, and pierced by a pair of slender interior brick chimneys placed symmetrically on the ends of the north and south slopes. Window openings are symmetrically arranged, displaying two-over-two sash, capped by segmental arched cast iron lintels, similar to those at 196 South Union Street (#8) and 217 South Union Street (#116), which rest on rectangular wooden sills having cast iron tulip feet. Eaves have simple box cornices, supported visually by large paired console brackets ornamented with feet and bull's eye decorative blocks. A large flat-roofed belvedere--with banks of round-headed windows (five by three) and bracketed overhanging eaves--rises from the center of the main roof, taking advantage of the westerly view to Lake Champlain.

The facade is marked by a two-and-one-half story, gabled, central pavilion, the ground floor of which houses the main front entrance a flat-roofed porch supported on two end corners by cut-out posts with inset floral scrollwork and small wooden caps. The porch eaves are adorned with a molded box cornice, supported visually by paired angle brackets at each corner post. A frieze consisting of a wooden board with applied wooden tooth-like decorative elements lies directly below. Responds with caps flank twin wooden doors which are paneled and capped by rectangular transom lights of clouded stained glass--having the street number "217" painted on their faces.

118. Charles Ordway House (207 South Union Street); 1902.

This two-and-one-half story, brick veneer, wood-frame house was built in 1902 for Mr. Charles Ordway, president of the Vermont Spool & Bobbin Company and is said to be one of the best examples of extravagant turn-of-the-century Colonial Revival architecture in Burlington. The main three-by-four bay cubical block with local redstone foundation is capped by a slate shingled hip roof, pierced by projecting north, south and east pedimented gable dormers and a tall, slender interior chimney with a corbeled cap and with a single row of vertical brick corbeling on each side (the chimney is located on the south slope). Window arrangement is symmetrical; two-over-two sash are surmounted by gauged brick arches. The original cornice has been covered by metal sheeting, leaving only its horizontal console brackets and wooden dentils exposed.

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The facade is marked by a pair of two story, bowed bays, each having windows with curved one-over-one sash; these lie to either side of a onestory, pedimented central entrance portico composed of a pair of Doric columns flanking a large paneled square column at each corner. The arrangement of columns is echoed in wooden "responds" on either side of a glazed and paneled hardwood door, flanked by a pair of full-length leaded sidelights with tracery. (The light on the right side has been recently replaced with a single-paned rectangular light.) An inner vestibule behind the front entry is embellished with exquisite Walton lincrusta.

A stylized Palladian window dominates the second story of the facade, directly above the main entrance portico. The arched, central, nineover-nine sash is flanked by small Doric columns and flat-headed sixover-six sash windows. Two quarter-round carved wooden panels surround the arched head of the central window, which is decorated with interlaced arched muntins having attendant arched panes of glass. A large, central, roof dormer with a round-headed pediment rises directly above the Palladian window; the peak of the pediment is pierced with an eyebrow window, now closed off.

A two-story polygonal bay treated with fenestration and cornice similar to the main block, juts out on the building's south elevation and an octagonal porch projects from the southwest corner; the porch is supported by Doric columns, upon which rests a fully bracketed and denticulated cornice. A rectangular porch, also with Doric columns, projects from the northwest corner.

On the north elevation first floor is a centrally placed, recessed, secondary entrance with a gauged, round-headed arch; a small balustrade guards the east (left) portion of this arch. Above this entrance is a 4-part window with 4 single pane lights each surmounted by 2 smaller panes.

118A. Apartment House (207 South Union St.); c.1980.

A three-story, gabled, rectangular apartment block has been recently built close to the rear of #118. Five bays deep along its eaves elevation, this building has aluminum siding and an asphalt shingled roof. The basement story has 5 garage bays; the upper stories are apartments. This is non-contributing due to age and architectural incompatibility.

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119. House (207 1/2 South Union Street); c.1910.

This two-and-one-half story Dutch Colonial structure was most likely the carriage barn or garage for the house at 207 South Union Street (#118). It is now under separate ownership and is being used as a residence. It is a wood-frame building with a brick-veneer at the first story and shingles above. This building has an asphalt shingled gambrel roof with a long shed dormer located under the north curb. It is five bays deep and three bays wide, with windows having one-over-one and two-over-two sash on the first floor level and a mixture of two-over-two and six-over-one sash at the second floor level, all with plain surrounds.

