

**South Willard Street Historic District**

Burlington

**PENNSYLVANIA**

**Berks County**

Hamburg Public Library  
35 N. Third St.  
Hamburg 11/03/88 88002369  
Lincoln, Mordecai, House  
Lincoln Rd.  
Lorane 11/03/88 88002370

**Chester County**

French Creek Farm  
Kimberton Rd.  
Kimberton 11/03/88 88002372

**Dauphin County**

Todd, John, House  
S. Meadow Ln.  
Hummelstown vicinity 11/03/88 88002371

**Lancaster County**

Kagerise Store and House  
84--86 W. Main St.  
Adamstown 11/03/88 88002174

**Luzerne County**

Forty Fort Meetinghouse  
River St. and Wyoming Ave.  
Forty Fort 11/03/88 88002373

**SOUTH CAROLINA**

**Georgetown County**

Winyah Indigo School  
1200 Highmarket St.  
Georgetown 11/03/88 88002386

**TENNESSEE**

**Trousdale County**

DeBow, James R., House  
TN 25  
Hartsville vicinity 11/03/88 88002381

**VERMONT**

**Chittenden County**

South Union Street Historic District  
S. Union St. between Howard and Main  
Burlington 10/31/88 88001946  
South Willard Street Historic District  
S. Willard St.  
Burlington 11/03/88 88002226



STATE OF VERMONT

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AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

ELBERT G. MOULTON, SECRETARY

September 28, 1988

DEPARTMENTS OF:

Economic Development 828-3221  
Housing & Community Affairs 828-3217  
Solid Waste Management 828-3245

DIVISIONS OF:

Administration 828-3231  
Historic Preservation 828-3226  
Vermont Travel Division 828-3236  
Film Bureau 828-3236  
Vermont Life Magazine 828-3241

Carol Shull, Chief of Registration  
National Register of Historic Places  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

Dear Ms. Shull:

Enclosed please find the National Register nomination form  
for the following:

South Willard Street Historic District  
Burlington, Chittenden County, Vermont

This District is being submitted under the Historic  
Preservation Act of 1966, as amended in 1980, for  
inclusion in the National Register of Historic Places.

Comments received regarding the nomination are also  
enclosed. I have determined that less than a majority of  
property owners in the District objected to the nomination  
and recommend that the District be entered on the National  
Register.

Sincerely,

DIVISION FOR HISTORIC PRESERVATION



Eric Gilbertson  
Director/State Historic  
Preservation Officer

EG/dt



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Vermont Life Magazine 828-3241

Ken Lerner  
Burlington Planning Commission  
135 Church Street  
Third Floor  
Burlington, VT 05401

Re: South Willard Street Historic District  
Burlington, Vermont

Dear Mr. Lerner:

We are pleased to inform you that the National Register nomination for the South Willard Street Historic District has been submitted to the National Park Service in order that the District may be considered for entry in the National Register of Historic Places. Notification of acceptance of the property will follow.

Please feel free to contact us if any further information is desired.

Sincerely,

DIVISION FOR HISTORIC PRESERVATION



Eric Gilbertson  
Director/State Historic  
Preservation Officer

EG/dt



STATE OF VERMONT

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AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

ELBERT G. MOULTON, SECRETARY

September 28, 1988

Mayor Bernard Sanders  
City Hall  
Burlington, VT 05401

Re: South Willard Street Historic District  
Burlington, Vermont

Dear Mayor Sanders:

We are pleased to inform you that the National Register nomination for the South Willard Street Historic District has been submitted to the National Park Service in order that the District may be considered for entry in the National Register of Historic Places. Notification of acceptance of the property will follow.

Please feel free to contact us if any further information is desired.

Sincerely,

DIVISION FOR HISTORIC PRESERVATION



Eric Gilbertson  
Director/State Historic  
Preservation Officer

EG/dt

DEPARTMENTS OF:

Economic Development 828-3221  
Housing & Community Affairs 828-3217  
Solid Waste Management 828-3245

DIVISIONS OF:

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STATE OF VERMONT

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ELBERT G. MOULTON, SECRETARY

September 28, 1988

DEPARTMENTS OF:

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Vermont Life Magazine 828-3241

Arthur R. Hogan, Jr., Executive Director  
Chittenden County Regional Planning and Development  
Commission  
P.O. Box 108  
Essex Junction, VT 05452

Re: South Willard Street Historic District  
Burlington, Vermont

Dear Mr. Hogan:

We are pleased to inform you that the National Register nomination for the South Willard Street Historic District has been submitted to the National Park Service in order that the District may be considered for entry in the National Register of Historic Places. Notification of acceptance of the property will follow.

Please feel free to contact us if any further information is desired.

Sincerely,

DIVISION FOR HISTORIC PRESERVATION



Eric Gilbertson  
Director/State Historic  
Preservation Officer

EG/dt

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

See instructions in How to Complete National Register Forms

Type all entries—complete applicable sections

1. Name

historic South Willard Street Historic District

and or common South Willard Street Historic District

2. Location

street & number

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 type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> In process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input 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 type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership (see continuation sheet)

street & number

city, town

N/A vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc.

street & number Office of City Clerk

city, town City Hall

state Vermont

6. Representation in Existing Surveys

title VT Historic Sites & Structures Survey has this property been determined eligible?  yes  no

date 1977

federal  state  county  local

depository for survey records VT 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 #24 (See Individual Building descriptions)

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

The South Willard Street Historic District contains 118 contributing buildings, nearly all originally residential, which reflect in their varied architecture a century of Burlington domestic life. The District, which parallels Lake Champlain at a distance of 3/4 mile east, extends south from Pearl Street for ten linear blocks and incorporates portions of the sidestreets west of Willard Street. Because of its hillside position, the District rises steeply toward the many once-grand estates and redstone ledges to the east. The District's 1 1/2 to 3-story clapboard, brick and stone buildings present a full range of architectural styles from Federal to neo-Colonial. The widely-spaced houses toward the District's center are largely eaves-front while those in the more closely-spaced areas are often gable-front. Buildings toward the ends of the District and those on the sidestreets are generally smaller and less fully detailed than the elaborate mansions in the center of Willard Street. Although uses of many buildings in the District have changed, the historical integrity of the street has been maintained over the years, and the District remains much of its original appearance as Burlington's finest residential street. (There are 133 primary structures in the district.)

(see continuation sheets)

# 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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

The South Willard Street Historic District is significant as a well preserved collection of residential buildings dating from the early 19th to the early 20th (c.1939) centuries, oriented linearly along a street with great historic importance to the economic and social development of Burlington. Several major estates as well as late 19th and early 20th century infill and speculation buildings that accompanied the breakup of these estates contribute to the architectural distinction and historic significance of the district. Every type of period building style native to Burlington is reflected in the District, as are the major architects at work in the City. The degree to which these houses represent the wealth of their builders in scale, material and ornamentation expresses the evolution of the street from being the home of Burlington's wealthiest and most influential citizens in the later half of the 19th century, through its upper middle class inhabitation in the opening decades of the 20th century, to its present mixed use by upper and middle classes, students and apartment dwellers and a local college.

(see continuation sheets)

# 9. Major Bibliographical References

See Continuation Sheet.

# 10. Geographical Data

Acres of nominated property 67

Quadrangle name Burlington

Quadrangle scale 1:24,000

UTM References

A 

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

B 

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

C 

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

D 

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

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

Verbal boundary description and justification

See Continuation Sheet.

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

state Vermont code 50 county Chittenden code 007

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 

title Director, Vermont Division for Historic Preservation

date 9/23/88

For NPS use only

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

date \_\_\_\_\_

Keeper of the National Register

Attest:

date \_\_\_\_\_

Chief of Registration

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 4 Page 1

OWNERS LIST

1. Frank M. and Mary E. Mazur  
Bartletts Bay Road  
South Burlington, Vermont 05401
2. John G. and Marylin H. Fletcher  
339 South Prospect Street  
Burlington, Vermont 05401
3. Spectrum, Inc.  
20 South Willard Street  
Burlington, Vermont 05401
4. Peter J. Trono, Trustee  
P.O. Box 988  
Burlington, Vermont 05401
5. John P. Larkin  
1185 Shelburne Street  
South Burlington, Vermont 05403
6. Champlain College, Inc.  
Attention: Ned Mahoney  
163 South Willard Street  
Burlington, Vermont 05401
7. Howard Relief Society  
50 South Willard Street  
Burlington, Vermont 05401
8. Rose I. Bloomhardt  
54 South Willard Street  
Burlington, Vermont 05401
9. Clark W. Hinsdale, Jr.  
295 Pearl Street  
Burlington, Vermont 05401
10. Richard J., Cynthia and  
Stephen E. Kitzinger  
398 Murray Avenue  
Englewood, New Jersey 07631
10. Sian S. Mastromatteo  
68 South Willard Street  
Newcastle on Willard Condominiums  
Unit B  
Burlington, Vermont 05401  
  
John A. Russell, Jr.  
Oakridge Drive  
Rutland, Vermont 05701  
  
Third Hudson Ltd. Partnership  
28 Barney Hill Road  
Wayland, Massachusetts 01778  
  
Douglas A. and Grayce B. Lombard  
RD 2, Box 601  
Underhill, Vermont 05489  
  
David and Diane R. Nassie  
51 Scotch Pine Road  
Wellesly, Massachusetts 02181
11. Thomas G. McKeon  
76 Partridge Hill  
Williston, Vermont 05495
12. Larry C. Russell  
Elizabeth A. Petersen  
78 South Willard Street  
Burlington, Vermont 05401
13. Ellen Duncan Blanchard  
P.O. Box 4215  
Greenwich, Connecticut 06830
14. John C. and Margaret H. Twitchell  
54 Brookes Avenue  
Burlington, Vermont 05401
15. Badona L. Levenson  
96-98 South Willard Street  
Burlington, Vermont 05401

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 4 Page 2

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|---|--|
| 16. Charles B. Rust<br>108 South Willard Street<br>Burlington, Vermont 05401  | 27. Edward J. and Theresa E. Trudell<br>204 South Willard Street<br>Burlington, Vermont 05401                      |
| 17. David R. and Lorraine Colburn<br>118 South Willard Street<br>Burlington, Vermont 05401  | 28. William M. Lockwood<br>283 South Prospect Street<br>Burlington, Vermont 05401                                  |
| 18. South Willard Street Ltd.<br>A Vermont Ltd. Partnership<br>Yoram Samets, General Partnership<br>130 South Willard Street<br>Burlington, Vermont 05401 | 29. Claire H. Mullen<br>372 Maple Street<br>Burlington, Vermont 05401  |
| 19. Clark W. Hinsdale, Jr.<br>295 Pearl Street<br>Burlington, Vermont 05401   | 30. Champlain College Inc.<br>Attention: Ned Mahoney<br>163 South Willard Street<br>Burlington, Vermont 05401      |
| 20. Micheal Cain<br>152 Spruce Street<br>Burlington, Vermont 05401  | 31. New Champlain College, Inc.<br>Attention: Ned Mahoney<br>163 South Willard Street<br>Burlington, Vermont 05401 |
| 21. Phi Gamma Delta Chapter<br>House Corporation<br>University of Vermont<br>Fraternal Manager Association<br>Burlington, Vermont 05401                   | 32. Champlain College Inc.<br>Attention: Ned Mahoney<br>163 South Willard Street<br>Burlington, Vermont 05401      |
| 22. Champlain College, Inc.<br>Attention: Ned Mahoney<br>163 South Willard Street<br>Burlington, Vermont 05401  | 33. New Champlain College Inc.<br>Attention: Ned Mahoney<br>163 South Willard Street<br>Burlington, Vermont 05401  |
| 23. H. Carmer and Elizabeth Van Buren<br>186 South Willard Street<br>Burlington, Vermont 05401  | 34. Jonathan H. and<br>Patricia I. Stevens<br>270 South Willard Street<br>Burlington, Vermont 05401                |
| 24. Gladys D. Carr<br>190 Jackson Court<br>Burlington, Vermont 05401  | 35. John and Heidi Varsames<br>292 South Willard Street<br>Burlington, Vermont 05401                               |
| 25. Bryce Howells<br>194 Jackson Court<br>Burlington, Vermont 05401   | 36. William Halpern<br>416 South Willard Street<br>Burlington, Vermont 05401                                       |
| 26. Joseph F. and Ellen L. Wark<br>196 South Willard Street<br>Burlington, Vermont 05401  | 37. Philip S. and Mary S. George<br>P.O. Box 338<br>Burlington, Vermont 05401                                      |

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 4 Page 3

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| 38. Benjamin B. and Elsie E. Follett<br>436 South Willard Street<br>Burlington, Vermont 05401      | 50. Gail E. Westgate & Robert Depalma<br>475 South Willard Street<br>Burlington, Vermont 05401 |
| 39. Eugene H. and Mary T. Luck<br>469 South Willard Street<br>Burlington, Vermont 05401            | 51. Florence T. Cadorette<br>469 South Willard Street<br>Burlington, Vermont 05401             |
| 40. Robert B. and Marcia W. Hemley<br>452 South Willard Street<br>Burlington, Vermont 05401        | 52. Walter H. and Laurie M. Mariani<br>199 Howard Street<br>Burlington, Vermont 05401          |
| 41. Susan Wheeler<br>462 South Willard Street<br>Burlington, Vermont 05401                         | 53. Kehoe, Mary P. and William Dysart<br>197 Howard Street<br>Burlington, Vermont 05401        |
| 42. Nicholas L. and<br>Anita H. Danigelis<br>470 South Willard Street<br>Burlington, Vermont 05401 | 54. Pauline Vansleet<br>13 Scottsdale Road<br>South Burlington, Vermont 05401                  |
| 43. Richard T. and Theresa G. Feeley<br>480 South Willard Street<br>Burlington, Vermont 05401      | 55. Agnes E. Little<br>191 Howard street<br>Burlington, Vermont 05401                          |
| 44. Meredith Babbott<br>498 South Willard Street<br>Burlington, Vermont 05401                      | 56. John K. and Mary K. Messel<br>173 Howard Street<br>Burlington, Vermont 05401               |
| 45. John E. and Mary B. Gersback<br>500 South Willard Street<br>Burlington, Vermont 05401          | 57. Raymond E. and Marion L. Borden<br>178 Howard Street<br>Burlington, Vermont 05401          |
| 46. Janet D. Babel<br>510 South Willard Street<br>Burlington, Vermont 05401                        | 58. Triple Street Corporation<br>P.O. Box 2245<br>South Burlington, Vermont 05401              |
| 47. Marguerite Burke<br>505 South Willard Street<br>Burlington, Vermont 05401                      | 59. Victor and Kathleen T. Johnson<br>196 Howard Street<br>Burlington, Vermont 05401           |
| 48. Peter C. Stern<br>497 South Willard Street<br>Burlington, Vermont 05401                        | 60. Victor and Kathleen T. Johnson<br>196 Howard Street<br>Burlington, Vermont 05401           |
| 49. Allen G. Shepard<br>487 South Willard Street<br>Burlington, Vermont 05401                      | 61. Victor and Kathleen T. Johnson<br>196 Howard Street<br>Burlington, Vermont 05401           |

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
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| 62. Victor and Kathleen Johnson<br>196 Howard Street<br>Burlington, Vermont 05401                        | 73. Cathleen J. Gleason<br>David Maughan<br>61 Cliff Street<br>Burlington, Vermont 05401   |
| 63. Robert Arns<br>Hope Green-Arns<br>457 South Willard Street<br>Burlington, Vermont 05401              | 74. Howard B. and Nancy R. Goodrich<br>38 Cliff Street<br>Burlington, Vermont 05401  |
| 64. Stephanie H. McConaughy<br>453 South Willard Street<br>Burlington, Vermont 05401                     | 75. Kevin and Margaret Sleeper<br>46 Cliff Street<br>Burlington, Vermont 05401   |
| 65. Eugene and Julie Richards<br>443 South Willard Street<br>Burlington, Vermont 05401                   | 76. Gordon A. and Lollita J. Anger<br>c/o Lolite Leggete<br>52 Cliff Street<br>Burlington, Vermont 05401                               |
| 66. Richard and Susan Leff<br>439 South Willard Street<br>Burlington, Vermont 05401                      | 77. L. John and Pauline P. Cain<br>56 Cliff Street<br>Burlington, Vermont 05401  |
| 67. William Mares<br>Christine Hadsel<br>429 South Willard Street<br>Burlington, Vermont 05401           | 78. Gamma Tau Chapter of Alpha Delta<br>Pi House Corporation<br>c/o Cindy Rubalacaba<br>75 St. Peter Street<br>Winooski, Vermont 05404 |
| 68. Kenneth and Marilyn G. Rothwell<br>425 South Willard Street<br>Burlington, Vermont 05401             | 79. Pasquale G. and<br>Patricia M. Martone<br>349 South Willard Street<br>Burlington, Vermont 05401                                    |
| 69. Stephen and Margaret Foster<br>415 South Willard Street<br>Burlington, Vermont 05401                 | 80. Laurence P. and Francis C. Howe<br>143 Spruce Street<br>Burlington, Vermont 05401  |
| 70. David C. Campbell<br>2800 NE 30th Avenue<br>Lighthouse Colony 10B<br>Lighthouse Point, Florida 33064 | 81. Lloyd A. Portnow<br>P.O. Box 907<br>Burlington, Vermont 05402  |
| 71. Dorothy F. Carreau<br>393 South Willard Street<br>Burlington, Vermont 05401                          | 82. Alan J. and Ann L. Charron<br>129 Spruce Street<br>Burlington, Vermont 05401   |
| 72. Clayton E. and Nancy B. Weber<br>385 South Willard Street<br>Burlington, Vermont 05401               | 83. Frederick M. and Ann O. Wilkens<br>132 Spruce Street<br>Burlington, Vermont 05401  |

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 4 Page 5

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|------|--|------|--|
| 84.  | Greta N. Pearson<br>Nancy Pearson Ashely<br>138 Spruce Street<br>Burlington, Vermont 05401                     | 94.  | Phi Mu Delta Fraternity Inc.<br>c/o Fraternity Manager Association<br>University of Vermont<br>Burlington, Vermont 05401 |
| 85.  | Michael G. and<br>Barbara Eagleson Cain<br>152 Spruce Street<br>Burlington, Vermont 05401                      | 95.  | Champlain College Inc.<br>Attention: Ned Mahoney<br>163 South Street<br>Burlington, Vermont 05401                        |
| 86.  | John and Marilyn Larkin<br>170 Spruce Street<br>Burlington, Vermont 05401                                      | 96.  | Anthony C. and Maria E. Graffeo<br>267 South Willard Street<br>Burlington, Vermont 05401                                 |
| 87.  | Frederick J. Bailey<br>295 Maple Street<br>Burlington, Vermont 05401   | 97.  | Elizabeth F. Cannon<br>251 South Willard Street<br>Burlington, Vermont 05401   |
| 88.  | Martin and Doris W. Schwartz<br>325 South Willard Street<br>Burlington, Vermont 05401                          | 98.  | Champlain College Inc.<br>Attention: Ned Mahoney<br>163 South Willard Street<br>Burlington, Vermont 05401                |
| 89.  | Issac B. and Deborah L. Levin<br>321 South Willard Street<br>Burlington, Vermont 05401                         | 99.  | Champlain College Inc.<br>Attention: Ned Mahoney<br>163 South Willard Street<br>Burlington, Vermont 05401                |
| 90.  | James and Victoria Fraser<br>309 South Willard Street<br>Burlington, Vermont 05401                             | 100. | Charles and Joan Tetzlaff<br>317 Maple Street<br>Burlington, Vermont 05401   |
| 91.  | New Champlain College, Inc.<br>Attention: Ned Mahoney<br>163 South Willard Street<br>Burlington, Vermont 05401 | 101. | Edward L. and Esabelle V. Cornell<br>315 Maple Street<br>Burlington, Vermont 05401                                       |
| 91A. | William B. Heise<br>2 Tower Terrace<br>Burlington, Vermont 05401   | 102. | Edward Terner<br>Harher Wood<br>Shelburne, Vermont 05482   |
| 92.  | Robert Leidy<br>Faye Baker<br>11 Tower Terrace<br>Burlington, Vermont 05401                                    | 103. | Joseph M. and Susan E. Finnigan<br>7 Lakeview Lane<br>South Burlington, Vermont 05401                                    |
| 93.  | Bruce L. Hewitt<br>5 Tower Terrace<br>Burlington, Vermont 05401  | 104. | VT Congregational Conference and<br>Domestic Missionary Society Inc.<br>285 Maple Street<br>Burlington, Vermont 05401    |