The south elevation, which was once the facade, is now covered by a two-story enclosed porch with latticework first floor and sunporch second floor. There is a ground floor entrance on its east side. A large bay opening on the ground floor of the east elevation, spanned by a gauged brick arch, has been shingled over and a new door added. It was probably the main garage or carriage door. To its right is a two-over-two sash also exhibiting a gauged brick arch.

A new addition, being one-story in height, has been attached to the west (rear) elevation. It is covered with wooden shingles and has a flat roof.

This structure shows up on the Sanborn Insurance Map for the year 1912 but is not present on the 1900 map, thus pointing to its date of construction between 1903-1912 (note that house #118 was constructed in 1902).

120. Henry Ballard House (199 South Union Street); 1879.

This two story plus mansard French Second Empire structure was built in 1879 for the well-known Burlington orator and lawyer, Mr. Henry Ballard. Its rectangular, three-by-three bay wooden frame is covered with a brick veneer and rests upon a redstone foundation. A slate-clad mansard roof with small, protruding pedimented dormers caps the building. An interior end chimney breaks the roofline on the south elevation. Window openings have two-over-two sash, capped by incised, wooden, shouldered lintels and supported by wooden sills with ball feet. Broad eaves and molded cornices are supported by incised wooden brackets, alternating one long and three short across the raised brick frieze. A corbelled brick stringcourse encircles the building beneath the second story windows.

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The building's facade is punctuated by a one-story, canted bay window located on the southeast corner, and a one-story front entrance with double-leaf, multi-paneled hardwood doors capped by a bracketed, hip roofed hood with a simple molded cornice. Metal cresting adorns the roofs of both the entrance hood and the polygonal projecting bay.

On the south elevation, a two-and-one-half story polygonal bay window, embellished with a decorative shingled band between first and second stories and capped by a small mansard roof with three small pedimented dormers, projects from the wall; the west side of this bay adjoins a two-story, two-by-four-bay, brick wing with a hip roof on the rear of the main block; a first story porch (plus plain basement level) with chamfered posts with caps projects from the south of the rear wing. There is also a one-story oriel window on the north elevation; this is supported by two, large, wooden truss brackets. A small stained glass window, having multiple panes, held in by criss-crossed comes and quarrels, also graces the first story of the north elevation.

120A. Garage (199 South Union Street); c.1910.

The structure behind 199 South Union Street (#119) is a two-story, wood-frame garage. The shingle-clad main block exhibits a slate-covered gambrel roof with a very long second pitch, ending in bracketed eaves which overshoot the first story. A small jerkinhead roof caps the facade (south elevation), under which lies a rectangular double window; this has diamond-paned lights and a simple surround with small capped heads. The first story of the facade projects slightly out from the main wall, being shingled and capped by a seamed metal flat roof with "boomtown" front. Two garage bays pierce its walls, having triple vertical panels with glazed top halves.

A small window with diamond-paned top sash and single bottom sash lies on the first story west elevation; this is repeated on the north elevation. The north elevation also contains a double window in its second story, repetitive of that on the facade. The east elevation sports a small, one-story porch with a slated shed roof; its top section has small, pointed arch openings clad in wooden shingles and supported by square wooden posts with caps. A star-patterned wooden balustrade runs below the porch rail. From Sanborn Insurance Maps the building can be dated to between 1900 and 1912.

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121. Johonott House (193-195 South Union Street); 1883

The Johonott house, built in 1883 by a local architectural firm--A.B. Fischer & Company--was the first home of Mr. Frederick Johonott, partner in the Burlington firm of Peck & Johonott, leather dealers. Johonott and his family lived in this residence for only two years, after which time they moved to another home located at 236 South Union Street (#14).

This Queen Anne structure has a 2 1/2 story, 3 X 3 bay, gable front main block, a 2 1/2 story, gabled south ell and a rear wing. The roof is slate covered and features bands of fishscale shingling. Window openings contain one-over-one sash with simple surrounds. The building is clad predominantly with clapboards and, in places, is highlighted by wooden fishscale shingles. In addition to a wooden water table, stringcourses encircle the building at window sill and lintel levels at both the first and second stories.

The front facade has received much decorative detailing, including an unusual gable screen fan of organ pipes, situated at the peak of the main gable pediment. The pediment, which is created by a bracketed pent roof, is set off by the use of incised bargeboards. The main gable's pediment is further embellished with fishscale shingles. A one-story main entrance porch graces the northeast corner of the facade; the projecting pedimented gable roof is supported by turned posts with corner angle brackets and decorative arched panels whose spandrels feature incised fans. The tympanum boasts of a carved wooden panel with a radiating fan motif. The entrance contains double-leaf, Queen Anne, hardwood doors with glazed top halves surmounted by a pair of square transom lights. Door surrounds are molded and have bull's-eye corner blocks.

Projecting from the south ell is a two-and-one-half story, canted bay window with a gable roof, the eaves of which are decorated with the same incised bargeboards as the main front gable. The first story has wooden paneling beneath the windows while the second story has a flared, fishscale shingled skirt which is bracketed--large paired brackets demarcate the window openings with small brackets between. The gable peak is also fishscale shingled above the bracketed second story cornice line. The corner windows on the second story are hooded by carved angle brackets sporting a wavy sunburst pattern on their exposed sides and a pendant drop where their ends meet. Extending across the south elevation--but interrupted by the ell--is a 1 story, hip roofed porch having turned posts and balusters and incised spandrels which are identical to those of the front porch.

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The rear wing, although also 2 1/2 stories, is slightly lower than the main block; it is 3 bays deep and has a fully exposed basement at the rear due to the hill siting. Attached to the rear is a porch wing; except for the basement level, this porch is narrower than the wing to which it is attached. The first story level of this porch is open and features turned posts and balusters and incised brackets; the second story level is a sunporch with banks of 12 pane windows. A fire stair of dimension lumber is a modern addition to the rear.

Other details include a tall brick interior chimney located at the juncture of the ridges of the main gable roof and the south ell and a recently-added (1977) large shed dormer on the north slope of the main roof. A modern deck of 2 x 4 construction juts out from the south bay window gable peak; a fire escape ladder drops down from this.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	Builder/Architect	See Text
N/A		

Statement of Significance (in one paragraph)

The South Union Street Historic District is significant as a well preserved collection of primarily residential buildings dating from c.1835 to c.1938, which individually represent a wide range of architectural styles and collectively illustrate a pattern of development that reflects the growth and evolution of Burlington from a frontier lakeport to Vermont's foremost industrial, commercial and educational center. Rural South Union Street with its Greek Revival residences became by the 1880s a very desirable location for Burlington's growing upper middle class and high style Italianate, Second Empire, Queen Anne and later Colonial Revival houses began to fill in the gaps. As the city continued to develop, larger properties were subdivided and more modest--primarily Colonial Revival--houses were erected as this street had, by the turn-of-the-century, a trolley line. South Union Street no longer has a trolley line but it does retain its architectural and historic character to a large degree, reflective of its importance in Burlington's history.

Continued on Continuation Sheets

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property 45±

Quadrangle name Burlington

Quadrangle scale 1:24000

UTM References

A	1 8	6 4 2 6 8 0	4 9 2 6 1 2 0
	Zone	Easting	Northing
C	1 8	6 4 2 3 6 0	4 9 2 4 9 6 0
E			
G			

B	1 8	6 4 2 7 7 0	4 9 2 4 9 8 0
	Zone	Easting	Northing
D	1 8	6 4 2 2 6 0	4 9 2 6 1 0 0
F			
H			

Verbal boundary description and justification

See Continuation Sheets

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

state	code	county	code
N/A			
state	code	county	code

11. Form Prepared By

name/title See Continuation Sheet

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 *Jim Selkirk*

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

John Bell L. Savage
Keeper of the National Register

date 10/31/88

Attest:

date

Chief of Registration

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Prior to 1835, the area encompassed in the South Union Street Historic District consisted of verdant hillside pastureland and groves of maple sugar trees. Early in the development of the city of Burlington this land was divided up into five-acre lots. An 1833 map shows that the land was held in large blocks between South Union (then Clinton Street) and Shelburne Street to the west, and Prospect Street (then Hamilton Street) to the east. Only one east/west street, Adams Street, ascended the hill from the lake, and Willard and Winooski Streets, now the neighboring parallel streets, were as yet unmapped. Zadock Thompson's 1842 History of Vermont shows South Union Street then stretching only as far south as Adams Street.

Burlington in the early 19th century was a growing center of trade and commerce. The waterfront area was bustling with mercantile enterprises and early industries based on lumber and agricultural export, glass manufacturing and milling. Lumber was perhaps the most important, and Vermont's supply of timber seemed endless. By the early 1840's however, the state's forests had become severely depleted and Burlington had not yet turned to other sources for raw material for the timber trade. It was at this transitional point in the city's economy that South Union Street began to be developed.