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 4 Page 6

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- |      |  |      |   |
|------|--|------|---|
| 105. | Dicken and Cornelia F. Bettinger<br>275 Maple Street<br>Burlington, Vermont 05401                    | 116. | Delta, Delta, Delta Corp.<br>Eta Chapter<br>143 South Willard Street<br>Burlington, Vermont 05401 |
| 106. | Kathleen Huffman<br>274 Maple Street<br>Burlington, Vermont 05401                                    | 117. | Andrew and Sandra LeSage<br>129 South Willard Street<br>Burlington, Vermont 05401                 |
| 107. | Rhea and John Paro, Trustees<br>278-280 Maple Street<br>Burlington, Vermont 05401                    | 118. | Micheal H. and Judith A. Bombard<br>126 Pleasant Street<br>Burlington, Vermont 05401              |
| 108. | Mary L. Harwood<br>Timothy C. and Susan I. Audette<br>284 Maple Street<br>Burlington, Vermont 05401  | 119. | Ronald F. Diamond<br>RD 4, Box 1110<br>Enosburg Falls, Vermont 05450                              |
| 109. | Fred C. and Anna C. Webster<br>288 Maple Street<br>Burlington, Vermont 05401                         | 120. | Paul G. and Karen L. Mayer<br>Dennis Deloy<br>RD 3, Heritage Lane<br>Shelburne, Vermont 05482     |
| 110. | Robin Lloyd<br>300 Maple Street<br>Burlington, Vermont 05401   | 121. | Jannef, Inc.<br>326 College Street<br>Burlington, Vermont 05401                                   |
| 111. | Richard T. and Theresa G. Feeley<br>P.O. Box 923<br>Burlington, Vermont 05401                        | 122. | William F. and Elaine D. Miles<br>P.O. Box 4045<br>Burlington, Vermont 05401                      |
| 112. | Champlain College Inc.<br>Attention: Ned Mahoney<br>163 South Willard Street<br>Burlington, VT 05401 | 123. | William F. and Elaine D. Miles<br>P.O. Box 4045<br>Burlington, Vermont 05401                      |
| 113. | Champlain College Inc.<br>Attention: Ned Mahoney<br>163 South Willard Street<br>Burlington, VT 05401 | 124. | Rene and Flore Zimmermann<br>16 Adams Street<br>Burlington, Vermont 05401                         |
| 114. | Champlain College Inc.<br>Attention: Ned Mahoney<br>163 South Willard Street<br>Burlington, VT 05401 | 125. | Jonathan H. and<br>Patricia I. Stevens<br>270 South Willard Street<br>Burlington, Vermont 05401   |
| 115. | Champlain College Inc.<br>Attention: Ned Mahoney<br>163 South Willard Street<br>Burlington, VT 05401 | 126. | Albert St. Amand, Jr.<br>Bruce C. Latelle<br>61 South Willard Street<br>Burlington, Vermont 05401 |

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- 127. Norman J. Tardie  
55 South Willard Street  
Burlington, Vermont 05401
  
- 128. Lawrence R. and Shirley T. Roberts  
P.O. Box 2037  
South Burlington, Vermont 05401
  
- 129. Apex Vista Association  
20 Highland Terrace  
South Burlington, Vermont 05401
  
- 130. Wilmar Realty Corporation  
225 Colchester Avenue  
Burlington, Vermont 05401
  
- 131. Feeley Properties  
P.O. Box 923  
Burlington, Vermont 05401
  
- 132. Gary L. and Cheryl A. Victory  
5 Barbara Terrace  
Colchester, Vermont 05446
  
- 133. Paul G. and Karen L. Mayer  
RD #3, Heritage Lane  
Shelburne, Vermont 05482

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The linear district begins at the boundary of the Pearl Street Historic District on the north and runs south to Beach Street, ending with 505 (#47) and 510 (#46) Willard Street. Along the way, the district spreads west to incorporate largely late 19th and early 20th century houses on Maple, Spruce, Cliff and Howard Streets. From Main Street to Howard Street, the western boundary is defined by the South Union Street Historic District. From Howard Street south to Beach Street, from Main Street north to Pearl Street on the west, and for nearly the entire length of the district on the east, South Willard Street rear property lines form the boundary. The district traverses the hill rising east from Lake Champlain to the University of Vermont campus, with the result that the terrain along the north-south axis is essentially even from Pearl Street to Cliff Street where South Willard begins its descent southwest to Shelburne Road. Between Pearl and Cliff Streets small variations in elevation occur as Willard descends slightly between Buell and Bradley Streets and the rises as it approaches College and Main Streets. While these elevation changes are noticeable, they are so slight that the district's streetscape remains open from Pearl south to Cliff Street.

Because of the district's hillside location, there is a considerable elevation change from west to east, which, along with the presence of Lake Champlain to the west, was an important factor in the siting, setback and design of many of the district's houses.

Between Pearl and College Streets, the houses stand on what is essentially a plateau in comparison with the remainder of the district. Beginning at College Street, the land begins to slope up more steeply from west to east, with the pitch increasing markedly by Maple Street and continuing at a steep angle to the south end of the district. As it is positioned along the rise, South Willard Street functions as a ridge offering varying views west to the lake.

South Willard Street began as a dirt lane extending south from Pearl Street through open fields as far as Maple Street where it continued through dense pine woods. The open terrain surrounding the Winterbotham Estate (#115) and the dense growth on the northeast corner of Cliff and Willard Streets suggest the appearance of the early road. Development on South Willard was accompanied by urban landscaping, and while much of the old vegetation is gone, scattered, large stumps are reminders of an

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elegant, tree-lined, turn-of-the-century street.

The district's large and small, contributing houses date from 1830 to the 1920s and represent a full spectrum of 19th and early 20th century domestic architectural styles. Only eleven buildings date from before the Civil War. Of these, three are Federal style, one the elaborate Winterbotham Estate (#115) and the others rectangular, 2 1/2-story, gable-roofed farmhouses (#'s 11 and 17), located toward the north end of the district, and each much simpler than their brick counterparts on Pearl Street. The remaining eight pre-Civil War buildings are Greek Revival (#'s 14, 15, 23, 26, 59, 72), transitional Greek Revival/Italianate (#97) and Italianate style (#116). The Greek Revival style houses are generally of modest scale and brick, gable-end construction. Two of the Greek Revival houses (#'s 23 and 26) were built on land subdivided from the Grassemount property, beginning a pattern of subdivision and development that continued in the district to the mid-20th century. Similarities in adjacent buildings of many ages in many parts of the district testify to this practice. The two Italianate style houses, also brick, with hipped roofs, are larger and more elaborate than the Greek Revival buildings and together they anticipate the elegant, high style development that occurred on much of Willard Street later in the century.

Following the Civil War, the pace of life in Burlington quickened with the growth of the lumber industry, manufacturing and downtown retail stores. The wealth of the city's rising capitalist class is clearly reflected in the many imposing family mansions built on increasingly fashionable South Willard Street. Nine houses were built between 1865 and 1880, all of them Italianate (#'s 30, 35, 41, 62, 67, 109, 125, 126) except for the huge Second Empire mansion (#21) on the southeast corner of Willard and Main Streets. The Italianate style houses are all of at least modest scale and some (#'s 30 and 35) are very large and elaborate.

The vast majority of the remaining houses were built between 1880 and 1920 in the Queen Anne, Romanesque Revival, Stick, Shingle or Colonial Revival styles. The most impressive examples stand between Main and Cliff Streets and are of a consistent high style with complete and elaborate detail. In addition to the redstone foundations and slate roofs typical of the entire district, these mansions exhibit luxurious use of expensive materials,

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particularly brick, terra cotta, marble, cut stone and carved wood. Expensive construction is apparent too in their steep, irregular roof profiles, lanterns, numerous chimneys, towers and turrets and the spatial variety of their plans. Many of the houses have a full third story to accommodate servants. This increased height and size along with expansive grounds, sweeping drives, a caretaker's cottage (#97A), stone carriage stoops (#'s 21 and 26) and many large carriage houses attest to the gracious life style of Burlington's upper class in the late nineteenth century.

Building during the 1880-1920 period was not confined to the central part of Willard Street. The city's population was increasing rapidly at the turn-of-the-century, and the growth of the middle and upper-middle classes precipitated new types of development concentrated at both ends of South Willard Street and along the sidestreets. Built in the Queen Anne, Stick, Shingle and Colonial Revival styles, these houses are characterized in general by a reduction in size, style and detail when compared with their palatial neighbors in the center of the district. These changes together with the frequent use of wood frame construction, rather than brick, produce a less imposing streetscape at the district's ends and along the sidestreets. Housing pressures continued to encourage subdivisions, a practice reflected in the long, narrow, gable-front form of many turn-of-the-century houses which were designed to fit the narrow, subdivided lots common north of College and on the sidestreets. With the creation of Buell Street the late 1880s, multiple unit houses were built largely between Buell and Pearl Streets. Large, wood, double decker houses, they are often of a scale and style comparable to their single-family neighbors, but still less grand than the mansions to the south.

Interspersed with these large houses and apartment buildings are smaller contractor's houses built on speculation and still recognizable from their nearly identical plans and details. A Queen Anne style pair (#'s 117 and 118), a Shingle Style pair (#'s 52 and 53) and a Colonial Revival trio (#'s 63, 64, and 65) all testify to this building practice. The final stage in the district's building history appears in the small, single-family homes built in the 1920s and 1930s along Willard Street just north of Spruce Street and below Cliff Street. Often neo-Colonial or Tudor in style, these houses are typical of interwar, suburban architecture.

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The rhythm of the district's streetscape is determined by the type of development that has occurred in different areas. Imposing houses anchor the intersections of South Willard and Main and Maple Streets, and together with their widely-spaced and grandly-scaled neighbors, they produce a stately rhythm in the district's central section. Increased density and smaller buildings cause the rhythm to quicken at each end and along the sidestreets.

The earliest buildings in the district are oriented facing Willard Street though their corner locations suggest that access was originally up and down, rather than across the hill. Later buildings are virtually all oriented facing their streets also.

However, though their orientation does not reflect the presence of Lake Champlain to the west, the setback, siting and design of many houses reveal the importance of the lakeview. Along Willard Street south of College Street, where the land slopes most steeply, houses west of the street often sit at the front of their property while those on the east side sit at the rear. Each takes maximum advantage of the hillside location. Setbacks are accordingly greater on the east side of Willard than on the west. Overall the setbacks in the grand central part of the district are proportionally greater than those in the ends where buildings hug the curb more closely. The placement of porches is another indicator of the importance of the lake. Two and three-story rear porches on the west side of Willard, front porches on the east side and west side porches on the sidestreets are all designed to afford views of the lake. The district's many lanterns and towers also offer spectacular lake views.

The district's architecture has continued to respond to Burlington's housing needs well into the 20th century. Alterations to the district's buildings have occurred most often since the Depression which precipitated some conversions of single family houses to apartments. Early multiple unit houses anticipated an apartment boom that produced large apartment buildings at the corner of Willard and College Streets. Subsequent downtown growth and the proximity of the University of Vermont have continued the pressure for conversion to offices and apartments. Modern additions on the rear of many buildings, multiple mailboxes and exterior fire escapes attest to a greatly increased population.

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Although uses have changed, the general level of building preservation in the district is high as is the overall integrity which has been unaffected by major alterations, deterioration or relocations. Perhaps the greatest change has occurred to South Willard Street itself. The old, over-arching trees are gone and the once low to moderate traffic levels have increased as Willard Street has become an artery connecting Shelburne Road and Riverside Avenue. Highway signs, traffic lights and rumbling trucks are 20th century realities. However the district has absorbed recent intrusions quite successfully and, given its distinguished architecture and visual continuity, it remains Burlington's finest residential street.

## 1. Duplex (8-10 Willard Street); c.1894

This four bay 2 1/2 story Queen Anne style duplex is symmetrical in plan and massing, with 2 1/2 story, gable-roofed polygonal bay windows projecting from the two end bays of the (west) facade and from the side (north & south) elevations. There is a centered, double gable dormer on the front (west) slope of the roof.

The center two bays of the facade are a double entrance. Each has a fluted surround and a multi-pane Queen Anne transom with stained glass. There are console brackets against the wall and porch roof with egg and dart molding between. The doors are glazed and paneled, with carvings. The two bay entrance porch was originally two stories, with the top story having been removed, and has turned balusters and (new) square posts. The rails are composed of a band of spindles over square panels.

The main cornice is supported by wooden brackets and has incised corner brackets over each beveled corner of the projecting bays. There is an imbricated shingle band between first and second stories. Molding delineates all projecting corners of the building. There are elaborate foliate carvings, by Whitekinde, in all pedimented gable window heads in the first story bays, and in the 2 1/2 story gable ends. These last feature incised vergeboards. The roof is of slate and the building rests on a foundation of Isle La Motte stone.

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2. William Towne House (16 South Willard Street); c.1895

This three bay, wood frame Queen Anne Style house was built for William Towne, a local paymaster, and reflects the late 19th century multi-family housing boom along this portion of South Willard Street. The building's pyramidal, slate covered, hip roof shelters clapboarded walls. The building rests on a redstone foundation. Off both right and left (north and south) corners are 2 1/2 story polygonal bays, crowned by a pedimented gable, (left) and a polygonal tower (right). A single story, six bay veranda wraps around the right wall and displays a valance of square balusters, turned posts topped by curvilinear corner brackets, molded handrails with balusters and a high lattice skirt. There is a gablet over the central entry.

The north wall carries a 2 1/2 story canted window bay topped by a gable dormer and on the right (south) roof slope is a single bay, shed dormer with slate siding. A four bay hip-roofed addition (c.1920) incorporates an open, single bay rear entry porch with plain detailing.

The windows are 1/1 sash with stickwork delineating panels infilled with undulating courses of imbricated shingles above the window headers. A small gable vestibule stands along the right wall and a brick chimney rises from near center.

3. Lorenzo Burnham House (20 South Willard Street); 1897

A 3x5 bay, front-gabled, 2 1/2 story mass, this Queen Anne Style house has clapboard siding and a stone foundation. The slate roof is hip in the front and has a jerkinhead at the rear. A projecting right-bay, hip-roofed pavilion, containing a first story bow window, is surmounted by a highly decorated gable with tripartite, floral patterned, carved panels divided by applied spindles, and imbricated shingles curving in towards a center fixed window. Center pavilions on each side are capped with jerkinheads.

Extending across the front facade is a single story porch, characterized by heavy, turned posts and solid, squared railing members. Its left entrance bay, projecting forward, features round-arched valance stickwork with spandrels accented by radiating spindles. Above the paneled and glazed front door, a

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balcony echoes the porch treatment, with similiar valance and spindlework. The sides and back of the house are decorated with a shingled skirt roof which divides the first and second stories.

Stained glass is found in a small, square window to the left of the front door, as well as in the transom of a picture window in the south pavilion. The remaining windows are 1/1 sash with pyramidal corner blocks, and surmount flush-board spandrel panels. Vertical and horizontal members of the window surrounds are typical Stick Style features, ornamental details which figuratively emphasize the interior framework.

A rear, 1x2 bay, two story wing has an enclosed sunporch in the left bay's second story. Two brick chimneys are located to the south of the roof's center ridge, and in the rear jerkinhead.

The house was built for Lorenzo Burnham, a photographer and Church Street art store owner. From 1898, Harry Smith, manager of the National Biscuit Company, also lived here.

4. O. C. Taylor Residence (28 South Willard Street); 1894

Although stripped of some stylistic details when clad in aluminum siding, the massing and irregular plan of the Queen Anne Style residence remain integral components of the rhythm and massing of the street.

The main mass of this complex 2 1/2 story residence is a large rectangular block with a front hip and rear gable roof. Two and a half story pedimented gable bays project from the north and south facades while a pedimented gable dormer and brick chimney pierce the slate hip roof on the front (east) facade. The right (south) side of the front facade protrudes into a wide bay which rises to a bracketed, projecting wood cornice. The first bay on the north facade is bowed and next to the bay, and a second level upward-curved, bowed window bay rises to the cornice of the pedimented gable projection. A polygonal porch with an ornamented peaked gable over the entrance, wraps around the north-east canted-corner bay detailed with 20th century cast iron railing and plain posts.

Windows have 1/1 sash with Queen Anne stylistic multi-pane colored windows on the north facade. The double-leaf glazed

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front entrance doors have a natural wood finish.

Acquiring his first job in Burlington in 1877 with Murray & Reed Tobacco Shop, O. C. Taylor became a partner of Reed & Taylor in 1884 and built this fine house one year before he was the senior member of the wholesale tobacco firm of O. C. Taylor & Co.

5. Charles Peterson House (34 South Willard Street); 1891

This four bay, 2 1/2 story, shingled, Queen Anne residence is L-shaped in plan, having a gable-front oriented block with a wing extending one bay on the north. Under the broad front gable is a two story, polygonal bay window on the left (north) bay, a recessed two bay, round-arched porch to the right--on the second floor--and a centered, single bay, gable-front porch sheltering an entrance on the street facade of the wing. This main entrance exhibits turned posts and a shallow gabled roof with a pediment having a scroll design within the typanum.

The right, rear corner (on the southeast) is cut out to form a round-arched porch. The south wall has a single story, bay window. Above this, on the south slope of the roof, are two gable dormers with a single flue chimney rising between them.

The window sash is generally 1/1, with two tall, floral-patterned, stained glass windows on the rear wall. The main entrance has double, paneled doors, with a notably ornate cast brass handle and escutcheon.

The first story of this building is clapboarded, with window surrounds and corner boards joined by stickwork. The upper story and a half are clad with shingles. The first story is set off from the second with a molded string course, and the second from the topmost by a band of imbricated shingles. Shingles also cover the arches of the second story porches. The north side features a diamond shape, laid out in shingles on the upper level. The cornice is molded, and features wooden brackets under the eaves. There is a plain two bay porch sheltering the rear entrance, and an added stairway of pressure-treated lumber.

One of many Queen Anne houses between Main and Pearl Streets, this building was built by Charles Peterson, a Burlington native who according to the Burlington Clipper Souvenir of 1893, left

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town as a young man and returned in 1880 to open a crockery and glassware business. The house was built as a single family residence and Peterson's widow resided there until 1920. From then on, it was inhabited by white-collar workers (typical of this section of the street) and today houses apartments and a day-care center.

6. R. B. Stearns House (North House) (44 South Willard Street);  
1887

The massing of this unusual Queen Anne style structure consists of a 2 1/2-story, 3x2 main block with a steeply pitched hip roof, a 2 1/2-story hipped-roof wing on the rear (east), and a 1-story shed-roofed addition filling the northeast corner. Designed and built in 1887 by A. B. Fisher Company, the foundation and first story of the main block are faced with redstone and brownstone, while other walls are shingled. Above the first story window openings, the stonework features bold voussoirs. The fenestration on the main block consists of 1/1 windows on the first floor, and 2/1 on the second. Simple double convex curved brackets extend under the cornice.

The front (west) facade is three bays wide and features a central porch leading to a projecting vestibule with glazed double doors. Large square wooden corner posts set on massive stone piers support a deck above the porch. A steel fire escape, leading to this deck and its slightly recessed second story entry door, replaced a porch on the southwest corner. Shown in a historic photograph, this porch extended from the southwest corner in three bays, which faced west, southwest, and south. The shallowly pitched porch roof fanned outward to meet the three bays, and was supported by simple turned columns with impost blocks. A balustrade with spindles connected these columns. The porch was skirted by a square grid of latticework.

A large gable-roofed dormer rises from the front (west) roof. The dormer wall has flush vertical boards with curved "half timbered" boards applied in an English Tudor fashion, and features a triple window of 6/1 sash.

The south facade of the main block is two bays wide with a two story bay window dominating its east end. A small fixed stained glass sash is centered on the first story. Near the roof peak, a

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large brick chimney is adorned with terra-cotta tiles.

Along the north elevation of the main block, a four-window oriel gently swells from the first story.

The rear (east) wing features gable-roofed dormers on the east and north, and a smaller brick chimney rises near the ridge. Entrance is gained at the northwest corner over a shed roof stoop.

The original owner, R. B. Stearns, was a Burlington druggist and lived here until his death in 1919. His company was a direct descendent of J. & J. H. Peck drug firm, which accumulated one of the largest fortunes in the city, according to the Burlington Free Press of 4/8/1886. William Stone, a retired wholesale bottler, lived here in the 1920s, and was followed from 1929 until about 1950 by Dr. Patrick McSweeney, the brother of Dr. David McSweeney of #4 (28 South Willard Street). The building is now used by Champlain College and is known as North House.

6A. Garage; c.1923

Built between 1919 and 1926 according to the Sanborn Insurance maps, this shingled, 1 1/2 story garage faces the house from the rear (east) of the lot. It rests on a concrete foundation, features two overhead garage doors and a double window with "union jack" muntins in the shingled gable above. Along the clapboarded side walls are two 2/1 windows. Exposed rafter tails extend from the eaves, and three, 6-pane, fixed sash windows are found on the garage's rear (east) wall. It should be noted that buildings 3, 4 and 5 had similar garages that are no longer in existence.