The first structures on South Union Street, mostly solidly built, brick Greek Revival residences, were scattered along the street, leaving the area's pastoral image pretty well intact. Fifteen such residences survive on the street. The best examples are the John Saxe House (#5), the Moody House (#20), and the house of Albert Catlin (#13), then City Customs Officer and later, mayor of Burlington. The earliest residents of the street were generally of the upper middle class and this set the tone for the character of the street for many years. South Union Street's geographic location half way up the hill came to reflect the social status of the area as well--not quite at the top where the very wealthy settled on estates on South Willard Street, but a good distance up from the workers' housing downhill towards the Lake.

After the first handful of homes appeared, construction on the street slowed, as if waiting for the city's economy to pick up steam. Advantages gained in transportation provided the needed impetus. In 1849, the Vermont Central and Burlington and Rutland Railroads established connections to the town and provided rail service through much of the state and on to Boston and New York. The opening of the Chamby Canal on the Richelieu River in 1850, coupled with a repeal of import duties on Canadian lumber in 1843, linked Burlington to a new and seemingly endless supply of sawlogs, and the local economy shifted to focus on the

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finishing shops and related light industries such as those in the Pioneer Mechanics Shops that produced wagon axles, chairs, washboards, sash and blinds and machine parts. An influx of Irish and French Canadian immigrants between 1840 and 1860 provided cheap labor to run these various commercial ventures. At the other end of economic scale, lumber barons began amassing huge fortunes. Burlington's population nearly doubled between 1840 and 1860, and by 1870 had doubled again. By 1868, Burlington was the third largest lumber center in the nation.

These two groups--the lumber magnates and the immigrants (or even native workers, for that matter)--however, did not settle on South Union Street. The lumbermen and their economic and social peers from other industries tended to move "up the hill" in expansive (and expensive) mansions such as those lining South Willard Street. The rank-and-file laborers, on the other hand, stayed "down the hill," near the lake and hence near their places of employment. South Union Street became a place for those who were somewhere in between.

Lumber money flowed into other sections of the economy and the city prospered. By the 1860s, when the wood-related industries were firmly established, owners of other businesses--groceries, clothing stores, etc.--prospered and were ready to build their own homes.

During the 1860s and 70s, nearly one sixth of the houses in the district were constructed. Although still mostly brick buildings, the new structures gave the street a completely different character. The Italianate and French Second Empire houses of these decades were larger and more elaborate than their Greek Revival predecessors, testimony to their owners' recent prosperity. The builders of these new houses took full advantage of the street's location. They placed the buildings toward the uphill sides of their lots (i.e., houses on the west side of the street are closer to the road, while those on the east side are further back), and several houses have belvederes to take advantage of the view of the lake. Although the houses became larger, the size of their lots and the space between buildings decreased. As Burlington grew as a city, South Union evolved into an urban street rather than a rural road.

The Italianate and French Second Empire styles lent themselves readily to the pretentious display of wealth popular among the middle class of the day. Elaborate front entrances, projecting bay windows and the use of ornate cornice and window treatment attest to this social climate, while the presence of mansard attic stories points to the widespread use of household servants. Fine examples from this period include: the

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A.E. Richardson house (#9), home of Mr. A.E. Richardson, partner in the drug firm of Wells-Richardson, who was reputed to be the wealthiest man in Burlington at this time; a local druggist, Mr. E.W. Burritt, built his fine Italianate residence (#8) at 196 South Union Street, while a local architect and builder, Hilas Roby, constructed a house at 217 South Union (#117).

Many of the earlier Greek Revival houses on the street underwent remodeling during this time. The Saxe House (#5) was transformed with the addition of an Italianate belvedere and cast iron lintels. Homeowners such as Calvin Blodgett, a lumber company president who bought the Catlin house (#13) from the first mayor of Burlington, sought to enhance their rather "plain" temple fronts with the addition of Italianate features such as elaborate doorways and front porches with chamfered posts and scrollwork. Clearly the plentiful supply of wood trim in countless manufactured forms from the nearby waterfront mills was a factor in the rich and varied design of the new houses and additions. This becomes even more apparent in the ensuing wave of building on the street, in the 1880s and 90s.

The lumber trade peaked in the 1880s and declined sharply when a tariff was placed on Canadian lumber in the 1890s. By that time, however, the wealth accumulated in lumber fortunes was reinvested in other enterprises that broadened the industrial base of the town. Entrepreneurs like William Van Patten, Joel Gates, C.R. Hayward, and Urban Woodbury sparked new ventures in real estate and manufacturing concerns that produced refrigerators, patent medicines, textiles, brush fibers, and pottery. By the turn of the century, the number of these concerns had tripled from the Civil War level and the population of Burlington had doubled and both the town center and adjacent residential neighborhoods expanded accordingly.

South Union Street and the District's uphill sidestreets - including Spruce Street, Cliff Street and Bayview Street - experienced the most concentrated residential development between 1880 and 1900; the number of structures erected during this time exceeded the number of structures built over the previous forty years from 1840 to 1880. A number of reasons can be held accountable for such tremendous growth: a steadily growing urban population, the plentiful supply of wood and wooden building materials, and the construction of a trolley car line along South Union Street which provided a fast and easy link to the downtown commercial area.

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Large and spacious houses were built between the older buildings along South Union Street, with the greatest concentration occurring on the east side of the street where lots had been made available owing to the break up of large South Willard Street estates further on up the hill. New sidestreets were opened up between South Willard and South Union as these estate lands were sold off; the lot sizes were smaller and house design more vernacular than those built directly on South Union. Styles of architecture from this period range from Queen Anne and Stick Style to Shingle Style and early Colonial Revival, most displaying gabled and hip roofs covered with slate, elegant front porches, roof dormers and playful decorative elements such as fishscale shingles, stained glass windows and wooden scrollwork and stickwork. Like the Italianate and Second Empire houses, the new buildings were constructed to take advantage of the view of the lake through the use of setback and architectural features such as towers and dormers. By the end of this period, with the street newly paved and gas lit and shaded by canopies of elms, South Union Street presented the image of a comfortable upper-middle-class residential neighborhood.

Excellent examples of the Queen Anne Style remain at 222 South Union (#12), dominated by a 3-story circular tower, the Pope House (#16), and the Greenleaf House (#17), with a variety of siding materials and projections, and the Johonott House (#121) with a gable screen constructed of organ pipes.

A curious anomaly to the pervasive wood construction of the era was the McGeary House (#19), built in 1896 of brick and Vermont blue marble. This magnificent house, unchanged in the present day, was the work of W.R.B. Wilcox, the architect of the Burlington Savings Bank which is in the City Hall Park Historic District (entered on the National Register of Historic Places on June 9, 1983). Drawing from Romanesque and Queen Anne sources, Wilcox created a unique residence with a round tower and Romanesque gables constructed with impeccable workmanship.

After 1900, the conservatism in architecture that swept the nation after the Columbian Exposition found expression on South Union Street. Gradually, classical revival elements began to take the place of the eccentricities of the Queen Anne eclecticism, as in the Dr. Partridge House (#35) of 1908 which features a Palladian window and Doric columns. Concurrent with the architectural conservatism of the times was the beginning of an era of diminished expectations in Burlington. The lumber industry was devastated by the Dingley Tariff on imported lumber in 1897, and the heady boomtown days gave way to a more conservative manufacturing economy. This was reflected in the houses now filling in the gaps on South Union Street. Small, modest Colonial Revival houses were now shoe-horned into smaller lots adjacent to the grand three-story Queen Anne residences with towers and projecting bays.

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This era saw the advent of homes built on speculation, such as the Captain Grey house (#37), and small developments along the intersecting side streets such as Kingsland Terrace, where a nineteenth century house was demolished and the estate carved into small building lots where the developer Eugene Claussee built five Colonial Revival houses beginning in 1917. To make room for the Cliff Street extension, two Italianate buildings (#49 and #61) were moved from South Union onto the new street. Bayview Street was developed by a lawyer and speculator, Hamilton Peck, who sold off the land behind his own South Union Street house (#65). The construction of the Adams School (#82) in 1902 marked the city's recognition of the area as having enough residents to warrant a school of its own.

Not all of the Colonial Revival houses were small. The Kelley house (#38), built in 1925, is a splendid example of High-style Georgian Revival reflecting the "state of the art" during the interwar years. The Christian Science church (#80) also demonstrates a concern with historical accuracy.

At the northern boundary of the District, another type of residential development was taking place which foreshadowed future development throughout this entire area. Two structures (#2 and #4) were built as apartment houses, the former in 1899 and the latter in 1907. The later structure--the Kelley Apartments--exhibits a very urban character, its three-story brick veneer main block punctuated by recessed porches and entrances framed by arched piers and embellished with a full classical cornice complete with swags and the name "Kelley" imprinted on its face. This elaborate Classical Revival design could just as well have been found on a street in Boston at the time. Duplex houses were also being built in the late 19th century along South Union Street (#12 and #112).