7. The Worthern Residence (50 South Willard Street); 1913

Situated on a knoll, this 1913 Colonial Revival structure was originally owned by Edward D. Worthen, Treasurer of the then newly organized Chittenden Trust Company. Worthen, who had earlier resided at #10 South Willard Street, contracted the Kieslich Company to build his house. Worthen soon advanced to Vice President of the bank, a position in keeping with the many upper-level management workers who resided on South Willard

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Street. Worthen resided here until 1938.

The structure is 2 1/2 stories in height, with a 5x3 bay structure. The exterior, once clapboard, is now aluminum-sided; the gable roof is slate tile; the massing is rectangular block. The west facade is dominated by a central Classical Revival entrance with adjacent 3/4 length, leaded glass sidelights with tracery rosettes and a three-part transom light, also with tracery insert. A veranda, supported by four large Doric columns, extends the total western exposure. To the rear of the columns are two plain pilasters constructed against the house facade at the far north and south sides of the porch. Black ironwork in a repeated scroll design comprises the area between the columns. The porch handrail is curved iron.

The view from the veranda faces the intersection of Buell and South Willard streets and is direct in line visually to downtown Burlington.

The four first floor windows are 6/1 sash; two to either side of the entrance door. Window surrounds are simply molded. At north and south gable ends are one set of windows, Palladian in their style. The second story west window is quarrelled in a casement style with one 8-pane narrow window to each side. Exposed rafter tails are visible at the second floor and dormer rooflines. At the third level a shed-roof dormer projects at building center. The dormer window is three-part with a center 1/1 sash piece flanked by narrow 2x6 lights.

Ownership of the residence changed five times after Worthen, until it was purchased by the State of Vermont in 1970. Currently owned by Howard Relief Society, it is referred to as "Westview House".

7A. Garage; c.1938

This north-facing, gable-front garage has a two bay front and is sided in clapboards. It has open eaves and rests on a concrete slab foundation.

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## 8. H. W. Thompson House (54 South Willard Street); 1886

Though reduced in scale from the great mansions farther south on South Willard Street, the generous setback of this 2 1/2-story Queen Anne Style house reflects the care taken in the late nineteenth century to continue in new construction the spacious settings of nearby, earlier homes. The house was built by master carpenter and contractor, Elmore Johnson, for H. W. Thompson, a bookkeeper, and is typical of many in the area of Buell and Willard Streets designed to meet the pressing housing needs of Burlington's growing class of white-collar workers. Built for a single family, the house suggests its owner's desire to live on a fashionable street, through necessarily at some distance from the palatial homes south of Main Street.

The 3x2 bay, nearly square main block rests on a random-coursed, quarry-faced, redstone foundation and is capped by a slate, hip roof with bands of fish scale slates. A single chimney rises from the south end of the ridge, while central, shed-roofed dormers, sided with fish scale slates, open the west and south roof slopes. Spatial interest is achieved through two 2 1/2 story bay windows. The front bay is polygonal with a pedimented gable and projects from the south end of the facade. A second bay, rectangular on the second story and polygonal below, opens the north wall. Brackets support the lateral overhang of the second story.

A shed-roofed, 1-story porch shelters the central, main entrance and wraps around to the north bay window. The porch has a lattice skirt and is supported by turned posts with turned balusters between. The front door is glazed on top and has a carved panel with rosette designs below. Windows are 1/1 with flat-arched heads and wood sills. An exception is the round-headed window in the front gable, surrounded by radiating boards which, with the emphasized horizontal framing boards, add Stick Style detailing to the building. A simple, molded box cornice, with brackets at the front bay corners, finishes the eaves.

To the rear, the house is extended by an original, 2-story, hip-roofed ell and by two 2-story, gable-roofed, 5x2 bay apartment buildings connected by covered stairwells. The house was first divided into apartments in 1933 beginning the trend which finally produced the multi-unit apartments added to the main house in 1979-80, which because of their age are non-contributing

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structures. Since it was built, the house has reflected its neighbors changing housing patterns from single family occupancy to multiple apartments.

9. J. J. Thompson House (62 South Willard Street); c.1886

Formerly known as 58 South Willard Street, this 2 1/2 story, 3 bay Queen Anne residence is asymmetrical in form and contains a variety of projections from the main mass. The first owner, J. J. Thompson a mail agent for the Burlington and Lamoille Railroad, was probably typical of the many middle class residents on this street. A gable-roofed bay window, 2 stories in height, is located to the right (south) of the central entrance. A gabled pavilion projects from the south elevation.

Set on a painted stone foundation, and clad primarily in horizontal wood siding, the building exhibits the variety of texture and materials popular in this style. The roof is covered in slate with a band of imbricated shingles, and at the front (west), exposed rafter tails are found. On the front slope, directly above the entrance is a dormer window. Imbricated wood shingles are located between the stories of the bay window, and in the gables of the bay, the side pavilion and the dormer. The bargeboard above the bay is decorated with a series of routed circles and lines characteristic of the Eastlake style popular during this period.

The central entranceway has a double-leaf paneled door and a rectangular transom. A veranda runs across two bays of this main facade to the projecting bay window. Turned posts support the veranda with a balustrade of vertical and horizontal square posts creating a series of rectilinear openings. Convex brackets, flanking the turned posts are solid, each with a single routed circle. The fenestration consists of 1/1 windows. Directly south of the bay window, a set of stairs, covered with a green plastic roof, was constructed to provide access to a second story apartment.

A wing extends to the rear (east) of the building creating a T-plan. A dormer is located on the eastern slope of the wing's hip roof. On the south side is a 3 story porch, the first two stories of which are open and the third, enclosed. Exterior stairs provide access to the upper porches which mark the

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entrance to additional apartments.

9A. Carriage Barn; c.1886

A carriage barn, located in the rear of the property, has a large sliding main door to the right (south) of a pedestrian door. Both are simple vertical plank doors. A rectangular hayloft door found directly above, in the gable end, has the same construction. Like the residence, this structure is clad with clapboards. The side elevations are two bays long and a small ventilating cupola crowns the gable roof.

10. Condominium (68 South Willard Street); 1984

This long, 2 story, six unit building, which is stepped at two unit intervals and has its gable end (west) towards the street, was built in 1984 and is a non-contributing structure. Units are delineated by simple pilasters on the south elevation. Each unit has a side entrance and two 6/6 windows on the first story and two on the upper story on this elevation. Doorways are ornamented by half-round fans and windows have splayed lintel boards and small fake shutters.

11. House (74 South Willard Street); c.1830

In contrast to its neighbors, this 2 1/2 story, 2x3 bay, gable fronted, wood frame house sits upon a raised redstone foundation very near the street and has a main entry on the (south) side wall. The entry, located in the center bay is sheltered by a one story hip-roofed veranda, accented by a gablet over the entry bay and supported by half length turned posts resting on a spindled balustrade. The building is vernacular with Federal style features.

The clapboarded exterior walls are delineated between stories by a flat fascia board. The slated roof has closely cropped eaves. Windows display both 2/1 and 1/1 sash in plain surrounds, with the facade attic window having pointed upper sash and header within an area of imbricated shingles. On the rear (east) wall is an exterior brick chimney.

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Joined to the rear wall are wood frame, 2 1/2 story, non-contributing condominium structures with gable roofs, clapboard siding, poured concrete foundation, and asphalt roof shingles. The windows on these c.1980 units have both casements and vertically hung 6/6 sash with false muntins. The dwelling's original outbuilding is incorporated into the rear condo unit and reveals a vented roof cupola and large double doors, which have diagonal panels and are supported on strap hinges.

This structure appears on the Presdee and Edwards 1853 map but its original owner is unclear. The 1869 Beers map and directory show merchant Sidney Barlow living nearby to the north and his widow lived here briefly during the mid-1890s, indicating the structure was probably rental property.

12. Harry Blodgett House (78 South Willard Street); 1927

This 2 1/2-story, wood-shingled, Colonial Revival house with concrete block foundation has 2x3 bay mass, with the gable end to the street. Extending across the front facade, a 1-story porch with pedimented entryway has simple, squared balusters connecting shingled piers which support paired colonnettes. On the front first story, the right bay contains a paneled door, and the left has a triplet window consisting of a picture window, with multi-paned transom, flanked by 3/1 sash windows, like those found on the rest of the house. Diamond shingles flank the gable window, and a line on shingles accent the close-raking eaves. The latter detail is echoed in the tympanum of the porch pediment. Overhanging side eaves have exposed rafter tails.

A series of irregular-sized wings project from the rear. In the left bay, set back from the southeast corner, a flight of shed-roofed, enclosed stairs projects out from a 2-story, 2x1 bay wing to its right. To the left of the stairs, a second-story, 3/1 sash window projects beyond the plane of the side (south) wall.

The first story of the right wing has a door with sidelights in the left bay, and 1/1 window in the right. The second story, not quite as wide, has a windowless rear facade.

The residence appears to have been built at the same time as its southern neighbor (#13), both of which are good examples of the Colonial Revival style. It was built for Harry Blodgett, a clerk

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for the Burlington Free Press during a period of general affluence enjoyed before the 1929 Stock Market Crash.

12A. Garage; 1927

This clapboarded, 2-bay garage has a gable roof and paneled overhead doors. It is nearly identical to the adjacent #13A garage.

13. Riordan Residence (80 South Willard Street); 1927

Retaining its original clapboards and dark stained shingled gambrel ends, this 2x3 bay, well maintained, Colonial Revival house was built for Henry Riordan, a collector for the I.R.S. Shed dormers on each side continue the upper roof pitch of the gambrel-fronted residence and are detailed with a molded box cornice and cornice returns. The porch entablature and box cornice, which rises to form a small pediment over the left (north) entrance, is supported by square columns resting on a solid, shingled, porch rail and skirt. An exterior, shouldered, brick chimney breaks the cornice and slate roof on the south elevation. Windows have 6/1 sash with triple windows on the right side of the first floor front facade and a semicircular louvered vent piercing the gambrel peaks.

13A. Garage; 1927

This two bay, gable-front garage was built at the same time as the residence, using matching dark stained shingles in the gable ends and gray slate on the roof. The paneled wood overhead doors are unglazed. This is nearly identical to #12A.

14. Pangborn House (88 South Willard Street); c.1840

Pangborn House is a low spreading, modified Greek Revival style building, consisting of single story one bay wings flanking a recessed, 1 1/2 story, gable-front main block. The moderately-pitched roof of the main block features cornice returns and is clad with asphalt shingles. A shallow, metal-clad hip roof covers the wings and extends across the front (west) of the main

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block to form a porch. The porch protects the main entrance, and is divided into three bays by two slotted posts embellished with cut-out S-scroll designs. The centrally located main entrance has a large, elliptically arched walnut panel door, featuring wide bolection moldings and floral decoration in relief. The top of the doorway extends into a space that may originally have contained a semi-elliptical fanlight. The door is flanked by half length sidelights and framed by the two porch posts. To either (north and south) side and perpendicular to the main entrance are two doors, one in each wing.

The rear (east) elevation upper story rests on three Doric columns with brick plinths, and projects rearward, sheltering an open ground floor area.

The entire building rests on a stone foundation and is wrapped in 1960s aluminum siding, with the exception of the rough-finish stuccoed north wall of the north wing.

The windows are mostly symmetrically placed, 2/2 sash. The north wall of the main block possesses a 12-pane sash fixed sideways between the roof of the wing and the main roof eaves. These multi-pane windows appear to be glazed with cylinder glass. A central chimney rises from the middle of the main roof ridge. Most likely, this building was originally clapboarded, as is its barn.

According to early Burlington maps, the central core of the Pangborn House was built between 1830 and 1853. The flanking wings were probably added soon after it was built, perhaps in the 1860s. The building was probably built for D. R. Pangborn, a lawyer who represented Burlington in the state legislature in 1848-49. His widow, Betsy Pangborn, resided there until 1876. After a succession of white-collar workers, a Dr. Twitchell purchased the house in 1922 and re-modeled it in the Colonial Revival style in 1930. It is one of few Greek Revival buildings on South Willard Street, and among its oldest structures. Its small scale and wide, low form are unusual for the neighborhood.

14A. Carriage Barn; c.1860

This two bay, eaves front structure is now a garage and was once a small barn for the Pangborn House. The building is of post and

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beam construction and is clad with narrow clapboards and roofed with asphalt shingles. Two 1960s overhead garage doors now provide access to the bays. This small building is sited in the northeast corner of the lot.

## 15. Turk House (96-98 South Willard Street); c.1832

The main, 5x3 bay, rectangular block of this early, 2-story, gable-roofed, stretcher bond brick structure was built in the Greek Revival style and has received a number of historic additions and changes since its original construction. The windows now have 2/2 sash with rectangular wooden lintels. Several windows on the south feature a shallow, wave-shaped, sawn molding below the lintel. Also on the south gable, a peaked, bricked-in attic window is evident. White plastic shutters flank the windows on the west facade. Near the center of the ridge of the main block, a small brick chimney rises.

A gabled wall dormer with paired, round-arched windows surrounded by fish scale shingles is centered on the roof over the front (west) entrance. The small, gabled entry porch has been enclosed to form a vestibule, but carved Italianate brackets still remain. Half-length sidelights flank the main entry door inside the vestibule. A side entrance is located on the west corner of the south facade.

Extending along the north elevation is a 2-story wooden addition. Another 2-story wooden addition extends from the south corner of the rear (east), and a 1-story shed infills between. The additions are clapboarded on the first story, but shingled on the second.

Originally said to be one story, the house gained a second story in 1894 when owned by Bennet Turk, proprietor of a men's clothing store on College Street. The north and west additions were built between 1919 and 1926, according to the Sanborn maps, perhaps by Bennet Turk's son, Joseph, who sold 368 College Street and moved in here in 1922. Joseph's daughter, Dr. Yvonne Turk, lived and practiced medicine here from the late 1930s until the 1960s.

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## 15A. Garage; c.1923

Built between 1919 and 1926 (according to Sanborn maps) behind (east of) the Turk house, this garage now has a double-width overhead garage door located on its south gable end. While the side walls are clapboarded, the south gable end is covered with painted clipped-cornered asphalt shingles. Fenestration is two 6-pane fixed sash on the east and two 6/6 double-hung sash on the west. A pedestrian door is found on the north side of the garage. The building rests on a concrete block foundation, and has a tile-lined cement block chimney. Curved rafter tails extend along the eaves.

## 16. The Marannette (360 College Street); 1937

This property is listed as #64 in the Main Street-College Street Historic District.

Located at the northeast corner of the intersection of College and South Willard streets, this Colonial Revival brick structure, built in 1937, was designed by local architect Louis Newton. Referred to as "The Marannette", it was constructed as an apartment dwelling for downtown Burlington workers. The building is two stories in height, with a rectangular block massing and a flat roof. The facades are detailed in American bond brick pattern; the frieze board and string course are soldier and rocklock course over a concrete water table. The main orientation is focused toward College Street to the south and is defined by a Classical Revival entrance detail. The entrance portico, with Ionic columns, projects slightly from the facade. On the entablature is inscribed "Marannette" in brass letters. The door is 10-lights with a transom followed with a dentilated door cornice with iron balustrade.

Fenestration is slightly recessed 6/6 sash with 4/4 sash at side windows flanking the west glass paned entrance door. A 2-story enclosed porch is constructed at the north. The windows in the porch section of the building are 8-light casements.

The land originally was owned by Joseph C. Turk and Louis H. Turk prior to the University of Vermont's acquisition in 1920. The land was sold by warranty deed in 1936 to W. Curtis Johnson, Jr.--the party responsible for construction on this site. The

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apartment house passed in ownership again in 1944 to Ridgewood Realty before purchase by current owner Charles Rust.

## 17. Salman Wires House, (118 South Willard Street); c.1830

This building is listed as #33 in the Main Street-College Street Historic District.

Once a farmhouse on property extending up to the University of Vermont, this eaves-front, 2 1/2 story house, with its surrounding open land, continues to suggest the appearance of Willard Street in the early 19th century when the view west to the lake was uninterrupted. The rectangular, 5x3 bay main block is extended considerably to the east, first by a 2-story, gable-roofed, 3x3 bay ell, and then by an attached, 1 1/2 story, 3x2 bay carriage barn situated as an ell off the larger ell and converted now to residential use. The entire structure is clapboarded and sits on a coursed, quarry-faced, redstone foundation. Topped by a slate roof with bands in fishscale pattern, the main roof is pierced by two brick interior end chimneys which rise from the ridge. A 1-story, full-width, shed-roofed porch, added around the turn-of-the-century, protects the central main entrance on the west facade. Four openwork posts with Gothic Revival style scrollwork support the porch while a lattice skirt encloses the base. The 6-panel front door has echinus moldings and is surrounded by 3/4-length sidelights and a rectangular transom all of which are covered by louvred binds.

The windows are 6/6 with molded heads and surrounds. Windows have been removed from the second-story west and south walls. The cornice with returns is composed of finely-scaled Federal style moldings.

The ells which extend the building east are similar in detail to the main block. Both have slate roofs with bands in fishscale pattern. Two chimneys rise from the main ell roof, one offset on the north slope and the other toward the east end of the south slope. The large ell has opposing dormers with pedimented gables on the north and south roof slopes, and the small ell has a single, wide, shed-roofed dormer across the east roof slope. Porches on the north of the main ell and south of the small ell have the same openwork posts as the main porch and were, no

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doubt, added at the same time. The central entrance to the small rear ell is protected by a shed-roofed hood.

Salman Wires, a lawyer who may have started the first successful insurance agency in Burlington in 1844, lived here, passing away in 1868. The house's most famous inhabitant may be Francis Colburn, an important Vermont artist who was artist-in-residence and professor at the University of Vermont for over 30 years. Most of his work was produced in the studio in this house.

17A. Garage; c.1935.

This building is listed in the Main Street-College Street Historic District at #33A.

A small, two bay garage, built before 1942 according to maps, with a low gable roof and clapboard siding, stands at the southeast corner of the property.

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

This Building is also listed in the Main Street-College Street Historic District, as #34.

This 2 1/2 story, Colonial Revival, brick veneer residence measures 5x2 bays. The gable roof has deep returned eaves and 2 exterior end chimneys. A molded box cornice and plain frieze surround the house.

The center door is flanked by half-length sidelights and thin panelled pilasters. A semi-elliptical fanlight caps the entranceway. This semi-elliptical shape is echoed in the arched soffit of the entrance porch. Doric columns and pilasters support the porch and a Palladian window is located in the second story directly above.

A recently added dormer, located in the center of the gable roof contains a tripartite window bordered by smaller narrow windows. A carved wooden fanlight motif above this opening, repeats the earlier semi-elliptical shapes. The remaining windows consist of 6/1 sash capped by radiating brick voussoirs.

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An enclosed, single-story 3x6 bay sunporch extends from the north facade and breaks the symmetry of the rectangular plan. This flat-roofed appendage continues the eaves' detail of the main building. It is lit by closely placed, narrower, 6/1 windows.

A shallow, 1-story ell extends across the southern three bays of the rear elevation. At the left (south) side, an enclosed basement entrance projects further. A veranda runs across the remainder of the ell. A balcony, accessed by an exterior staircase, caps the ell and veranda. Both the veranda and balcony have square posts with Doric-style capitals and square balusters in the railing. Another, recently constructed, stairway leads to an attic apartment with a long dormer containing a door and tripartite window.

This residence, originally owned by druggist J. Henry McGreevy, and the one immediately to the south, #19, were built at the same time and share many similar features. Although #19 is sided with clapboard, the proportions and entranceway details repeat. It differs in that the 3x6 bay sunporch, extending to the south has 6x6 sash set slightly further apart and a balcony on the flat roof.

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

This property is also listed in the Main Street-College Street Historic District as #35.

This 5x2 bay, 2 1/2 story, Colonial Revival dwelling with a rectangular plan has a gable roof, cornice returns, 2 chimneys, wooden clapboard sheathing and a central open porch.

The front paneled door is flanked by half-length sidelights and capped with a semi-elliptical fanlight. The entire doorway is flanked by fluted pilasters. The projecting entrance porch rests on two, fluted Ionic columns. With an undecorated frieze, a slight overhanging, the balustrade above this entrance porch has a repeated diamond pattern, with square corner posts. This pattern is also found in the 1 story, 6/6 glass enclosed sun porch on the right (southern) wall. There is a 3 story rear addition with a shed roof.

The rhythm of the fenestration pairs two windows either side of

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the central bay. The 6/1 windows have decorative panel shutters with a crescent motif on the second story shutters and a trefoil motif on the first story shutters. This rhythm and overall plan is similar to #18 to the north of the building.

This Colonial Revival dwelling was built for William H. Collins in 1927. It rests on a crest of land back from the street.

## 19A. Garage; c.1927

This garage is listed on the Main Street-College Street Historic District as #35A.