By the 1920s, the automobile was making its presence felt on the neighborhood as well as on the city at large. Passenger traffic on ferries and railroads declined as more people chose the individual freedom of the automobile. By 1931, the spur line from Essex Junction to the Burlington Union Station went out of business, and the Burlington Traction Company had converted entirely to buses. Trolley tracks, including those on South Union, were ripped out and paved over. On South Union Street was seen not only an increase of traffic, but also the proliferation of garages and the conversion of carriage barns to the housing of automobiles.

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By 1930 the historic district had reached its saturation point and only five new houses were built subsequently. Changes in the district since then have been more subtle. As the University of Vermont grew, land values rose, and family size decreased, an increasing number of large residences on the hill were converted to multiple unit dwellings which now account for one-third of the 121 buildings in the district. In addition to garage building and house subdivisions, some district houses have been re-sided with aluminum, asphalt or vinyl, which disrupts the continuity of the streetscape but is, in most cases, reversible.

The Dutch Elm disease destroyed the shaded magnificence of the street and the Shelburne Road expansion to the south has turned South Union Street into an important north/south corridor, but the district continues to handsomely reflect a wide range of the architectural styles and to illustrate a pattern of residential development within the city between 1835 and 1938.

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The boundary of the South Union Street Historic District begins at Point A, located at the intersection of the southern curb line of Main Street and the western curb line of South Union Street. Thence it proceeds in a southerly direction along the western curb line of South Union Street and a southern extension of said curb line to Point B, at the intersection with a westerly extension of the northern property line of property #7. Thence it proceeds in an easterly direction along said extension and the northern property line of property #7 to Point C, located at the intersection with the eastern property line of property #7. The boundary thence proceeds in a southerly direction along the eastern property lines of properties #7 and #8 to Point D, located at the southeast corner of property #8. Thence it proceeds in a westerly direction along the southern property line of property #8 to Point E, located at the intersection of said line and a northern extension of the eastern property line of #10. The boundary thence proceeds in a southerly direction along said extension and said property line through eastern property line of property #11 to Point F, at the southeast corner of property #11. Thence the boundary proceeds in a westerly direction along the eastern property line of property #11 to Point G; thence the boundary proceeds in a southerly direction along the eastern property line of property #12 and a southern extension of said line across Maple Street to Point H, at the intersection with the southern curb line of Maple Street. Thence it proceeds in an easterly direction along said curb line to Point I, the intersection with the eastern property line of property #13. The boundary thence proceeds in a southerly direction along said property line to Point J, located at the intersection with the northern property line of property #14. It thence proceeds in an easterly direction along said property line to Point K, the northeast corner of property #14. The boundary thence proceeds in a southerly direction along the eastern property line of property #14 to Point L, at the intersection with the northern property line of property #15. Thence it proceeds in an easterly direction along said property line to Point M, the northeast corner of property #15. From Point M, the boundary proceeds in a southerly direction along the eastern property line of building #15 to Point N, located at the intersection with the northern property line of property #16. From Point N the boundary proceeds in an easterly direction along the northern property line of building #16 to Point O, at the intersection with the eastern boundary of said property. It thence continues in a southerly direction along the eastern property lines of buildings #16, 17, 18, 19, 20 and a portion of 21 to Point P, at the intersection with the northern boundary of property #28. From Point P the boundary proceeds in an easterly direction along the northern property line of building #28 to Point Q, at the intersection with the eastern property line of said property. It continues in a southerly direction along the eastern property line of