This single stall garage with wooden clapboard sheathing and overhead door which opens to the north has cornice returns, and one 6/6 window with trefoil motif shutters. The style, sheathing and trefoil motif would suggest that the building was built at the same time as the dwelling.

## 20. Mrs. L. M. Clapp House (144 Willard Street); 1881

This property is also listed in the Main Street-College Street Historic District as #21.

Built in 1881 for Mrs. Horace Clapp, on a large lot at the intersection with Main Street, this house represents the Queen Anne style among its Federal, Italianate, and Second Empire neighbors.

This 2 1/2 story, 3x2 bay, wood frame structure has a pyramidal hip-roofed main block to which are joined 2 1/2 story, shallow pavilions on the front, facade and side walls. The two bay facade pavilion incorporates the center entry bay and facade porch. Off the right pavilion is a 1-story canted window bay with cropped Mansard roof. The projecting, main eaves are lined with curvilinear, exposed rafter tails and clapboarded walls are delineated at the cornice and between stories by fascia board trim. Within the attic story gables are fishscale shingles and the structure's foundation is cut redstone block. Fenestration is regular in placement with both single and paired windows, several displaying Queen Anne sash. All first story windows have replacement 1/1 sash.

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The 2 story center entry porch, with upper recessed balcony, is supported by turned posts, has corner brackets along its soffit, and rests on a wooden deck with lattice skirt. A wide entry surround holds the tall, double leaf doors which have slender, semi-circular capped windows.

Off the rear wall is a one story, two bay, hip-roofed porch which shelters an entry. The rear roof slope shows a brick chimney and a small gable dormer has recently been added to the south slope. The Clapp House is a well-preserved example of an upper class Queen Anne style home built during Burlington's late 19th century manufacturing boom.

## 21. William Wells House (158 South Willard); 1877

The William Wells House is also listed in the Main Street-College Street Historic District as building #3.

This three bay, 2 1/2 story, brick, Mansard-roofed mansion has typical French Second Empire massing with a rectangular block with projecting central tower, 2 1/2 story polygonal bays on the south and north walls, and a large veranda wrapping around the facade and southwest corner. The 1 1/2 story rear wing also has a mansard roof and there is a cantilevered porte-cochere on its north wall.

This opulent mansion has 1/1 sash with decorated cast iron lintels. Segmental arched window heads embellish the first two stories, while there are paired, round-headed windows on the third story tower. The entrance features cut granite stairs, and ornate double doors with a leaded glass transom and a recessed brick door surround. The initials "W. W.", for William Wells, decorate the door as well.

The cornices is molded and features wooden brackets and a brick frieze. The roof is slate and there is wrought iron cresting on the tower roof. It has gabled dormers in the main Mansard roof and round-headed dormers in the tower roof. The foundation is of stone.

The Italianate porch terminates on the southwest corner in a polygon with polygonal hipped roof. Granite curbing with an

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iron fence surrounds the property. Large granite posts mark the entrances and there is a carriage stoop on the South Willard Street curb.

This is a classic example of French Second Empire residential style and was built by A. B. Fisher from an illustration in G. B. Croft's Progressive American Architecture (1875). The house was built for William Wells, on a lot purchased from Lawrence Barnes' Grassemount estate. This was Fisher's first contract in Burlington, though both he and his son went on to design many of the more significant buildings in this district and in the City in general. William Wells (1837-1892) had an illustrious military career during the Civil War, rising to the rank of general and receiving a Congressional Medal of Honor. Wells was in the drug business. His firm, Wells, Richardson and Company had its headquarters downtown. Wells was also involved in public office in Vermont and was president of numerous other companies. This house reflects his self image and his place in the community. Shortly after Wells death, Dr. H. Nelson Jackson married into Wells family and in 1899 moved into the house. He won national fame as the first man to drive across the country by automobile (in 1903). In 1972 Phi Gamma Delta purchased the house. The interior is intact and is quite ornate. This elegant mansion once surrounded by trees and shrubbery has retained its beauty and is a landmark within the district.

21A. Playhouse; c.1915

This building is also listed in the Main Street-College Street Historic District, as #3A.

This whimsical octagonal, cedar stick playhouse with exposed frame occupies the southeast corner of the lot. It has a hipped roof and a double door composed of cedar sticks in a chevron pattern. Each bay of the side wall varies in the pattern of its trim work and has a double hung window.

22. Bertha Jackson Kolk House (174 South Willard Street); 1956

A U-shaped, front-facing structure, this Neo-Colonial, Ranch style house is non-contributing with the district because of its age. Built on part of the Wells-Jackson Estate, this 3-part

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building has an asphalt roof, clapboard siding, and a concrete foundation. The south end is 2 stories, while the middle and north sections are 1 story. The northernmost section originally a garage, was recently converted to living space. The building, originally built for Bertha Jackson Kolk, is currently owned by Champlain College.

## 23. John Dewey House (186 South Willard Street); c.1850

Built in the late 1840s, this 2 1/2 story, pedimented, common bond, brick Greek Revival style house was the birthplace of John Dewey (1859-1952), the famed educator, philosopher, and statesman.

It is a long, 2x6 bay rectangular block, bisected by a hip-roofed south wing, which is topped by a paneled parapet. The end wall of this wing ends in an exterior chimney. The facade displays a pointed head attic story window in the typanum and an early 20th century, hip-roofed veranda, which wraps the two bay facade and the right wall, covering two sets of tall, French doors on the facade and the main entry (right). Flanking the entry are engaged pilasters and half length sidelights. The porch roof rests on fluted Doric columns, which in turn rest on a wooden deck raised on brick piers.

A rear entry is present on the right wall and a short, brick chimney stands over the rear gable.

Construction of the Dewey House took place on land sold off from the Grassemount property, then owned by Mr. Leavenworth, and signalled the breakup of estate holdings along South Willard Street.

## 23A. Garage; c.1920

This small, slate-roofed, gable front garage is sided with clapboards and has a full pediment on its two bay front. It has double doors with multi-pane windows having "union jack" muntins. Diagonal matchboard form the lower panel of each door, which open outward. The structure rests on a concrete foundation, and sits directly to the rear of #23.

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24. House (190 Jackson Court); c.1865

This modest, 1 1/2 story, 3x2 bay, Italianate style house has a rectangular block with main facade orientation to the south, a full length, single story shed on the rear (north) elevation, and a bay windows with 2/2 doublehung sash centrally located on side (east and west) elevations. It has a central, gabled wall dormer on the facade, with a round-arched window with sidelights in the gable. Below is a simple shed-roofed entrance porch with a deck, which shelters the front door. The paneled door has an upper window and is covered by a multi-pane storm door; the door surround has an incised head. The entrance is flanked by 2/2 doublehung windows with plain surrounds. Flanking the wall dormer are square double pane eyebrow windows. There is a 2/2 double hung window in each half story on the side elevations and on each side of the rear shed.

The house is sided with wood clapboards, which have been covered with aluminum siding. The slate roof is composed of bands of imbricated gray and purple slates, and has a metal drip edge on the front eaves. The eaves overhang and the rake is finished with a simple molding. The building rests on a stone foundation and has a brick chimney in the rear. A side yard and parking area are bordered by a picket fence.

The building appears to have been moved to this site c.1910, shortly after the Jackson Barn Complex, #25, was completed. While directories list various chauffeurs, all of whom worked for Dr. Jackson, living here in the 1920s and 1930s, the first known occupant appears to have been Arne K. Pieteron, a UVM botany teacher, in 1916.

25. Wells-Jackson Carriage House Complex (192 and 194 Jackson Court and 370 Maple Street); 1901

The Wells-Jackson Carriage House Complex was individually entered on the National Register of Historic Places on November 1, 1982. Situated up the hill from South Willard Street between Jackson Court and Maple Street, the rambling structure is dominated by a large three story Colonial Revival Style brick carriage barn with a gable roof oriented perpendicularly to Jackson Court. This main barn has one three story wing attached to the west facade

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which extends to the south, and a two story wing on the south facade, which also projects south. On the north, built close to Jackson Court are two attached wooden structures used as coachmans' quarters and a tack house. The clapboarded gable-roofed two story tack house is situated against the east side of the main barn and the clapboarded and shingled gambrel-roofed two story coachman's house connects on the northwest corner.

The carriage house complex was built by the family of Maj. Gen. William Wells several years after the general's death to serve their estate which extended from #21, (158 South Willard Street) on the corner of Main Street. Dr. Jackson, son-in-law of General Wells, gained fame by being the first person to cross the United States by automobile (in 1903). This automobile was stored in the carriage house until the 1940s when it was removed to the Smithsonian Institution in Washington, D.C.

26. Leavenworth House (196 South Willard Street); c.1845

As it stands today overlooking Lake Champlain from a rise at the corner of Jackson Court and South Willard Street, this 2 story, eaves-front, gable-roofed house presents the accumulation of a century and a half of change and expansion. The house was probably built in the 1840s by Henry Leavenworth, the owner of Grassemount, who subdivided a portion of his property into building lots and perhaps had this house built on speculation. Subsequent owners appear to have remodeled the house in the late 1870s, in the late 1880s or early 1890s, and again both before and after 1942.

The 3x2 bay main block is detailed on the front elevation with a central, gable-roofed entrance pavilion flanked by hipped roof wall dormers. The entrance itself is flanked by 2/3 length sidelights and fluted pilasters and is capped by a peaked head. Both the north and south walls of the main block are opened by 1 story, polygonal bay windows. The entire structure is sided with clapboards except for the main gables which are sheathed with imbricated shingles. raised cornerboards accent the front elevation and the pavilion. The building is topped by a slate roof with bands of imbrication and rests on a randomwork, red-stone foundation. Two paneled, interior brick chimneys rise from the intersection of the main roof and the rear ell. Windows on the first story and the pavilion gable are eight light, paired

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casements, with those on the front (west) elevation having peaked heads. Second story windows are 4/4 or 6/6 with plain surrounds. The projecting eaves are finished with simple fascia boards.

A small, rear wing connects the main block with a 5x2 bay, 2 story, gable-roofed ell with an off center main elevation entrance. The ell is in turn extended east by a small single story, gable-roofed wing with an entrance on the east gable wall.

Maps and 19th century photographs indicate that at one time a single story porch with turned posts extended across the front elevation and around the north wall to the west side of the ell. The porch was removed after 1942. An Isle La Motte stone carriage stoop still sits at the curb.

26A. Carriage barn; c.1900

A large 2 1/2 story carriage barn stands at the east edge of the property. The gable-roofed, main block is extended south by a small two story wing which is attached at the southwest corner to a one story, shed-roofed, six stall garage. The building is clapboard-sided with Stick Style detailing and stands on a randomwork, redstone foundation. A large vehicle door flanked by 2/2 windows, a second story hayloft door and a pair of 2/2, third story windows open the north wall of the main barn. Other windows on the main barn are 2/2 while those on the rear wing and garage are smaller and fixed.

27. L. A. Walker House (204 South Willard Street); 1881

This impressive Italianate style dwelling has a main, two story, rectangular, hip-roofed block surmounted by an imposing central rectangular belvedere with cresting. Clapboards sheath the 3x3 bay main block. The exposed foundation under the south bay window and around the southwest corner is cut Isle La Motte stone, but quarried redstone is used elsewhere.

Under the deeply overhanging roof is a full wooden entablature, with carved feet located along the architrave below the pendanted brackets. The front cornice is peaked in the center to form a shallow gable, which contains an oculus window. A single story three bay porch with a very shallow pitched hip roof extends

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along the front (west) elevation. Its bracketed, chamfered Italianate porch posts are connected by balustrades with jigsaw panels that extend down both sides of the broad front steps. Lattice skirting under the porch has a diagonal crosshatch pattern.

On the south elevation, a two story bay window rises on the west end to the main cornice height with a flared cornice marking the top of the first story, matching the horizontal elevation of the front porch cornice.

Round-cornered top sash are found on the windows of the first story of the front elevation and south projecting bay, around the belvedere, and on the transom light above the double-leaf front door. A prominent raised molding surrounds the front entry. The windows on the front story and the double windows on the second story above the center entry are crowned by elaborate carved wooden lintels featuring a vine motif. The other windows on the second floor feature top sash whose corners are diagonally clipped, and have projecting straight lintels and sawn appliques under the sills.

The large, crested, hip-roofed belvedere has a small pediment built into the front of its bracketed cornice. Two tall brick chimneys with corbeled bands rise from the main roof flanking the belvedere.

From the rear (east) of the main block, a 1 1/2 story hip-roofed wing extends with a shallow three bay porch along its south side. A small one story addition with a low hip roof fills the corner formed between the wing and the main house on the north side. The rear wing is two bays deep with short attic windows set into the frieze below the side eaves. A side entrance is located at the east end of the porch.

The house was originally built for L. A. Walker, owner of a Burlington building stone business, which imported marble, granite and Isle La Motte stone.

27A. Garage; c. 1915

This single bay, one story garage is located behind (east of) the Walker House. Its shallow hipped roof has exposed rafter tails.

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Sheathed with novelty siding and set on a concrete foundation, this simple building has an overhead door on the south side and long multi-pane ribbon windows extending along the west and north sides. According to Sanborn maps, it was built between 1912 and 1919.

28. George Bessett House (216 South Willard Street); 1909

Among the most opulent of the buildings constructed along South Willard Street after the turn of the century, the George Bessett House, which occupies a mounded lot at the northeast corner of Willard and Maple Streets, is also one of the more distinctive buildings in the district with its eclectic mix of Tudor, Venetian and even Prairie Style design elements.

The main house is a 2 1/2 story, rectangular block, executed in American bond brick. It is covered by a shallow, spreading hip roof with two, low hip-roofed dormers on the front elevation, and single dormers on the south and east elevations. A two story four-bay wing, also with a low, broad hip roof, is attached to the northeast corner and a single bay, one story sun porch extends along the south wall.

The main facade is four bays with the entrance off-set to the left of center. This entrance is comprised of heavy, wooden double doors with wrought iron grills in the single pane fixed lights. The doorway is sheltered by a shallow, gabled porch roof, the underside of which forms a Tudor arch. This roof is supported on double posts with lancet arch cutouts, backed by diagonal lattice work.

The other three bays of the first floor main block feature narrow, round-headed arches of raised brick. Each arch carries an overscaled white marble keystone, above which is a rectangular raised brick panel with a diamond shaped white marble inset. The windows themselves are Venetian style, with simple wrought iron balustrades.

Defining the first story are a white stone belt course at the watertable and a similar string course beneath the five second story windows. All windows unless otherwise noted are 8/1 double-hung sash with louvered shutters. Above this row of windows in the front is a lancet arched frieze of corbeled brick,

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shaded by overhanging eaves that have exposed rafter tails with notched ends. All other elevations keep to this design, save that 8/1 sash replace Venetian windows on the first story.

On the south side of the main block, a chimney rises from the inside wall of the sun porch. This features raised brick panels with diamond-shaped infills, and corbeled caps, and is connected to the roof by a diamond and circle design tie rod. The sun porch is supported on the south side with brick buttresses.

The rear of the main block has symmetrical fenestration and a shallow long bay with four windows on the first floor. Beneath these windows are five panels infilled with zig-zag and cross-hatch brick nogging. The sun porch roof extends around the southeast corner of the building, and functions as a pent roof sheltering this bay.

The northeast wing has similar fenestration, and features a one story addition in the rear, two bays of which are enclosed and a third which is screened with a back entrance. In the rear, where the main block and the wing meet, a brick wall extends due east and perpendicular to the building to enclose a garden. This wall, and another running due north from the wing, echo the buttresses on the south side. There appears to have been a driveway along the north property line, and there is presently a driveway on the (south) Maple Street side, with parking in the rear of the building.

This high style residence was built for George Bessett in 1909, by Nichols and Parler of Essex Junction. Bessett was the general manager of the Wells Richardson Company. He arrived in Burlington in 1890, began work for the company as a freight manager, and by 1908 had risen to general manager. By 1921, he was president of the Burlington Trust Co., as well as the Beckworth and Ruble Tobacco Wholesale Company. Interior alterations were carried out in 1934 by architect Louis Sheldon Newton, who worked on many homes in the district.

## 29. House, Former Garage (372 Maple Street); c.1916

This 4x1 bay, 1 1/2 story, Tudor Revival style, brick veneered former garage for George Bessett House (#28), consists of a rectangular block with a truncated hip roof, with extended eaves.

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It has a gable dormer on the west elevation and a shed dormer on the east elevation. The easternmost bay on the front (south) elevation has an arched opening and incorporates a screened sunporch under the roof slope.

The doorway on the facade has a steeply gabled, enclosed entranceway, of which the pediment tympanum is stucco with Tudor Style half timbering. The door surround is of wide flush board trim, flanked by horizontal boards. The door has a twelve pane light over two wooden panels. The building has triple 6/9 sash on the first floor and single windows with 6/6 on the upper story. The building is trimmed with plain verge boards which are flared at the ends. There is a plain frieze and the eaves are cantilevered on the east elevation.

This building was built as a garage and by 1926 the upper story served as dwelling space. Burlington architect Louis Sheldon Newton converted it into a full residence in 1934.

30. Edward Lyman House (232 South Willard); c.1872

This 2 1/2 story, imposing, Italianate, brick veneer mansion belongs to one of the early large estates on the street. The architect/builder, A. B. Fisher, was responsible for many of these mansions. This residence, one of his earlier projects, shares many features with another one of his designs, 204 South Willard (#27), built nearly a decade later. The original occupant, Edward Lyman, was a partner in the the drygoods business of Lyman and Allen located in the Howard Opera House Block on Church Street.

The building, which sits on a height of land, has a strong vertical emphasis. The hip roof is broken by gables in the west (front) and north facades. The belvedere, which crowns the building, has a hip roof with triangular pediments, echoing the gable below. Tall narrow segmental arched windows with heavy curved wooden lintels contribute to the vertical line.

This elegant residence is highly decorated. Pairs of brackets, with pendants, are found along the cornice of the entire roof, on the belvedere, the bay windows and the porches. The window detailing includes consoles below the lintels and footed sills.

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The center bay is composed of a double-leaf door with a segmentally-arched transom. Both the door and the transom contain etched glass. Directly above the entrance is a pair of windows and a bull's-eye window pierces the gable peak. A porch shelters the main entrance. Pairs of chamfered columns, sitting on bases with carved panels, define each corner of this porch.

On the rear facade is a second porch. Between the chamfered posts sit round-arched valances with curvilinear details and an acornshaped pendant in the center of each arch. A large single-story bay window is located to the left (south) of the porch. Between the bay window and porch is an oval window with etched glass. The 2-bay north facade contains a wooden, box, bay window capped by a railing.

A 5x1 bay brick wing is located to the right (south) of the main structure. Although it is 2 stories in height, it was built on a smaller scale. A 4-bay veranda runs across the front and shelters an entrance into the side of the main buildings. Pendant brackets flank the single chamfered posts. To the rear (east) of this wing, is a brick addition with cantilevered frame second story. The second story was added c.1975. The building is now occupied by Champlain College as Badger Hall.

## 31. Miner Residence (246 South Willard Street); 1886

This stately two-story brick Colonial Revival structure is pleasantly set back on a knoll on the easterly side of South Willard Street, close to the intersection of Maple Street. It is a 3x3 bay, nearly square plan with a truncated standing seam, metal, hipped roof crowned by a wood balustraded deck. Urn posts once adorned the balustrade corners. These have been removed for future replacement. To the north and east elevations are attached brick veneer two-story ells. The north wing is original to the building, as indicated on the 1890 Hopkins map. The rear (east) wing has been doubled in size by the current owner, Champlain College, and now houses offices and a stairwell.

Stylistically, this house presents an interesting mixture of two architectural periods. As built in 1886 for Charles E. Miner, an agent for Western Loans, an investment loan company at 163 Main Street, its construction was high style Italianate. In 1889, Clarinda Miner, widow of Martin Miner, also into the

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residence, and lived there until her death in 1895. Charles E. Miner continued to reside at #246 until 1904 when he relocated to Washington, D.C. The next decade saw frequent occupancy change, as well as the addition of fine architectural exterior elements in high style Colonial Revival.

The foundation is redstone and the exterior elevation is seven course American bond brick. A plain wooden veranda with chamfered posts extends the perimeter of the main facade at the south wall.

Fenestration is 2/2 double hung sash at the second floor level with cast iron segmental arched lintels. A scroll cut design is apparent in the upper inset below the lintel created by the arch. First story windows flanking the entrance have been replaced during the Colonial Revival remodeling with small, multi-paned round headed windows. The ornate, Colonial Revival entrance, at the front center, features a six panel door flanked by two fluted engaged Ionic pilasters. Above the door is a multi-pane transom light intercepted by a semi-circular segmental fanlight. The entrance cornice is denticulated. A fixed multi-pane Palladian window is centered at the second floor, above which is an oculus ventilator. The roof frieze is comprised of a painted one row belt course and seven course painted American bond brick pattern. Paired, slightly fluted scrolled brackets on the cornice are Italianate in style. Tie rods are visible in this wall as well.

Clarence Morgan, treasurer of the Rutland Railroad, resided here between 1904 and 1911. George Marks, vice president of the Chittenden Trust Co., resided here from 1918 to 1952. It was purchased by Champlain College in 1962.

32. A. B. Fisher House--C. R. Turrill Residence (258 South Willard Street); 1889

Seen from either direction along the street, this massive Colonial Revival building is eye-catching in mass and sophisticated in detail. Together with 301 (#91) and 285 (#94) South Willard Street, they create a Shingle Style section of the district. Designed and built by one of the city's leading architects, A. B. Fisher, this 2 1/2 story, 4x2 bay, steep eaves-front, gable-roofed building and its 4x2 bay eastward projecting rear ell, rests on a knoll, overlooking its sloping lawn and the

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distant mountains.

Piercing the front slope of the shingle roof are two small end bay hipped roof dormers and a longer gable roof dormer over the central bay. A 2 story, flat-roofed semi-circular bay projects on the south elevation and a 2 1/2 story gable bay projects from the north wall. At the right (south) side of the roof ridge is a double flue brick chimney. The shallow wood cornice has exposed rafter tails. Gable dormers pierce the roof of the rear ell.

The pedimented gable entrance porch leading to a shallow portico with an elliptical arch shape is detailed with a semi-elliptical valance of vertical spindles and a square-spindle railing and balustrade. Set in a recessed doorway, the large, paneled door has four vertical lights.

Decorating each windowhead are sawtooth shingles. Window sash are 8/2 upper sash, with two round-headed windows at each gable end. A Palladian motif window pierces the front gable dormer and triple round-headed windows are above the entrance porch on the second floor with a rounded projecting sill. Oval windows on the second level pierce the side elevations.

32A. Carriage Barn; 1889/c.1960

Consisting of a gambrel-roofed main mass, this large carriage barn has multiple gable projections and its shingle siding is similar to the main residence. The windows have 6/1 sash and vary in size. A modern gable ell was added in the 20th century, to the south facade. This addition is non-contributing, though the original barn is still a contributing structure. The intrusion of the addition is minimized by its small scale and complementary materials.

32B. Carriage Barn; 1889

The original shingle, Queen Anne style barn has been altered by modern wing addition, so that only the central tower is visible. This building is non-contributing due to alterations, but could be considered contributing if the wings were carefully removed.

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33. Hamrick Hall (266 South Willard Street); c.1964

This flat-roofed building, owned by Champlain College, is a broad rectangular mass sheathed with aluminum siding and having large areas of fixed glazing. It does not contribute to the district due to the age of construction, design, and materials.

34. William H. Wilson House (270 South Willard Street); 1940

Located on a knoll overlooking the street, the main mass of this 1 1/2 story Colonial Revival style, symmetrical residence is a nine bay, eaves front rectangle with two 2x1 bay gabled pavilions near either end flanking a stone-floored piazza supported by six Doric columns. Three gable dormers, spaced evenly above the piazza, each contain a round-arched multi-pane window.

Massive chimneys, a prominent design feature on this building, are located as follows: 2 exterior chimneys at the gable ends of the pavilions, 2 interior ones at the intersection of the pavilions and the main mass, and a rear exterior one.

The roof is wood shingled and the walls are covered with wide, painted shingle siding. The 6/6 windows have paneled shutters with bell shaped cutouts. William H. Wilson, the house's first occupant, was the president of the Vermont Spool and Bobbin Company.

34A. Garage; 1940

This garage has a single bay and is sited directly to the rear of (#34) 270 South Willard Street. It is attached to this building by an open breezeway with latticework walls, and is considered a part of the design of the residence and contributing in this district.

35. Bigelow House (292 South Willard Street); c.1872

This two story, 3x3 bay, American bond brick house was built in the Italianate style and was remodeled in the 1920s in the Colonial Revival style. In massing, it is a squarish block with a truncated hip roof and an elliptical central raised roof. A

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four bay veranda supported on turned, paired posts extends across the front elevation and the south wall, and there is a hip-roofed, 2-story wing off the north wall.

Fenestration consists of 2/2 sash with cast iron segmental arched lintels with scroll cut design in the created arch. The first story windows flanking the main entrance have been changed to multi-pane round headed windows. The second story window over the main entrance may once have been a double windows, but was also changed into a multi-pane Palladian window. There is a louvered oculus ventilator above this and under the raised central roof. The building features a Colonial Revival entrance of a six panel door flanked by half lights, Ionic Style engaged columnettes inside fluted Ionic pilasters. These support a full entablature. Above the door is a transom of square panes on which has been superimposed an elliptical fanlight with segmental tracery. The main cornice is of sheet metal. It and the soffit are supported on paired wooden brackets. The raised frieze is of brick.

This house was built for George and Elizabeth Bigelow. Mr. Bigelow was the editor of the Burlington Free Press and Times. Charles Miner purchased the house in 1885 and resided there till 1903, when it was sold to Clarence Morgan, treasurer of the Rutland Railroad. It was probably remodeled during Morgan's ownership. The ornate doorway is among the most elegantly detailed and stylized entrances in the city, and may have been designed by Louis Sheldon Newton.

## 36. Bessie E. Gurney House (416 South Willard Street); 1935

Built for the widow of Thomas W. Gurney, treasurer of T. W. Gurney, funeral directors, this 1 1/2 story, eaves-front Tudor Revival style house stands on property subdivided in the 1930s from "Overlake", the estate of Col. Le Grand B. Cannon. Tudor detailing appears in the steeply-pitched gable roofs, grouped, tall, narrow windows and the round-headed front door and gable window.

The rectangular main block is extended west by a steeply-gabled entrance pavilion, which projects from the north end of the front facade and continues to the east of the ridge as a large ell housing a 2-car garage. The round-arched front door is sheathed

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with vertical boards and pierced by a small light.

A 1-story wing extends the building to the south. The asphalt shingle roof is pierced by opposing, wide, shed-roofed dormers on the east and west slopes and a brick chimney which rises from the south wall of the main block. The house is sided with shingles and rests on a poured concrete foundation.

The 6/6 windows occur in a group of five on the front facade, in pairs on the wing, and in triples on the dormers. A central, side entrance in the north gable wall is projected by a steep gablet supported by carved brackets.

Approaching from the north, the house is the first of several built in the 1930s, and with its neighbors, contributes to a change in scale and style in this area of Willard Street.

37. Benjamin Bullock House (426 South Willard Street); 1933

This 3x2 bay, eaves-front, gambrel-roofed house with a 1x2 bay wing on the south is sheathed with wide clapboards without corner boards. Full width dormers extend along the front and rear of both the main block and the wing, with the upper slopes of the gambrels extending to the dormer roofs. The 2-story building rests on a poured concrete foundation.

Centered on the main block is a small porch sheltering the front entrance. The flared porch roof, supported by simple Tuscan columns, presents a bell-curved profile and has a boxed cornice and a ceiling of narrow varnished boards. A round-arched shaped window is located in the front door.

The windows are 6/1, paired on the first story front facade and on the front and rear of both stories of the south wing, and single elsewhere, except on both stories of the south facade of the wing, where they are tripled. The first story of the rear (east) facade features a paired window and a rear door, over which a roof from a rear single story addition extends to the north. This shed-roofed addition is two bays wide with a small raised window near the center and a full-sized, paired window on the north end.

Designed in the Dutch Colonial style, this house has running

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along all walls a pent roof marking the top of the first story. The pent roof as well as the main roofs are covered with asphalt shingles. A chimney rises at the peak of the south wing where it intersects the main block.

Directories show that this house was built in 1933 for Benjamin Bullock, the co-proprietor with his brother Earl of Bullock's Standard Steam Laundry.

## 37A. Garage (426 South Willard Street); c.1933

This two bay gable-front garage is sheathed similarly to the house with wide clapboards. The two overlapping sliding doors have six pane fixed horizontal sash. On the two bay wide north and south facades are 6/6 windows. A low shed-roofed addition extends along the rear (east) wall. Diamond-shaped, asphalt shingles cover the roof.

## 38. 436 South Willard Street; 1932

This gambrel-roofed, eaves-front, 4x3 bay, Colonial Revival house is given a picturesque appearance by the narrow, steeply pitched roof of the entrance portico, two shed dormers, and a recessed two bay porch, all on the street facade. A forested hill behind and irregularly placed shrubs and conifers of differing heights in front add to this appearance, although the building is essentially a two story rectangular block, with a 1 1/2 story addition in the rear.

On the front facade, the entrance portico is off-set occupying the third bay from the right. The door surround is a Doric entablature with simple Tuscan-Doric pilasters supporting it. The door itself is paneled and has two small panes. Another small window is placed under the gable peak.

To the left of the entrance, on the north end bay, is a single, double-hung window. To the right of the entrance is the deeply recessed porch, overhung by the gambrel roof, and resting on a wide, plain frieze, and three heavy Tuscan columns. The recessed side wall is broken by two sets of multi-pane French doors. Above the porch, in the gambrel roof, is a two bay shed dormer, with another, single bay dormer on the north end of the roof.

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Both gable end sides have irregularly spaced windows, with double-hung, 6/6 sash, like those in the front. The south side has an exterior 6/6 sash, like those in the front, and an exterior brick chimney.

The rear facade has a four bay, full length, shed dormer. From the two central bays projects a two bay gable-front addition, which forms an attached two bay garage on the first story and living space above. Another, small, single story addition extends one bay from the north side of the garage wall, and has an entrance sheltered by a porch with squared posts and shed roof. The fenestration of these additions is regular double-hung, 6/6 sash, except for the two overhead garage doors on the south side.

This house was constructed in 1932 for I. Munn Boardman, president and treasurer of Hickok and Boardman Insurance Co., which had its offices on St. Paul Street. It is typical of the picturesque revival styles favored by well-off white collar workers and businessmen in the 1930s, and is a wonderful integration of landscaping and structure on a residential lot.

## 39. Erald F. Foster House (444 South Willard); c.1931

This small, 1 1/2 story, 3x2 bay, brick veneer residence was first occupied by Erald Foster, a local doctor and instructor at UVM's medical school. A high, gable-roofed entrance porch dominates the otherwise horizontal line of the main facade. Two Doric columns and two Doric pilasters support the porch, which has a deeply recessed tympanum in the gable end.

The entrance is composed of a door with multi-paned windows above two vertical panels. The door is flanked by sidelights, which repeat this pattern, narrower multi-paned windows over a single panel. On either side of the porch are tripartite windows, repeating the proportions established at the entrance. Radiating brick voussoirs cap the entry and windows, and the windows have brick sills. To the south lies a small 1x2 bay sunporch with paired windows and a flat-topped hip roof.

The jerkinhead gable roof has a slight kick at the eaves. On the main facade is a long clapboarded, continuous shed dormer. The

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three bays of this dormer consist of pairs of windows, the center with 4/1 sash and 6/1 sash on both side pairs.

In the rear, several appendages to this rectangular building are found. A single-bay attached garage forms an ell at the left (south) side. Above the garage, and set slightly in, is a frame second story with a jerkinhead gable roof. This room is two bays deep with 6/1 sash. Another addition projects slightly from the center bay of the main structure adjacent to a small porch on the north end. This porch is supported on Doric columns, similar to those found at the front. A large central brick chimney is found toward the rear of the main structures.

This residence has the same deep setback as its neighbors. It is framed by four mature evergreen trees, two in front and two behind.

40. Robert W. McCuen House (452 South Willard Street); 1927

This vernacular brick residence was constructed in 1927 in what was referred to as "Overlake Park" by Robert W. McCuen. McCuen acquired the land through warranty deed of Julian B. Clark with the stipulation that one dwelling house be erected on the lot and that it be occupied and used as a residence only.

Its major detail is the accentuation of two west facing, steeply pitched, 1 1/2 story gables at the northwest and southwest ends of the building. The gable roof windows at both front facade ends contain narrow 2x6 lights in a casement frame. A shed roof dormer with four 4-pane casement windows project from the center. The first floor casement windows are obscured by the landscaping.

The main entrance door, located on the west facade beneath the central dormer, is composed of three vertical inset wood panels immediately above which is located a six-light window with two vertical muntins crossed by a horizontal piece. To each side of the door are double casement windows. The window sills are of brick; the roof is slate; and an exterior brick chimney climbs the south elevation. To the south and recessed back from the front facade is an attached room, also of brick, with 8'x5' west facing casement window. The brick pattern throughout is American bond.

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## 41. D. D. Howard Residence (462 South Willard Street); c.1869

Taking advantage of its location at the head of Howard Street, this large stately Italianate residence has a five way wide front facade with large windows and multiple porches. Daniel D. Howard, brother of John P. Howard, purchased the property with an open view down the street, which now bears his name, from Levi Willard in 1869. The deed provided that he would not quarry the redstone from the land. The 2 1/2 story rectangular common bond brick building is joined by a 2 story, three bay wood frame ell off the south-east rear corner and both are protected by flat-topped gable roofs, which on the main front facade rises to form a gablet over the entrance bay. Piercing the front slope of the gable are two dormers in the end bays with triangular shaped iron grates over the gables. The interior, end brick chimneys are panelled at the base and corbeled at the top.

Panelled posts and pilasters of the portico porch rise to support the entablature and second floor balcony, which is defined by a turned-spindle railing and corner posts. A similar railing is around the balcony protruding underneath the center gablet and is supported by ornate, scrolled brackets. Paired, molded brackets, stretched along the gable slopes, support the overhanging cornice. Hung from the point of the gablet is a large decorative pendant. The single story side (south) porch, which extends back to connect with the ell, is one bay wide with pointed arch shaped jigsaw valances.

The fenestration of the brick structure and wood ell consists of 2/2 sash with slightly protruding wood lintels which are carved to curve upward at the center top to form the wider center-pointed section. Short molded curved feet support the wooden sills. Pointed windows are in the dormers and pierce the front gable.

## 42. Residence (470 South Willard Street); c.1950

This 1 story, L-shaped plan, ranch style dwelling has a low, hip main roof, and a gable roof with a wide brick chimney facing onto South Willard Street. Due to its date of construction this dwelling is non-contributing to the district.

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43. Thomas H. Parkhill House (480 South Willard Street); 1920

Constructed for the President-Manager of the Edward W. Parkhill Lumber Company, this 3x2-bay, 2 1/2-story, eavesfront Colonial Revival house was designed by a Canadian architect whose name is unknown. The Parkhill Company grew so successful that T. H. Parkhill had the Parkhill Building constructed at 202-10 Main Street in 1930.

The brick-veneered walls are characterized by a vertical brick belt course and a header course watertable. The symmetrical front facade contains a central multi-paned, enclosed entrance porch with polygonal columns, which is flanked and topped by Palladian style windows composed of triple 1/1 windows framed by pilaster strips and a simplified entablature. The second-story unit is less detailed and of a smaller scale than the first-story windows. Other windows are 2/2 and 1/1.

Featuring a molded cornice and gable returns, the slate roof is pierced by exterior end chimneys, which are flanked by quarter-round gable windows.

A 1-story clapboard wing with rear enclosed entrance porch is found in the right (south) side. On the back, a 2x1 bay, second-story clapboard projection is supported by 2 metal posts. The right entrance bay has a glass-enclosed porch.

43A. Parkhill Garage; 1920

The hip-roofed garage, with cupola and weathervane, contains two sets of panelled double doors with Union Jack windows.

44. Richard Cottam House (498 South Willard Street); 1900

This large, 2 1/2 story, 3x4 bay, hip-roofed, Colonial Revival style house like its neighbors stands on a sizable lot oriented westward towards Lake Champlain. Built for Richard Cottam, superintendent of Champlain Manufacturing Company in 1900, this turn-of-the-century professional class home sits next door to one of Cottam's employees.

The structure has a slated, pyramidal roof, which carries a cross

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plan of shed dormers and a tall, exterior chimney on the rear slope. The square main block's horizontality is marked by a wide frieze board, dentil molding at the cornice, and a molded, flared beltcourse between stories separating a change in sheathing from painted brick (first floor) to wood shingles (second floor).

The center facade entry bay is defined by a 1-story, flat-roofed porch topped by a balustrade and supported by paired columns. Opening on to the porch roof is a canted window bay, which interrupts the main cornice.

Flanking the entry are large, square first story windows having 8/1 sash, while the remaining rectangular windows have 6/1 sash. Surrounds are wide and topped with molded caps. Outstanding double-leaf, paneled doors mark the front entry and the structure rests on a cut redstone foundation.

45. Jonathan R. McLaren, Jr., House (500 South Willard Street);  
1898

The open streetscape characteristic of South Willard at its southeastern extreme results from the gracious setback of 500 South Willard Street and its adjacent neighbors (#'s 44 and 46) and is in marked contrast to the dense, curb-hugging placement of the houses built across the street after the turn-of-the-century. From its vantage point on a rise toward the rear of the property, this 2 1/2-story, 3x2 bay, Colonial Revival house takes advantage of the lake view to the west, particularly visible from the second story balcony. The nearly square main block, with its slate, truncated, hipped roof, punctuated by a single brick chimney, is extended east by a hipped roof, 1-story ell, in turn connected to a modern 2-car garage. A wide, shed-roofed dormer projects from the east slope of the roof. The main block rests on a randomwork, quarry-faced, redstone foundation. A brick foundation supports both the ell and a small 1-story wing projecting from the east corner of the south facade. Aluminium siding covers the second story and cornice, and no doubt, eaves detailing appropriate to the Colonial Revival style, while the first story ell and wing are sided with brick.

The building's most distinguishing feature is the central main entrance with its monumental columns supporting a gabled dormer. The gable soffit protects a curved, second story balcony with

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molded rail, paneled posts, and square balusters. The balcony in turn projects over the wide front door with its multi diamond-paned light and the entrance vestibule, which is enclosed by double doors. The outside entrance to the small wing also receives Colonial Revival detail in the form of a single column, much smaller in scale than the main columns, which supports the entrance roof. The 1/1 windows, with radiating, gauged brick voussoirs and marble sills, occur singly, as well as paired on the front first story and triple on the north facade and rear dormer. Simple, molded surrounds visible on the first floor windows have been concealed by aluminium siding, which robs the building of much of its detail. The appearance of the house is obscured by an overgrown pair of fir trees flanking the main entrance.

46. George Harris House (510 South Willard Street); 1916

This Spanish Revival style residence is unusual in Vermont and is one of a kind in Burlington. It is a 2 story, 7x2 bay, rectangular block, which, set back behind a sloping lawn and rising from a mounded site, has a commanding view of the lake. The walls are clad with rough-finished stucco and are sheltered by a spreading, hip roof, covered with regularly spaced, Spanish ceramic tile. Projecting from the front and both sides, are single story, flat-roofed porches.

The center bay portico on the front facade consists of two pairs of smooth columns on stone plinths, with single pilasters and a single, narrow window, behind each. These support a cornice with a wide, unornamented fascia board frieze. Framed by the portico is a multi-pane glass door. On the second story, double French doors open onto the roof deck, which is bordered by a slender, simple wrought iron railing. Above the deck and flanking the French doors are two small, multi-pane windows.

The side bays of the main facade have three tall casement windows each, those of the first story having raised impost blocks supporting round-arches of raised, smooth stucco, with a diamond shape panel within each arch. The second story bays have the same windows, grouped together in bands, with flower boxes running the length of each band. These flower boxes are supported on flattened brackets.

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On all elevations, each corner has elongated, paired brackets under the eaves, which are overhanging and show exposed rafter tails.

Off the south side is a 1x2 bay porch, the rear bay of which is enclosed. This porch is supported by pilasters and an octagonal corner column. On the north side of the main building is a porte-cochere on columns and pilasters. It has a molded cornice and fascia board frieze, which, like the side porch, is a simplified version of the main portico cornice.

The rear facade has two tall casement windows in each bay, excepting that there are doors in the center bay of each floor, and a groundfloor picture window in the north-most bay. The central bay also features a two story, shed-roofed porch, reached by stairs. Above it, on the main roof, is a shed dormer with three grouped, casement windows. North and south sides of the building have interior chimneys, and the building rests on a brick foundation.

This Spanish Revival style building also exhibits a Bungalow style influence in the pronounced overhang of the main roof and the exposed rafter tails. It was built by the architectural firm of McDowell and Henderson for George Harris, a salesman who worked for the Champlain Motor Company, and later for Bailey's Music Store, finally managing the latter by 1920.

## 46A. Garage (502 and 504 South Willard Street); 1916

To the north and set back from the George Harris House, is the original garage, now a two apartment building. It is fitting that a salesman from Champlain Motor Company should have a three car garage in the exotic Spanish Revival style.