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building #28 to Point R at the intersection of the northern property line of #29. From Point R the boundary proceeds in an easterly direction along the northern property line of building #29 to Point S at the intersection of the eastern boundary of said property. It continues in a southerly direction along the eastern property line of building #29 to Point T at the intersection of the southern property line of #29. From Point T the boundary proceeds in a westerly direction along the southern property line of building #29 to a Point U, at the intersection of a northerly extension of the eastern property line of #30. It then continues in a southerly direction along said extension and said property line to Point V at the intersection of the southern property line of #30. From Point V the boundary proceeds in a westerly direction along the southern property line of building #30 to Point W, at the intersection of the eastern property line of property #36. It then continues in a southerly direction along the eastern property line of Building #36 to Point X at the intersection of the southern boundary of #36. From Point X the boundary proceeds in a westerly direction along the southern property line of building #36 to a Point Y, at the intersection of the eastern property line of #40. It then continues in a southerly direction along the eastern property line of building #40 to Point Z, located at the intersection of the northern curb line of Spruce Street. It thence proceeds in a westerly direction along said curb line to Point AA, located at the intersection of a northern extension of the eastern property line of property #41. From Point AA the boundary proceeds in a southerly direction along said extension, crossing Spruce Street and continuing along said property line to BB, located at the southeast corner of property #41, from whence it proceeds east along the northern property line of #44 to CC located at the northeast corner of #44. It thence proceeds in a southerly direction along the eastern property lines of #44 and #51 and across Cliff Street along a southerly extension of said property line to Point DD at the intersection of the south curb line of Cliff Street and the northwest corner of #57. It thence proceeds east along the south curb line of Cliff Street to EE, at the northeast corner of #52, from whence it proceeds south along the eastern property line of #52 to FF, at the southeast corner of #52. It thence proceeds westerly along the southern property line of #52 to GG, at the northeast corner of #72, whence it proceeds southerly along the eastern property line of #72 to Point HH on the northern curb line of Bay View Street. It thence proceeds westerly along curb line to II, which is located at the intersection of a northerly extension of the east property line of #73 and the north curb line of Bay View Street, from whence it crosses Bay View Street along a northerly extension of the eastern property line of #73. It continues along said property line to JJ at the southeast corner of #73, from whence it proceeds westerly along the southern boundaries of #73 and #74 to Point KK, at the

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northeast corner of #82. It thence proceeds southerly and westerly along the eastern and southern property lines of #82 passing through Points LL, MM, NN, and OO to Point PP, located at the northeast corner of property #83. The boundary thence continues in a southerly direction along the east property line of #83, crossing Howard Street on a southerly extension of this line, and continuing southerly along the east property line of #84 to Point QQ, which is the southeast corner of #84. From QQ the boundary continues in a westerly direction along the south property line of #84 to Point RR, the southwest corner of #84. Continue in a northerly direction along the east curb line of South Union Street to Point SS at the intersection of an easterly extension of the southern property line of #85. It thence continues in a westerly direction across South Union along said extension and said property line to Point TT, which is the southwest corner of #85. Thence the boundary continues in a northerly direction along the west property line of #85, crossing Howard Street on a northerly extension of this line, to Point UU at the intersection of the north curb line of Howard Street, and continues westerly along said curb line to Point VV, which is the southwest corner of #86. From thence it continues in a northerly direction along the west property lines of #86 and #87 to Point WW, which is the northwest corner of #87. It then continues westerly along the south property line of #88 to Point XX, which is the southwest corner of #88. The boundary thence continues in a northerly direction along the west property lines of #88-97 to Point YY, which is the northwest corner of #97, and thence continues in a westerly direction along the south property line (which is an unidentified right of way) to Point ZZ, which is the southwest corner of #98. Thence it travels in a northerly direction along the west property line of #98 to its northwest corner, which is Point AAA. The boundary thence proceeds east along the northern property line of said property to Point BBB, which is the intersection of this line with the western property line of building #99. The boundary runs north from BBB along the western property lines of #99, #100, and #101 to Point CCC at the northwest corner of property #101, thence east along the northern lot line of building #101 to Point DDD, the intersection of said line with the west property line of building #102. The line proceeds in a northerly direction from DDD along the western property line of building #102, crossing Spruce Street in a northerly extension of this line to Point EEE which is the intersection of said line with the north curb line of Spruce Street. The boundary then proceeds west along the northern curb line of Spruce Street to Point FFF, the southwest corner of property #103, whence the district boundary runs north along the western property lines of buildings #103, #104, and #105 to Point GGG where it intersects with the south lot line of buildings #106 and #107. From GGG, the line runs west along the southern lot line of buildings #106 and #107, to Point HHH the