This single story, 3x1 bay, stucco-finished structure is covered by a shallow shed roof, hidden by a single-stepped parapet. The front facade is sheltered by a pent roof, which is supported on elongated brackets. The pent roof was originally clad with regularly spaced ceramic tile, but now is of red-stained exterior plywood. The side bays of the front facade are set in wood panels, and the central bay is composed of two entrances. The three original garage bays, and the building's echoing of the main house in style and materials, are still obvious, despite its

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adaptation into apartments.

46B. 506 South Willard Street; c.1946

This stud-framed, 1-story, single family apartment is set back from #46, along the north property line of the lot. It has a picture window flanked by narrow, double-hung, 2/2 windows on the left end of the South Willard Street facade, and a corner window on the right side, consisting of paired windows meeting another on the west corner of the south facade. The entrance is located toward the rear on the south facade, as well, and the door is a 1960s type. The building has a rolled-asphalt roof, vertical pine siding, which is stained, and a poured concrete foundation. The vertical siding is recently added. The building is non-contributing to the district due to its age.

46C. 508 South Willard Street; c.1946

This 1 1/2 story, gable-front square shaped apartment is located behind #46A, and to the north of #46B, along the north boundary of building #46. It is a small cottage, contemporary with #46B, and featuring, like it, stained, vertical pine board exterior siding, and a poured concrete foundation. The two bay gable-front has a set of paired 2/2 double-hung windows off-set to the right on both stories, and the lower story features a small, double-hung window in the left bay. The two stories are defined by a wide, plain frieze board running between them.

On the south side is the main entrance, which consists of a three pane glass door, flanked on the left with a three pane floor-to-ceiling window, which is equal to it in width and height. Above these runs a pent roof, over which are paired windows sheltered by the eaves.

The roof is clad with asphalt shingles, and is vented on each gable end. This building is non-contributing because of its age.

47. Alba C. Booth House (505 South Willard Street); 1903

This 3x3-bay, 1 1/2-story, shingle-sided house is a carpenter-builder design similar to other shingle style residences on

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Howard Street (#'s 61 and 62), which were built about the same time.

The gable-front slate roof has a gambrel on the left slope and a shed on the right. The roofline flares at the eaves, as does the front wall, to form roofs of a multi-paned entrance-porch in the right bay and a glass-enclosed porch in the left side, which extends across the left (south) side.

An oriel window in the front gable, containing a 6/1 window flanked by two 4/1 windows, surmounts an 8/1 first-story window.

The roof is pierced on the right (north) side by a hip roof projecting above the main roof's plane to form 2 full stories, and on the left side by two dormers cut out from the gambrel's bottom slope.

The down-sloping site reveals a full basement on the south side, which contains a vertical, 3-light window in each bay. A rear, interior 2-bay open porch extends around the right (north) side where its entrance steps are found. While a skirt roof protects it on the north, pent eaves surmount the porch on the back.

47A. Garage; 1903

A 1-bay garage with folding panelled doors has a hip roof with a small center cross-gable. Shingle siding matches that of the house (#47).

48. Brigham H. Stone House (497 South Willard Street); 1906

This 3x2 bay, 2 1/2 story Colonial Revival dwelling, with a slate, gable roof, rectangular main block, is built entirely of local redstone. There is a front porch, which projects beyond a projecting 2 1/2 story hip-roofed right facade bay.

The 1 story, 2x1 bay, front porch is built on a stone foundation, with spindle railings between the stone bases and triple corner and double posts supporting the porch roof. Resting on this porch roof is a spindle balustrade with a continuation of triple corner and double center posts.

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The fenestration on the front facade consists of one 6/1 window with flat stone voussoirs in each second story bay and in the first story unless noted otherwise. In the first story, there is a triple window and entrance. This front window has a center 6/1 pane flanked by 4/1 windows. Above the second story in the front facade is a single arched dormer with 6/1 window. There is an eyebrow dormer in the projecting hip roof in the far right bay. On the south facade, there are 6/1 window also with flat stone voussoirs. There is a pleasant first story oriel window in the southwestern bay.

This dwelling has a screened enclosed two bay porch on the rear facade with double corner posts and a projecting cornice. There is a similar patterned balustrade as the front porch.

This dwelling was built for Dr. Brigham H. Stone in 1906.

48A. Garage; c.1925/c.1970

A two stall garage with a single door, a low hipped roof, aluminum sheathing, and a small decorative cupola illustrates that the earlier building on this location has been modernized. Due to the alterations this building is non-contributing to the district.

49. Dudley Calhoun House (487 South Willard Street); c.1900

Only for one year did Dudley Calhoun enjoy his Georgian Revival home before moving to New Rochelle, New York, and selling this residence to his partner, Seth Johnson. Rectangular in plan, the 2 1/2 story, 3x3 bay, hipped roof structure faces east with a gable breaking the front facade above the center entrance bay. Small gable dormers above the middle bay pierce each side hip as a rectangular chimney pierces the center of the slate roof.

The cornice and cornice returns on the front gable overhang the clapboard siding with narrow clapboards at the base level of the pilasters. Corner pilasters with panelled bases rise to the box cornice. Supporting the residence, the redstone foundation continues upward to form the bottom half of the chimney on the left (south) facade, centered in a bay window. The chimney continues in brick above the shed roof of the first floor bay

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window.

Windows with 6/1 sash mark each bay on both floors, except there are no windows in the middle bays of both side facades. A Palladian window pierces the center bay of the second floor front facade, with an arch and keystone wood trim detail above it. Semi-circular windows in the gabled dormers have fanned muntins.

Doric columns support the entrance portico and half-length, multi-light sidelights flank the glazed paneled door. Square, spindle balustrades with square corner posts rise from the portico's flat roof and porch deck while a wooden lattice forms the porch's skirt.

Square spindle balustrades surround the rear, 1-story porch and second level deck. Round columns support the three bay, full-width porch overlooking the lake.

50. Residence (475 South Willard Street); c.1918

Unusual in this district for its Jacobethan and Colonial Revival style characteristics, this eaves-front, 2 1/2 brick house presents a medieval face to the street. It is rectangular in plan with openings on the main (east) facade of different sizes and placements, which nevertheless present a three bay arrangement. The entrance is recessed on the north flank of the main facade and has a scrolled grill of wrought iron framing the doorway. South of this is a small window. Above these openings is a large 9/1 window. A 2 story central panel of tripartite bay windows divides the main facade, with 6/1 windows. The south flanking bay has a single window on the first floor, above which is a band of three smaller ones. All window openings are supported by wide flat arches. The cornice is plain.

On the end walls, parapeted gables terminate in single steps at each eaves line. The cropped rake molding is embellished with dentils. The roof is asphalt, but was originally slate. Fenestration and sash details are particularly important to this building's character. Fenestration on the other elevations is asymmetrical, with single round windows in each gable end half story.

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50A. Garage; c.1918.

This small, jerkinhead-roofed, single bay structure has double wooden sliding doors with a central window, and rectangular multi-pane windows on each side elevation. The roof is of asbestos or slate shingles, the foundation is concrete and the building is oriented to South Willard Street along the south property line of building #50.

51. Harris Walker House (469 South Willard Street); 1901

This 2 1/2 story, 3x2 bay residence was built for Harris Walker, an employee of Burlington's Wells and Richardson Company. Two years later Walker had changed jobs and worked as an agent for the New York Life Insurance Company. His residence was constructed in the Colonial Revival style with a combination of redstone and clapboards. Redstone was used for the foundation, the first story and the center chimney. The second story is sheathed with wide clapboards. A flared skirt defines the division between the stories. A gable roof with closely cropped eaves creates a taut, crisp look for the structure.

An enclosed porch with a hip roof and rafter tails shelters the central entranceway. It is set on a redstone foundation and composed of three semi-circular arches, one facing front and one on either side. The front elevation of the porch contains a door, surrounded on the upper half by six small panes of glass and flanked by panels on the lower portion. A gablet, on the hip roof, crowns the entry. The side arches are composed of multi-paned windows which extend below the impost line. The lower portion is solid with four vertical panes. The corners of the porch are defined by three Doric columns and an engaged Doric column is found against the wall of the main facade. A railing, composed of square balusters, surrounds this porch. Inside, the door is flanked by sidelights with eight panes of glass. The fenestration consists primarily of 9/1 sash with the second story windows slightly smaller. The central, small, vertical, second story window is similar to the sidelights. Other window styles include gable-roofed dormer windows, one on the front (east) and two on the rear slope of the gable roof, as well as a curved oriel window on the south facade.

A rear, L-shaped veranda repeats many of the details of the front

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porch. An arcade of open semi-circular arches is five bays wide, one bay deep on the north and two bays deep on the ell at the south. Like the majority of the structures on the west side of South Willard Street, it was built on a hill exposing the basement level at the rear. Redstone piers, with trellis infill, support the veranda which is accessed by stairs. A door on the ground level opens into storage area below.

A cast-iron hitching post sits on the front lawn of this residence. It was manufactured by Brink and Company of Burlington and has an acorn-shaped cap, fluted shaft and curvilinear base with floral patterns.

52. E. F. Henderson House (199 Howard Street); 1901

Built at about the same time as other houses of similar design (#'s 53 & 47), including its western neighbor, this is a typical carpenter-builder Shingle Style house. Its first occupant was E. F. Henderson, an agent for the American and National Express Company, who died three years after the house was built.

This 1 1/2-story, 3x3 bay, shingled, gable-front house has an asymmetrical slate roof, which is a gambrel to the left (east) of the center ridge, and a shed to the right (west). The slope of the latter is the same as the upper slope to the former. The shed roof flares slightly, as does the front wall surface, to form the roof of a multi-paned recessed entrance porch, in the right bay, characterized by a solid shingle rail and Doric columns.

The middle bay holds a first-story 8/1 window, a second-story 6/1, and a metal vent in the gable. A course of shingles lines the close-cropped raking eaves.

On the left (east) side, the roofs of two shed-roofed dormers are formed with extensions from the gambrel roof's upper slope, while their bases are cut away from the lower slope. A recessed first-story porch across the left facade wraps around the back to form a deck projecting into the backyard. Porch posts and rails are simple, squared members.

Projecting above the plane of the roof's west slope, a shed roof forms two full stories on the right (west) side, from the rear

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edge of the front porch to the back corner. This west facade has irregularly sized and shaped windows. In a rear bay, first-story opening sits a projecting greenhouse box with sloped top, sheltered by a simple hood.

53. Frederick Gay/James Henderson House (197 Howard Street); 1901

Built in 1901 by Frederick Gay and James Henderson, developers of several nearby lots, this 1 1/2 story, 2x2 bay, wood frame, Colonial Revival style house has a slate-covered, asymmetrical, gambrel roof, wood shingle siding, and cut stone foundation.

The left roof slope extends over an open, one bay wide colonnaded porch, which extends around the rear wall to cover a rear entry. The plain porch columns rest on a high shingled skirt.

The straightened right roof slope is interrupted by a two bay, hip-roofed, wall dormer with exposed rafter tails in the eaves.

The facade has centered first and attic story windows and an off-center (right) entry sheltered in an enclosed vestibule. Window sash is both 6/1 and 8/1. A central chimney and shed-roofed wall dormer are present on the right wall.

53A. Garage; c.1920

Located to the rear of #53's lot along the west property line, this two bay, gable-front garage has a slate roof, is sided with wood shingles and has overhead folding doors. At the eaves, exposed rafter tails are scalloped. Both bay openings feature incised trim boards.

54. Buckley Residence (193-195 Howard Street); 1896

Built in 1896 as a residence for William H. Buckley, manager/owner of Buckley Plumbing Company in the Hayward Block at 198 Main Street, this structure is a simple Colonial Revival style building. It is a 2 1/2 story with 3x3 bays and a front gable orientation to the north. Its massing is rectangular with recessed side porches at the west and north brick facades, which are supported on non-detailed square posts. At front elevation

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left is a two-story polygonal bay. The third story is comprised of a front gable with single hung paired windows. Two hip roof dormers extend from the west and the rear wing extends to a second story porch. Fenestration is 1/1 double hung sash windows with gauged, flat brick window lintels. Second and third floors are faced in solid-cut painted wood shingles. The unadorned roof cornice is wood. The roof material is slate.

In March of 1897, Frederick Gay and James Henderson conveyed by deed to William Buckley "said lots (9 and 10) together with a dwelling recently erected on Lot #9" (Burlington Land Records, 1897, Vol. 41, p. 132). Buckley later sold the residence to Rupert and Daisy Drew. Drew sold the single family residence to Edward Crane in 1921. It was during the ownership of Crane, between 1921 and 1945, that the building was converted to a double dwelling house.

## 55. Delfousse Residence (191 Howard Street); c.1960

This 2 1/2 story, aluminum-sided, 2x3 bay, gable-front dwelling is typical of mid 20th century Garrison design construction and is non-contributing to the district due to its age. A semi-circular louvered vent punctures the front gable. Fenestration consists of 1/1 sash windows with 6/6 snap-in grills, a bow window on the right side first floor and a Neo-Colonial paneled door with an aluminum storm door on the left.

## 55A. Garage; c.1960

This detached, one bay, aluminum structure with a panelled overhead door and flat roof is on the right (west) side of dwelling, and is non-contributing to the district due to age.

## 56. House (173 Howard Street); 1938

With eaves and dormer facing Howard Street this 2x3 bay, Tudor Revival style house has brick veneer on the first story, stucco on the second story gable ends and on the front and rear shed dormers, and clapboards over the attic walls. All windows have 6/1 sash and are paired in the left bay on both stories of the front (north) facade and the right bay of the west first story.

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Contrasting stuccoed voussoirs mark the center and ends of the window lintels on the first story.

A gable-roofed entry vestibule projects slightly off center. White stuccoed quoins surround the entry doorway. The front door itself is paneled and has a fanlight. Simulated half-timbering and stucco trim the vestibule gable. Another suggested gable slightly projects from the front shed dormer, with one slope rising from the vestibule roof, the other from the front eaves, intersected by a prominent exposed brick chimney. This chimney has several inset stuccoed blocks and is split into two parts near the top. A single story shed-roofed screen porch extends from the southeast (rear) corner.

This house, built in 1938, is one of the few Tudor Revival style designs in Burlington and is a significant component of the South Willard Street Historic District.

56A. Garage; c.1938

Set back to the south west of the house this small, single bay, brick garage has its roof gable facing Howard Street. A 4x4 panelled overhead garage door with windows is slightly offset on the gable end. Clapboards cover the upper gable wall and asphalt shingles cover the rear (south).

57. Everitt I. Soule House (178-180 Howard Street); 1915

This rectangular, 2 1/2-story, gable-front house combines the irregular massing of the Queen Anne style with the simplified detailing of the Colonial Revival style. At one time the home of wholesale tobacconist, Everitt Soule, it is now a two-family residence. The 3x2 bay main block is articulated on the front facade by two bays, one canted, polygonal bay projecting from the southwest corner and the other a rectangular bay window projecting from the east bay. The pedimented gable of the main roof and the smaller pedimented gables of the bays are formed by pent eaves. The front is further extended by a 1-story, three bay porch with a central entrance capped by a gablet. The porch has been partially rebuilt and enclosed with wide clapboard and 8/8 windows. The main block is sided with narrow clapboards on the first floor and shingles on the second, and is roofed with slate.

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An interior, brick chimney rises from the east slope of the roof. The house rests on a randomwork, quarry-faced, redstone foundation except for the front porch which has a poured concrete foundation, no doubt built when the porch was remodelled. A 2-story porch, partially enclosed on the first story, extends the building to the north. It is supported by turned posts and enclosed by a balustrade with turned spindles.

Window and eaves detailing is simple. The double-hung windows with molded heads are four vertical lights over one and occur paired and triple on the side elevations. A boxed cornice with fascia board frieze completes each facade.

57A. Garage; c.1934

A low, gable-front, 2-stall garage, built between 1926 and 1942, stands near the house at the northwest corner of the property. The building is shiplap-sided and enclosed by a pair of accordion doors with four lights above and paneling below.

58. Mrs. William Tracy House (184 Howard Street); c.1915

This 2 1/2 story, 2x3, simple Queen Anne/Colonial Revival residence exhibits a variety of sheathing materials characteristic of the style. The original owner was Mrs. William Tracy. The building's first story is clad with clapboards while shingles cover the second. Corner boards, on the first story, as well as horizontal members between the floors suggest the structural framing. The gable roof is covered in slate with a band of imbricated slate on each slope.

The main facade is marked by a 2-bay, pedimented pavilion that projects beyond, and to the right (east) of, the sidehall entry. Shingles and a pair of small windows are found in the cantilevered pediment. The building is oriented to the southwest with a canted entrance to the corner veranda. A bay window on the southwest corner of the first story emphasizes this orientation. The veranda, which extends along one bay of both facades, is marked by a gablet over the entrance. It is supported by Doric columns which sit on a shingled rail. Shingles also clad the veranda skirt.

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Variations in the size and shape of window openings is typical. Most windows have four vertical panes over one large pane. On the right (east) of the main facade is a larger picture window with an integral 7-pane transom. On the east facade, stained glass fills a second story, central, tripartite window. It is very colorful, with a dark red background with gold, blue, and green, small geometric patterns above and below a curvilinear floral design.

A sun porch at the rear of the building has a second story addition. The entire building sits on a rough stone foundation and has a single offset internal chimney.

## 58A. Garage; c.1922

A frame garage, with a single overhead door, located at the rear of the lot and west of the residence, was built in the early 1920s. It has a hip roof and one small window pierces each side elevation.

## 59. House (190 Howard Street); c.1860

This 3x4 bay, 1 1/2 story, gable-roofed, clapboard-sided, Greek Revival style dwelling, with a western view of the lake, is composed of the original rectangular block, with additional ells, a shed, and wing along the west and north facade. This structure is built on a stone foundation, with the additions having rock-faced veneer foundations.

There is a projecting open porch on the front gable-end. This three bay porch was a later addition, with its lattice skirt, railing, and turned posts with brackets. A modern cast-iron hand railing is located along the right of the two step entry. There is a Greek Revival style door surround with pilasters that flank the door and support a flat cornice. To the left of the door surround is a 6/6 window with shutters. There is another above it on the second floor.

An added rear wing extends to the north of the property. On the ell and east elevation there are casement windows. It appears that the porch may have extended further along the west facade but was abruptly terminated with a shed addition which has

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entrance onto the porch.

The slate roof of the main block has a mid-section of multi-colored imbricated slate. There is a central, capped chimney on the main block and an apparently newer chimney located between the main block and rear addition.

Originally built as a private residence, this dwelling has now been converted into apartments.

59A. Garage; c.1915-20

This one stall garage with vertical wood treatment and clapboard sheathing has a gable roof with triangular vent. On the south facade is the garage door with a row of glass panels and a door with wooden panels and a large glass pane in the top section.

60. H. S. Howard House (196 Howard Street); c.1914

This 3x2 bay, rectangular plan, clapboarded, eaves-front building is one of two (the other is #61, 200 Howard Street), Bungalow style residences built on Howard Street during the second decade of the 20th century. The main block of the building is tall and narrow, but it is given the typical horizontal bungalow shape by the extension of the front roof slope over the porch, and by the broad, spreading gable-front dormer that rises from this extension.

Both the main roof and that of the dormer are clad with slate, and feature exposed rafter tails and purlins, and wide overhanging eaves. The dormer is enclosed with a strip of double-hung, 1/1 windows on the front, and by a single window on each side, shaped to the angle of the roof. In front of the dormer is a low balustrade of squared rails with diagonally crossed stickwork, ranging between squared posts with plain caps. The three bay ground floor porch exhibits the same stickwork as above, with squared porch posts supporting a frieze. The porch has a lattice skirt. Sheltered by this porch, the central entrance is a four paneled door with full length sidelights. The bay to either side of the door is occupied by paired, double-hung windows. Both east and west facades have two sets of paired windows on the first floor, two single windows on the second, and one under the

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gable peak. The rear facade has regularly placed windows and a side bay entrance. The building rests on a cut stone foundation.

The interior detailing is done in the Colonial Revival style. This house was built for H. S. Howard (the son of General Howard), a real estate and insurance salesman, whose agency was located in the Strong Block on Main Street.

61. Walter A. Myers House (200 Howard Street); 1914

A simple, 1 1/2-story, gabled structure with eaves to the road, this 3x3 bay house is clad with a brick veneer which extends through the foundation level. The roof is covered with asphalt shingles and the gables are sided with clapboards. A Bungalow style porch on the front facade features a shingled gable with narrow, angled lights, which are accented by a wide molding with modillions. Short, square porch posts are supported by brick piers rising from a solid brick base. Like most of the other windows, an oriel window on the right (east) side has casements with applied diamond-shaped muntins. The central brick chimney is of medium height.

This was originally the home of Walter A. Myers, employed by the Hays Advertising Agency.

62. Lorenzo B. Lord Building (202 Howard Street); c.1870

This 2 1/2 story, 2x3 bay, wood frame Italianate style structure is said to have been built for Lorenzo Lord, a partner in the firm of Henry, Johnson & Lord which produced proprietary medicines.

This gable-front structure rests on a sloping lot, exposing three faces of its redstone foundation, which is interrupted by a cellar entry covered by a small gable hood and small windows (south).

Off both the east and west wall are 2 story, open porches with shed roofs, which conform to the gently sloping main roof. These additions were likely added at the same time as the 1/1 sash windows and wide, wood shingle siding (c.1970).

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The only other remaining clue of the structures past is the brick chimney on the northern (rear) gable. Because of the loss of historic fabric relating this building to its past and the addition of unsympathetic porch structures this building is non-contributing to the district.

## 63. Ernest Battle House (457 South Willard Street); 1915

This 2 1/2 story, 3x3 bay, eaves-front, Colonial Revival style house occupies the northwest corner of South Willard Street and downward-sloping Howard Street on land subdivided from the Howard estate. The building is rectangular in plan, with a brick first story laid in five course common bond and plain shingle siding on the second story.

The South Willard Street (east) facade has an eaves-front orientation and possesses a two story, polygonal bay window with a polygonal roof on the north side bay, and a two bay, single story porch sheltering the central entrance and bay picture window. The porch is composed of a solid, shingled half-wall, upon which rest three Colonial Revival style columns. These meet a boxed cornice, with a fascia board, frieze, and flat roof. The main roof eaves repeat the porch cornice design. The centers of the front and rear roof slopes are broken by pedimented, gable dormers with paired windows, and the north and south gables of the main roof are also pedimented.

In general, the window arrangement is symmetrical and by bay, excepting the second story, gable-end windows, which are paired and off-set, and the middle bay of the front facade, which has small, paired windows like the dormer above it. All the original windows are 3/1. The first story windows have jack-archs and the second story windows have wood caps.

Following the slope of Howard Street, the south facade features a single story garage projecting west from an exposed basement wall. The overhead garage door opens on to Howard Street and the gable faces west. Above the garage and projecting out a single bay from the main house is a two story, full-width, shed-roofed porch, now fully enclosed with a band of double-hung windows and plain shingled walls on each level.

The entire building rests on a cut stone foundation faced with

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brick and the roof is clad with asphalt shingles, excepting the bay window roof, which is metal.

The Ernest Battle House is set diagonally to the Howard House, (#41), and represents, with its two northern neighbors, 453 South Willard Street (#64), and 443 South Willard Street (#65), a subdivision of that estate. These three buildings of similar style, material and scale were built on speculation by Eugene Chausse, Jr., a local contractor. Like the others, 457 South Willard Street was purchased by a college professor, Ernest Battle, who was an instructor at UVM. With its neighbors, the Battle House is one of several clusters of two and three houses built for speculation in the early 1900s on land that was originally part of the District's larger estates.

64. House (453 South Willard Street); 1915

With one gable end facing South Willard Street and the other facing the view of Lake Champlain and the Adirondack mountains, this 2 1/2-story house is three bays wide and four deep and has its basement level partially exposed as the lot slopes down to the west. The first story and basement are faced with running bond brick laid in red mortar with tall splayed lintels over the windows. Wooden shingles cover the upper walls as well as the rear enclosed 2-story porch. The centrally located Colonial Revival style gabled front porch has turned Tuscan columns mounted on short pyramidal stone piers. Balusters with turned spindles connect the front piers with the house wall. The deep boxed cornice and pediment on the front porch roof matches that of the main roof as well as the gable over the 2-story northeast corner polygonal bay.

The 4/1 windows feature top sash with long panes separated by vertical mullions. To the left of the front entry is a large fixed paned window with six small top lights. Similar windows are found on both stories on the middle face of the northeast corner projecting bay. A more recent paired 1/1 window lights the attic from the front gable.

A tall, broad fireplace chimney rises from the slate-covered roof near front of the south wall, and a narrow stove or furnace chimney rises from the rear of the north roof.

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The recently enclosed porch on the rear (west) has a pair of casement windows on the left (north) bay of both the first and second stories, a triple sash picture widow on the second story and a double sliding glass door below opening onto a wooden exterior balcony and stairway. The rear attic window is double casement, and the exposed basement wall has one centrally located 1/1 window.

Extending from the rear of the south side on the basement level is a recently added, non-contributing garage ell. A single, overhead garage door with windows, wide enough for two automobiles, faced South Willard Street. The shallow, pitched roof presents its eaves to the street.

Similar in design to its neighbors, #63 (457 South Willard Street) and #65 (443 South Willard Street), these three houses were first occupied by University of Vermont professors.

65. George Story House (443 South Willard Street); 1915

Built by a contractor on land subdivided from the L. B. Lord property and similar in style to its contemporaries (453 and 457 South Willard Street; #'s 64 & 63), this rectangular, 2 1/2-story, gable-front house belonged originally to University of Vermont professor, George Story. The main facade is articulated by a pedimented gable formed by pent eaves, and a polygonal, Queen Anne style, canted corner bay window that projects from the northeast corner and is capped by a pedimented gable. The first floor is sided with brick and the second floor with shingles. A boxed cornice with fascia board frieze finishes the eaves. The bungaloid style porch with shingled, battered posts and exposed rafters completes the front facade, while a 3-story porch extends from the west wall. Above a tall, lattice skirt, turned posts and square balusters support the partially enclosed first level and screened second level of the rear (west) porch.

Stained glass appears in the central, front door and in a north wall window. Other windows are four vertical lights over one, capped on the first floor by gauged brick heads and on the second by wood cornice caps. Offset interior brick chimneys appear at the northwest and southeast corners of the roof.

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65A. Garage; c.1930

A low, gable-roofed rectangular garage stands behind the house midway along the north property line. The building is sheathed with shiplap siding and has an asphalt shingle roof, two small windows, a shingle garage door with two horizontal lights and exposed rafter tails.

66. Lorenzo B. Lord House (439 South Willard Street); 1888

This 2 1/2 story Queen Anne style house, built in 1888 for Burlington manufacturer L. B. Lord, was one of the earliest homes along this far southern portion of the District. The massing is composed of two gable wings, one facing south and the other facing South Willard Street, both joining the central, hip roof mass. The left gable wing terminates in a 2 story canted bay, with its angled surfaces adorned by large, curvilinear corner brackets.

Spanning the rear wall is a 2 story, frame, hip-roofed porch which has been enclosed between its original turned posts with clapboard walls. Off the right (north) wall is a 1 story, hip-roofed side entry vestibule raised on redstone piers hidden by a lattice skirt.

During the last decade, vinyl siding and contemporary, 1/1 sash windows have been added, accounting for loss of some detail. Imbricated shingles remain in the gable areas.

The off center, 1-story, shed-roofed entry vestibule, which likely replaced an earlier porch, is enclosed with large, multi-sash windows and shelters the carved entry and door. Directly above the vestibule is a one bay, gabled dormer.

Resting upon a cut redstone block foundation, and placed on the front portion of the sloping lot, this Queen Anne style house is related to Mr. Lord's commercial building at the rear (see #62).

66A. Garage; c.1930

This two bay, clapboard-sided garage is sheltered by an asphalt covered hipped roof with a simple molded cornice at the eaves. It has overhead folding doors which appear to be of early vintage (c.1930.)

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67. Edward Parady House (429 South Willard Street); 1865/1903

Built for Edward Parady, a carpenter and employee of Guy Willard, the stone quarry mason, this house was remodeled in the Colonial Revival mode when it was bought by Ernest E. Smith in 1903. The 2-story, brick structure has a jerkinhead-roofed, gable-front, 2-bay mass with a 2-bay rear ell projecting to the south. While the main mass is American bond, the ell is stretcher bond, suggesting that it was a later addition.

On the front facade, a 2-story bay, capped with a hipped roof, contains on each story, a picture window with diamond-paned transom flanked by 4/1 windows, and surmounted by denticulated cornice. In the left entrance bay, a panelled foyer contains a multi-paned door with a diamond motif and matching half-length sidelights.

A 1-story, 2x2-bay porch, extending across the entrance bay to the ell's right bay, features a denticulated cornice Doric columns, and square balusters.

The majority of the windows are 6/1 sash. On the south side, a 24-pane window overlooks the porch. A 2-bay, segmental arched opening on the north side contains a picture window with a multi-light transom, flanked by narrow windows. A 2-story, clapboarded and shingled wing extends across the back wall.

67A. Carport; c.1980

A 1-bay, frame carport is supported by two simple posts and a west wall. The structure is non-contributing due to its age.

68. Henry Winter House (425 South Willard Street); 1915

This 5x2 bay, 2 story, Georgian Revival dwelling with an eaves-front gable roof is sheathed in wooden clapboard and has a glass enclosed, central projecting vestibule. The windows have 6/6 sash and decorative louvered shutters. The gabled entrance porch with arched soffit is composed of multi-pane glass. The panelled door is flanked by half-length side lights spanned with an elliptical fanlight.

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There is a central chimney and a semi-circular vent in the gable ends with cornice returns. The rear facade has a multitude of large windows, symmetrically placed. There is a projection fronting the southwestern bay with a balustrade composing of a repeated criss-cross pattern. There is a further addition beyond that, directed towards the west.

This dwelling was built for Henry Winter in 1915 by the architectural firm of McDowell and Henderson. This firm worked in Burlington between 1915-1917 and had offices in New York City and Montreal. The firm also did #28 in the district, a much different architectural style than this Colonial Revival. This dwelling remains a one family private residence.

68A. Garage; 1915-17

With an entrance onto Bayview Street, this two stall garage with clapboard sheathing and side windows of 6/6 sash; this structure corresponds in materials and style to the house.

69. House (415 South Willard Street); c.1915

This eaves-front, 5x2 bay, 2 1/2 story residence is designed in the Colonial Revival style and sits at the corner of South Willard Street and downward sloping Bayview Avenue. It has corbeled interior end chimneys, large 6/6 windows with wide flat arches, and a center bay Colonial Revival entrance portico sheltering the main entrance (east elevation). This portico consists of a pedimented gable roof with full entablature, supported by two columns in antis. Between these is a paneled door flanked by narrow, rounded pilasters, bordered by half-length, eight pane side lights, with a panel below. Crowning the doorway is an elliptical fanlight with lead tracery. Elongated brackets support a denticulated cornice and the roof is slate. The cornice has returns on the gable ends. The gable elevations (north and south) feature the same windows as the facade, with the addition of quarter round gable lights and two rectangular basement windows.

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69A. Garage; c.1925

This garage has a concrete pad foundation, clapboard siding, a slate-covered hipped roof, a molded cornice, and early mid 1920s folding doors.

70. Bartlett Residence (405 South Willard Street); 1906

Situated at the northwest corner of South Willard and Bayview Streets, this brick Colonial Revival residence was built in 1906 for Benjamin D. Bartlett, secretary/treasurer of the Allen-Bartlett Shoe Company.

The rectangular block structure is two and a half stories in height with a 5x2 bay plan. The brick pattern is American bond. The east facade is dominated by a solid-cut, wood-shingled projection, three bays wide and two stories high. The recessed entrance door is centered in the projection and is surrounded by an arched pediment, flanked on each side by a Doric column with matching single columnettes constructed in its shadow. The entrance door itself is constructed of four 3/4 length glazed diamond headed lights flanked by 3/4 sidelights in a similar glass pattern. At the second floor level of the projection are five sets of double 2/10 sash casement windows.

Side wall fenestration is 6/1 sash with a segmental arch of brick headers and granite sills. Projecting from the north and south slopes of the hipped roof are single eyebrow windows; at the east (front) facade is a wide hipped roof dormer with double 6/1 sash windows. The wide eave overhangs over a flat cornice with a solid friezeboard; the roof material is slate. A wood veranda extends at the second floor level on the west facade. The building was a residence until 1976 when it was purchased by the Residential Learning Center, its current owner.

70A. Garage, c.1915

A hip-roofed, detached, wood-frame garage is located to the west of the lot.

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71. Clarence S. Ward House (393 South Willard Street); 1939

This small, 2 1/2 story Colonial Revival residence measures 3x3 bays. Built in 1939 on a parcel of land severed from 385 South Willard Street, the Powell House (#12, c.1850), it is set on a cement block foundation and clad in wide clapboards with plain corner boards. The medium pitch gable roof has a box cornice and plain wooden frieze on the lateral eaves (the main facade). The raking eaves do not project and are similar to the shape found on 143 Spruce Street (#80) built the same year.

The main entranceway is where the Colonial Revival features can be found. Doric-style fluted pilasters flank the door which is capped by a semi-elliptical wooden arch with a denticulated extrados. Two windows with 6/1 sash flank the entranceway. On the second floor, two similar windows are found with fixed shutters. A small, central 1/1 window is located above the entranceway.

On the north facade, a variety of irregularly spaced windows are found. Two windows are located on the first story, a window with 6/1 sash on the right (east) and a casement window on the left. Above the sash window is a small 1/1 opening, similar to that found on the main facade. A 6/1 window is located above the casement. In the center and slightly lower, is another 6/1 window which probably lights the stairway. A final sash window is found in the gable peak.

An exterior brick chimney, located just to the front (east) of the gable peak, breaks up the three bay south facade. On the first story, small windows with 1/1 sash flank the chimney. The remaining windows have 6/1 sash.

The land slopes away toward the rear, exposing the basement. The first and second stories have a slight hangover. An enclosed 4x2 bay sunporch, located off the first story is accessed by an outside stairway. The porch windows have 1/1 sash. A basement entry is sheltered by a trellis below the porch. The fenestration on the second story consists of two pairs of 1/1 windows.

Although this building is not yet 50 years old, it has many of the same elements found on a larger and more elaborate scale on its neighbors. For example, the semi-elliptical fanlight motif over the main entrance is found in a lighted transom above the doorways on numbers 415, 405 and 425. Furthermore, the size and

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setback retains the rhythm established by the earlier small Colonial Revival style houses found in this portion of the district and along the side stretch, making this an integral building to the district.

72. Powell House (385 South Willard Street); c.1850

The Powell House is a 2 1/2 story, 3x2 bay, gable-front, Greek Revival style farmhouse, with a 4x1 bay, 2 1/2 story wing off the south side. The building is built of load-bearing common bond brick and occupies the southwest corner of the intersection of South Willard and Cliff streets, where South Willard begins its downward slope to Shelburne Road. It is one of the district's few Greek Revival style buildings and among the older buildings on the street. It is one of several buildings in the district to have been altered in the Colonial Revival style in the 1920s as well.

The gable front main house has a high style Colonial Revival entrance portico off-set to the left side bay of the east, and front, facade. This ornate portico is unmistakably Colonial Revival, due to the shallow relief of the carving and the elongation of its elements. Surrounding a paneled door with two crown glass panes are full length sidelights decorated with delicate elliptical tracery. These are bordered by narrow fretwork panels and thin pilasters topped with Ionic Order capitals. Corinthian columns, in front of these frame the entire entrance, and support a full entablature and gabled roof with an arched soffit. Beneath this, and above the door, are concentrically placed, carved, arch surrounds, the center-most of which is a semi-circular fan.

The middle and right bays of the facade have windows with flat-arches featuring rounded crests. These may be painted stucco over brick. Inset panels between the first and second story windows are lobed rectangles of stone or stucco, and read as negative impressions of the first story lintels.

This facade also features a full pediment and Greek Revival cornice molding with modillion blocks. Within the tympanum is an oculus window with brick voussoirs, oval tracery, and keystones at top, bottom, and sides. Within the tympanum's lower corners are two rectangular panels. The wing gable end, facing south,

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has a similar window expanded into a round arch.

Almost all sash are 6/1. On the rear gable end, there are cornice returns. The uppermost story features a pointed-arched window under the gable. Below this are two double-hung windows, and below these, on the first floor, two French doors opening out onto a deck over the rear garage. The wing, which continues the plane of the main house in the back, has three bays of double-hung windows.

The east of front facade of the wing has a porch with a pitched, open roof frame, running its entire length. This frame is supported on large brackets. A side porch on the south, gable end is decorated with lattice work rails and posts, two bays of the railing sport concentric diamond shapes in lattice work.

The building rests on a stone foundation, and has two central chimneys in the main house and another on the south end of the wing. The roof is clad with asphalt shingles.

Certainly the main portico, the garage and deck, which contains a jig-sawn, two dimensional scroll and urn crest over the single garage bay, and the side porch, are Colonial Revival alterations. The panels, crested jack arches, and oculus windows may be as well. The building was re-modeled twice--in 1924 and 1928--by Louis Sheldon Newton, a Burlington architect, who worked on many buildings in this district. It is not known who Mr. Powell, the original owner was, but William Root, a Burlington town clerk, owned the house in the 1870s.

73. House (61 Cliff Street); c.1940

This 2-story, eaves front, garrison form residence is three bays across on the (north) facade and has an eaves front, first story garage on the east flank. There is a single bay, enclosed entrance with a broken pedimented gable, a central urn over the door, and fluted pilaster-like surrounds. It has 9/1 windows, plain, narrow trim-work and an asphalt roof, and sits on a concrete foundation. It is sided with synthetic siding. Because of its presumed construction date, it is considered non-contributing to the district.

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74. Boyton Residence (38 Cliff Street); 1929

This structure was built in 1929 as a residence for Bial Boyton, shoe store proprietor at 65 Church Street. It is a reproduction of a 5-bay, 2 1/2 story colonial house, with the form, roof pitch and fenestration of the Federal/Greek Revival style of architecture. The building situated at the end of a curved brick entrance walk is rectangularly massed wood frame structure (originally sided in clapboard) finished in aluminium siding with corner trim and gabled slate roof. The entrance, located at the south center of the building, contains an entry porch which is pedimented and supported on squared posts and pilasters. The door sidelights, somewhat overscaled, extend almost flush to the ground. Seen are details made by the Morgan Door Company (a prefabricator of architectural details commonly in use throughout this neighborhood)--in the attached exterior window blinds detailed with an open cut pattern at the top edge, as well as in the 6/1 window sash. The structure is a nice example of a simple Colonial Revival style building.

74A. Garage; c.1929

This gable-front, two bay garage has a molded cornice, clapboard siding, an asphalt roof, and rests on a concrete pad.

75. Herbert House (46 Cliff Street); 1928

Remaining in the Herbert family since its construction, this 2 1/2 story, 3x2 bay, eaves-front gabled Colonial Revival house rests picturesquely on a large rolling lawn with evergreen trees and shrubs. A one story, 2x2 bay flat-roofed enclosed "sunporch" extends along the left (west) facade. Fenestration consists of 6/1 sash windows, with a group of three adjoining windows on both the first and second floors of the front facade. A square, brick, chimney pierces the center of the gray, slate roof. Supported by round, Doric columns, the pedimented entrance porch is enhanced by a semi-elliptical arch shaped frieze, on the right (east) end bay of the front facade. Although aluminum siding covers the window and door molding surrounds, the residence and its landscaped lot contributes to the prestigious character of the district.

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75A. Garage; c.1928

This building has a two bay gable-front, with overhead doors having fanlights. It is clad in aluminum siding, has pent cornice returns and windows on the side elevations.

76. Gordon Anger House (52 Cliff Street); c.1961

This recently built non-contributing structure varies markedly from the other houses along this section of Cliff Street and from those elsewhere in the historic district. A low, 2-story house with a shallow, pitched, eaves-front roof, its centrally located front door enters at a split level between the first and second floors. The flush panel door is surrounded by a grid of fixed panes on the left and above. Long rows of casement windows interspersed with plywood panels extend on both sides of the entrance on both stories. The walls are sheathed with wooden shingles.

Attached to the west side of the house, a flat-roofed breezeway, storage room, and cantilevered carport extends out toward Cliff Street.

Directories list Gordon Anger, carpenter and builder, as the first owner in 1961.

77. L. John Cain House (56 Cliff Street); 1960

This 2-story, eaves-front, neo-Colonial style house is non-contributing because of its age. Its form, with a gable-roofed main block extended east by an enclosed breezeway and 2-car garage, is typical of mid-20th century suburban residential construction.

78. Lorenzo Woodhouse House--Alpha Delta Pi Sorority House (363 South Willard Street); 1886/1895

This substantial, 2 1/2-story brick house located on the north-west corner of South Willard and Cliff Streets, has a complex massing, which reflects its Colonial Revival renovations of 1895. To the south of the hip-roofed main mass extends a kitchen and

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servants' quarters wing. To the west, porches faces the view of Lake Champlain and the Adirondack mountains and surround the first stories of two, 2 1/2-story, gable-roofed ells.