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southwest corner of properties #106 and #107, from which it proceeds north along the western lot lines of buildings #106, #107, and #108 to Point III the northwest corner of property #108. From III, the line runs east along the northern property line of building #108 to Point JJJ where it intersects with the western property line of building #109. The boundary then proceeds in a northerly direction along the western property lines of buildings #109, #110, and #111 to Point KKK, the northwest corner of property #111, and thence in an easterly direction along the south curb line of Adams Street to Point LLL, where it intersects with southerly extension of the west lot line of building #112. From LLL, the line runs north across Adams Street, along this extension, thence along said lot line to Point MMM, located at the intersection of said lot line and the southern property line of building #113. Thence the boundary line runs west along said property line to Point NNN at the southwestern corner of the property #113. The line continues north along the western boundary of #113, to Point OOO, the intersection with the southern property line of #114. Proceeding west along said property line, Point PPP is reached at the southwest corner of #114. The line continues north along #114's western boundary which jogs to the east at a 90 angle between Points QQQ and RRR and continues north to Point SSS, the intersection with the northern property line of #114. The boundary line thence runs east along said property line until it is intersected by the western border of property #115 at Point TTT. From this point the line continues north along the west property lines of #115 and #116 to Point UUU, the intersection of the southern curb line of Maple Street and said line. The boundary thence proceeds east along said curb line to Point VVV the intersection with a southern extension of the western property line of #117. The boundary line proceeds in a northerly direction, across Maple Street, along said extension and said property line to Point WWW where it meets the southern property line of #s 118 and 119. Proceeding west along said property line to Point XXX, the southeast corner of said property, the boundary thence continues north along the western property line of #118 and #119 which jogs west at a 90 angle between Points YYY and ZZZ, then proceeds north along the same edge to Point AAAA at the northwest corner of #118 and #119, as depicted on the enclosed sketch map. From Point AAAA, the boundary line continues in an easterly direction along the northern property line of #s 118 and 119 to Point BBBB, which is the intersection of that line and the western property line of building #120. It continues along the west property line of #120 to Point CCCC, which is the northwest corner of property #120. The boundary follows the northern property line of #120 in an easterly direction to Point DDDD, located at the intersection with the western property line of #121. From this point the boundary line continues to the north along the western property line of #121, and extension of that line across

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King Street and along the western property line of #6 to Point EEEE located at the northwest corner of Property #6. The boundary line continues west along the south property line of #5 to Point FFFF, which is the southwest corner of property #5. The boundary line continues in a northerly direction along the west property lines of #5 and #4 to Point GGGG the northwest corner of #4. The boundary thence proceeds along the north property line of #4 to Point HHHH, the southwest corner of #3. From HHHH the boundary proceeds to the north along the western property lines of #3 and #2 until it reaches the northern property line of #2, at Point IIII. It thence turns in an easterly direction and continues along said property line to Point JJJJ, which is the southwest corner of property #1. The boundary continues northerly along west property line of property #1 to Point KKKK, located at the northwest corner of property #1 along the south curb line of Main Street. The boundary continues along said curb line in an easterly direction, until it reaches Point A, the Point of beginning.

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BOUNDARY JUSTIFICATION

The South Union Street Historic District is a linear district comprising a number of large residential buildings originally constructed primarily for upper middle class homeowners. The district's northern boundary the south side of Main Street--marks a sharp break in use, scale, and age of buildings. North of Main street, much larger and newer buildings dominate the block between Main and College Streets. Also, three of the buildings at the corner of South Union and Main relate to Main Street rather than to South Union Street. Furthermore, the northern part of Union Street began to develop about 20 years later than the southern section. The eastern boundary extends along the rear lot lines of the houses on South Union Street, moving uphill to include parts of four side streets-- Kingsland Terrace, Cliff Street, Spruce Street, and Bayview Street. Buildings on these streets are included because they are oriented downhill toward South Union rather than uphill toward the grand mansions of South Willard, are more similar in scale to the South Union structures, and because their development is historically linked with that of South Union Street. For example, Kingsland Terrace and parts of Bayview Street were subdivided from estates on South Union Street. To the south, the district is bounded by Howard Street, where a change in building character occurs. Buildings south of Howard Street tend to be considerably smaller and simpler than those to the north. This area had working class origins, rather than the upper middle class roots of the district. Also, there is much more new development beyond the district's southern boundary. To the west, the rear lot lines of South Union Street properties mark the fourth boundary. Between King and Adams Streets, this boundary coincides with the eastern limits of the Battery Street/King Street Neighborhood Historic District (entered on the National Register June 28, 1984). The rest of the boundary is distinguished by the fact that structures to the west of the line relate downhill to South Winooski Avenue, rather than uphill to South Union Street.

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FORM PREPARED BY

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 88001946 Date Listed: 10/31/88

South Union Street Historic District Chittenden VT
Property Name County State

N/A
Multiple Name

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.

Sr Beth A. Savage
Signature of the Keeper

10/31/88
Date of Action

=====
Amended Items in Nomination:

Counts of contributing and noncontributing resources: 126 resources in the district

118 C buildings 8 NC buildings

This information was confirmed with David Tansey, VTSHPO, by telephone.

DISTRIBUTION:

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