Judging from the variations in the brick bond, the original structure consisted of a 3x3-bay main block with 2x2-bay wings to the south and west laid in 8-course American bond in red colored mortar, which was at one time penciled with white paint. This brickwork changes to a stretcher bond however on the northern third of the main block, the southern half of the kitchen wing, and the ell on the northern corner, reflecting the 1895 enlargements. A molded brick water table extends three courses above the cut redstone foundation. In the rear (west) the sloping land reveals the full basement elevation of the foundation.

The main entrance faces South Willard Street and is surrounded by a 3x2 bay entry porch with Tuscan columns supporting a flat roof crowned with balustrade.

The roofs are covered with slate, except the porches, where metal and asphalt roofing cover their low, pitched surfaces. Two lines of imbricated slate shingles decorate the main hip roof. Large modillion blocks hang under the boxed wooden cornices. Below the cornice, header bricks are set diagonally along the frieze.

Two dormers punctuate both the east and west slopes of the main block, along with one dormer on both the east and west of the hip-roofed kitchen wing. All these dormers are similar, featuring gable roofs with wooden verge boards decorated with routed Eastlake motifs. Imbricated wooden shingles cover their gable ends above double diamond paned casement windows. The hip-roofed wall dormer on the south end differs however, as double windows open from the attic with a hoisting boom mounted above.

The fenestration is irregular and the window and sash types vary. Wooden shutters with spruce tree motif sawn out from their top panels dress the windows on the east and south facades.

On the east facade, 3/4-length sidelights flank the main double entrance doors. The most common window design has a top sash of nine panes arranged in the "Queen Anne" cross-hatch pattern with a large square pane in the center, surrounded by small squares on the corners and small rectangles on the sides and a single sash below. Windows sills are of cut Isle La Motte stone. The first

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story Queen Anne windows have gauged curved-arches unless otherwise noted, while the second story window have flat gauged arches. On both sides of the entry porch are curved-arched windows and further to the north is a triple window with flat arches.

On the second story of the main block east facade, a curved arched set of "French" doors open onto the porch roof. Small oculuses with stained glass surrounding a center clear pane in a cross-hatch pattern separate the bays on each side of the porch.

On the first story of the kitchen wing from north to south, the fenestration is double windows under a curved arch, a half-length window, and a round-arched porch arcade opening. On the second story, windows are double on the north and south bays, but single in the middle bay.

The south facade of the kitchen wing is two bays deep with a recessed 2-bay arched porch on the first story. Wrought iron railings fill between the brick arches. On the inside wall are a small, high door for ice, a doorway, and a large 2/2 window.

A porch projects from the west side of the kitchen wing. Raised above the sloping terrain on stuccoed piers, this porch is similar in design to the front entry, and has stairs leading down to the ground level. The fenestration on the west facade of the kitchen wing is three bays long. Queen Anne windows light the second story, while the first story has a large 30/1 arched window, and two 1/1 windows at the basement.

The center two-story ell on the west is one bay deep and one bay wide. The west wall has an arched French door on the first story and a narrow windows flanking a large 1/1 window on the second story. On the north wall, two narrow windows open under the main west porch.

This west porch is built in three sections and is supported on the basement level by stuccoed piers interfilled with "Union Jack" motif lattice work.

The southern section of the porch projects around the center ell and features triple Tuscan columns at the corners and an engaged column joining the wall. The middle 3-bay section is recessed slightly with a wide wooden stairway leading up to its center.

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The northern section is three bays long and two bays deep, projecting to the west of the northwest ell.

Deeply inset under the porch on the first story the west wall of the main house block is an arch-topped doorway with a large single glass pane.

The south wall of the north ell features a two part Dutch door with a 15 pane top section and a large 12/12 window with horizontally oriented panes. The west wall is three bays wide with more 12/12 windows separated by a pair of French doors.

The second story of the northwest ell has French doors opening onto the porch roof. Simple iron handrails lead to a fire escape which descends to the south of the porch. The west facade has a large 3 part window with narrow Queen Anne windows flanking a large 1/1 window.

The north facade of the west ell has an exposed chimney with the outline of the first floor fireplace set off with Isle La Motte stone corbels on the shoulders and a tall recessed arch in the center. Nine over nine windows flank the chimney on the first story and Queen Anne windows are located below on the basement level. Continuing along to the east, the north facade of the main block is two bays wide with shuttered Queen Anne windows on both stories and two pane cellar windows below.

Built in 1886 to the design of John J. McLaughlin for Lorenzo E. Woodhouse, this house was originally similar to #79 (349 South Willard Street), which was owned by Charles Woodhouse, Lorenzo's father, the president of the Merchant's National Bank. Lorenzo Woodhouse also worked at the bank and was promoted from teller to cashier on the year before his house was built. Nine years later the house was remodeled and enlarged to the designs of A. S. Lawrence with the Spear's Brothers serving as contractors. After his father's death in 1920, Lorenzo Woodhouse served as president of the bank until 1929. The building is now used as a sorority for students at Champlain College.

78A. Garage; c.1938

Located to the southwest of #78 (363 South Willard Street), this two bay gable-roofed garage presents its eaves side to Cliff

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Street. The walls are sheathed in wide clapboards, the roof covered with asphalt shingles, and foundation is of cement block. Fenestration on the side and rear walls is two bays of 6/6 windows. The two multi-paneled garage doors open overhead from the east end. Engaged Tuscan columns flank these doors with a third centered between the openings.

79. Willard Heights (349 South Willard Street); 1882

The sweeping circular drive, imposing brick gateposts and impressive rear staircase all contribute to the grand scale, which the Woodhouse mansion establishes for its block of Willard Street and suggest the wealth and elegance typical of much of the street in the late 19th century. Using a variety of pattern books, prominent Burlington contractor A. B. Fisher designed and built this large, brick, Queen Anne/Colonial Revival style house for former State Senator and Merchants National Bank executive, Charles W. Woodhouse. The massing of the 2 1/2-story house is Colonial Revival with both the 4x3 bay main block and 4x2 bay south wing topped by steep hipped roofs covered with imbricated slate. The building rests on a random work, quarry-faced, redstone foundation capped by an Isle La Motte stone water table.

Full-height, gabled pavilions project from the left (south) side of the main (east) facade and right (west) side of the north wall. The north pavilion is further detailed by a 1-story bay window. A 1-story, wood frame porch originally extended from the south end of the south wing. The porch has been replaced by a 2-story brick extension, which takes the form of an arcaded porch on the first floor. Enclosed originally by a wood balustrade, the porch is now closed by 4-paned windows and vertical sheathing that fills the remaining space under each arch. The arches are formed by radiating brick voussoirs, making a pattern that stands out markedly from the American bond with Flemish variation of the facades. On the west facade are a central, 3-story, polygonal tower with a steep conical roof and a 1-story, classically detailed, enclosed porch. The porch faces the lake and opens onto a grandly-scaled double staircase with a massive redstone base and heavy marble balustrade and stair treads. Both the porch and staircase were designed by architect Louis Newton in 1926 when L. R. Stinson, manager of the Porter Screen Company, owned the house.

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Multiple dormers and chimneys produce the building's irregular roof profile. Six tall, single chimneys with terra cotta ornamentation are asymmetrically offset from the roof ridges. Central, hip-roofed dormers sided with imbricated shingles project from the east slope of the main roof and the east and south slopes of the wing roof. A central, shed-roofed dormer projects from the main north slope.

The 1/1 windows have cut stone sills with corbelled brick feet and heads formed by radiating brick voussoirs springing from stone imposts. Segmental arches head the first-story and two small second-story wing windows, while flat arches head the remaining windows. The double-leaf front door, with its leaded stained glass transom, has the same segmental arch head as the first story windows. A classical porch, detailed in the Doric order, protects the front entrance. A wrought iron railing encloses the porch roof. The porch was added by Louis Newton as part of the 1926 remodeling scheme, thus its classical details do not appear in the earlier main entablature. Instead the frieze is formed by bricks in combination with square terra cotta tiles with a segmented, circular motif. Heavy, ornate brackets support the main cornice while smaller, single brackets support the dormer cornices. Bargeboards embellished with curvilinear incised patterns, scrollwork and carving, and perhaps based on 1881 Comstock pattern book designs, ornament the gable eaves.

The building stands on a large corner lot and is well protected from South Willard Street by large fir trees. In 1984 it was converted for use as a retirement home.

## 80. Edward C. Lyman House (143 Spruce Street); 1939

Built in 1939, this 2 1/2 story, 3x2 bay, eaves-front residence is rectangular in plan, and Colonial Revival in style. The front facade is asymmetrically arranged with a polygonal bay window on the ground floor, right side bay, the center picture window of which is topped by a rectangular transom of diamond shaped panes. The middle bay is taken up by a small, gable-front entrance vestibule, offset to the left. Its door includes a multi-pane, arched window, and six panels. In front of the vestibule is a concrete stoop, bordered by a low, clapboarded wall, ranging between squared endposts. To the left of the vestibule, a small, double-hung window occupies the end bay.

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A notable feature of the front facade is the overhang of the second story. In keeping with the irregular design scheme, there is a paired window above the bay window, and a single double-hung window to the left, above the vestibule.

The east gable-end has a central door, and paired casement windows on the ground floor, with three double-hung windows, two of them paired, on the second story, and one under the gable peak. All the building's doublehung windows have simple incised molding, 6/1 sash, and decorative louvered shutters. The west gable end features an exterior chimney with corbeled top, and two double-hung windows per story. Projecting from the easternmost and central bays of the rear facade, is a single story, shed-roof addition, with paired casement windows on each wall.

This building is clad in aluminum siding, and has an asphalt roof, with cropped eaves.

This building was built by Phillip Bilodeau, in 1939, and was first owned by Edward C. Lyman, a service inspector of theaters. Its diamond paned transom, irregular fenestration, and overhanging second floor, are late Medieval motifs, filtered through the Colonial Revival. It shares some of these features, and its cropped eaves, with the Clarence S. Ward House, #71, on 393 South Willard Street.

80A. Garage; 1939

The garage is a single bay, gable-front structure, stud-framed, and clad over its original siding with aluminum siding. Its entrance is an overhead garage door, the foundation is poured concrete, and the roof is asphalt shingle. It is situated off the southeast corner of the main house.

81. Budrow House (133 Spruce Street); 1940

This 2 story, hip-roofed dwelling is a square main block with a rear wing, sheathed in brick veneer. There is a recessed entrance to the left of the two bay facade. The door surround is composed of a denticulated, broken pediment surmounted by an urn, and rests on fluted pilasters. A multi-paned, bowed window

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flanks the door to the right and two 8/8 windows are found on the second story. All three windows have louvered blinds. The slate roof has projecting eaves.

Built for Larry Budrow, secretary of the Burlington Insurance Company, in 1940, this modest late Colonial Revival style dwelling is considered non-contributing to this district due to the age of construction.

81A. Garage; 1940

This two stall garage was originally built as a three stall structure; however, the far left opening has been filled in with tile and a panelled and glass door. It has a low hip roof. Due to its date of construction this structure is non-contributing.

82. Sidney T. Greene House (129 Spruce Street); c.1891

The vernacular Sidney T. Greene House has had several additions and alterations. The first owner of this residence (originally 135 Spruce) was Sidney Green, a local architect and builder who constructed 119 Spruce Street in 1895 (see South Union Street Historic District). The three bay, front facade has a sidehall entrance capped by a segmental arch and flanked by fluted pilasters. The two second-story windows, like those around the rest of the house, have 2/2 sash and fixed shutters.

On the west facade, an enclosed sunporch is found past the first bay and an exterior brick chimney. Originally open, the 2x4 bays are connected by balusters set in rectilinear patterns. The rear (southern) portion of the porch has been fully enclosed and is lit by a pair of windows. A long 2-bay shed dormer window, located on the gable roof of the main block, extends to the flat roof of the sunporch.

On the east side, a 2-story, 1x2 bay ell with a low hip roof was built just beyond the first bay. Located behind and extending east of this addition, is a flat-roofed garage ell. The two automobile bays, on the south (rear) facade, have overhead doors with two small windows above horizontal panels. The west side of this addition has two windows and a pedestrian door is located on the north facade. The construction of both additions occurred

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between 1926 and 1942 at the same time as the main door surround was added. The entire building has been clad in horizontal aluminum siding.

83. Albert B. Butler House (132 Spruce Street); 1927

With clapboard siding and a brick foundation, this 3x2 bay, 2 1/2-story, Colonial Revival house is oriented with its eaves to the street. The front door, in the right bay, is framed by a simple entablature and pilasters, and is sheltered by a gabled hood with an arched soffit and a broken pediment motif, supported by Doric columns.

While second-story windows have 6/1 sash, the larger scale first story windows are 8/1. Both have paneled shutters with quarter-moon cutouts. A fanlight is found in each side gable. The right (east) side has irregularly spaced windows. A flat-roofed, 1-story, 1x2 bay wing on the left side has a balcony porch with vertical latticework posts. The central brick chimney sits parallel with the roof ridge.

This was the home of Albert Butler, a clerk for E. E. & A. C. Whiting Company, makers of brush fiber. Both Whitings also lived in the district at one time (#'s 103 & 114).

83A. Garage; 1927

This asphalt-shingled, hipped-roof garage with clapboard siding has a one bay opening with no door.

84. Theodore Pearson House (138 Spruce Street); 1930

This eaves-front, 2 1/2 story, wood-frame Colonial Revival style house was built in 1930 by salesman Theodore Pearson. The 3x2 bay, main block has a gable roof with slender box cornice and asphalt shingles, a bi-laterally symmetrical center entry facade and 1 story, hip-roofed, open porch (right). This side porch is supported by plain columns and its roof is bisected by the exterior chimney, spanning the right wall.

The clapboarded walls are interrupted by rectangular, 8/1 sash

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windows and the foundation is poured concrete. The structures's finest details exist in the one story, gabled, entry porch, which has slender columns, elliptical soffit and fanlight with radiating tracery over the entry door. The door is flanked by 3/4 length sidelights.

84A. Garage; c.1927

This is a two bay, gable front garage with clapboard siding, side elevation windows, a molded rake and an original out-swinging door.

85. House (152 Spruce Street); c.1890

This lovely, 2 1/2 Queen Anne style residence is tri-gable ell in form, with a front porch having a pedimented gable over central entrance stairs, double chamfered porch posts and an X design balustrade. The posts are infilled to create broad, pointed arches with plain, boxed spandrels. (The porch has a latticework skirt.) Above the main entrance is a recessed sleeping porch with the same treatment. The first story is clapboarded; the second is sided with wood shingles and is further set off from the first by a flared skirt atop a molded cornice. The pedimented front gable has a curved, recessed wall of shingles that accentuates a tripartite window band. The front elevation (south) of the ell has a gabled dormer with paired windows. There is a shallow bay on the east flank and a pedimented window band on the east elevation. Above this, in the east side gable, is an further pedimented gable. All overhanging eaves, cornices and porches rest on simple, curved brackets. All windows are three or four over one, with tall, narrow upper panes. A rear porch has the same treatment as the front one, save that it has a balcony on the second story. The west elevation has stairs to this rear, full length porch. The building rests on a stone foundation and is surrounded by a spacious lawn.

85A. Carriage House; c.1890

Sitting to the rear of #85, is a three bay, 2 1/2 story carriage house sided with clapboards and having a projecting pavilion in the central facade bay (south). The hip-roofed main block is

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surmounted by a hip-roofed cupola. The building is sided like #85. There is a three bay window in the second story of the pavilion and the roof is of slate. The upper story is finished inside, as is the west bay of the ground floor. The central and east flanking bay are used for garage space.

## 86. Joseph Auld Residence (170 Spruce Street); 1897

Majestically resting on a large landscaped lawn, the original home of the manager of the Burlington Daily News, Joseph Auld, is one of the small number of Burlington houses with a redstone first floor. Built in 1897 for \$5,000, this 2-1/2 story, 3x4 bay Colonial Revival residence, although clad on its upper floor in aluminum siding, continues to be an impressive structure. The pyramidal slate roof is joined by a gable-roofed ell on the left (west) facade and is pierced by a large gable dormer on the front (south) facade. The overhanging roof is supported on curved brackets. A semi-circular opening in the west ell gable with a double railing balustrade marks a small enclosed porch above the protruding bay. Square stone piers support a second floor porch on the front facade in the middle bay. It is detailed with a similar double rail balustrade between triple round columns supporting the hipped portico roof. An open porch with a stone foundation and small spindle balustrade wraps around the left front of the building to the west ell. A shed roof over the porch on the west facade is supported by three round columns. Second floor fenestration consists of multi-pane upper sash and gable windows are triple, 6/1 sash. First floor windows are large single panes with leaded transoms. The center double-leaf entrance doors have horizontal and square panels with transoms above.

A single story, eaves-front, gable, wood addition extending from the rear facade was constructed in the mid 20th century. A deck with a railing extends to the west from the addition.

## 86A. Garage; c.1930

The detached two bay clapboard garage has a slate hip roof with a gabled dormer piercing the front roof slope. A pointed arch window is in the dormer. Each bay has double-leaf, multi-glazed, panelled, wood doors.

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87. George Valade House (331 South Willard Street); 1939

This is a small, 3x2 bay, 2 story Colonial Revival style house with slated hip roof, poured concrete foundation, and center entry facade. Off the rear wall, on the back portion of the sloping lot, is a 2-story, shed-roofed brick wing that houses an enclosed sunroom and a one bay garage (its entry faces Spruce Street).

The main block is sheathed with wood shingle, excepting the (American common bond) brick veneer covering the first story facade, which has a 1-story, hip-roofed entry vestibule.

The rectangular windows have 6/1 sash, plain surrounds, and aluminum shutters. An exterior chimney is present on the left wall, and a side door enters on the right wall.

The first known occupant of the house was George Valade. Despite its age, this modest, World War II era home, along with its neighbors to the right (#88, 89) represents a cluster of mid-20th century infill structures, and contributes to the district.

88. Maurice Chausse House (325 South Willard Street); c.1938

This 2 1/2-story, 3x2 bay house is in the late Colonial Revival style. An eaves-front, symmetrical structure, it has an asphalt-shingled roof, concrete foundation clapboard-siding, and wooden, louvered non-operable shutters.

On the main facade, evenly-spaced, 2-story pilaster located at both corners and flanking the center entrance, rise to meet a wide fascia board. Windows are 6/6 sash.

The front door is sheltered by an eared, arched hood with small modillions below its eaves, supported by heavy posts with capital motifs. Applied posts of identical detail mark the intersection of the hood with the front wall surface. First-story windows, flanking the entrance, are surmounted by segmental-arched wood lintels. Centered above the door is a molded rectangular panel containing an applied wooden garland.

Across the right (north) side is a deck, which extends to an entrance in the rear bay. The rear (west) side contains a center

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door and irregular sized and shaped windows.

The first known occupant of the house was Maurice Chausse.

89. House (321 South Willard Street); 1939

This 2-story Colonial Revival dwelling has a square block plan, hip roof, clapboard sheathing, and a recessed entrance to the right of its three bay facade. The door surround is composed of a pediment with entablature resting on fluted pilasters. The first story window surrounds repeat the pediment motif with peaked window heads. The 6/6 windows have decorative second story louvered shutters and first story paneled shutters.

The low, hipped roof has a slight projecting eave with a plain entablature. The top of the second story windows meet the base of the entablature. The corner pilasters are fluted. An exposed chimney is located on the left wall and composed in stretcher bond brick.

There is a small attached garage with a pitched roof and a round decorative window in the front. A 2/2 glass enclosed porch is located in the rear.

90. T. B. Hanna (Joseph Smith) Residence (309 South Willard Street); 1904

Set back from the street on the crest of a knoll with its rear face overlooking the lake valley and downtown Burlington, this 2 1/2 story Colonial Revival residence is uniquely constructed of Barre granite and creates a feeling of strength. The original residence, built for T. Blanchard Hanna, secretary of Burlington Grocery Company, possessed a hip roof and a gable fronted center projection. Joseph Smith, vice-president of Eastern Magnesia Talc, Inc., purchased the house in 1929 and "modernized" it according to plans by Wilder & White, changing the roof to an eaves-front gable with dormers.

The shingle roof of the 5x3 bay structure is pierced by three tall dormers with cornice returns, in the middle and end bays and brick chimneys on the left side and center. The three center front bays are recessed forming a second story balcony and a ground level entrance porch. Round Doric columns and pilasters

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support a full entablature and square-spindle balcony balustrade with four decorative stick-work panels. Scrolled brackets support the wood frieze which extends across the recessed bays while the cornice with modillion brackets and dentils completes the entablature across the entire front and rear facades and returns on the clapboard gable ends. A semi-enclosed rear porch supported by square columns and balustrade wraps around the south facade.

Flanking the 6-panel front entrance door are half-length leaded sidelights with an elaborate leaded semi-elliptical fanlight.

Windows are detailed with radiating stove block lintels, which are semi-elliptically shaped in the end bays of the first floor front facade. The center of the triple windows have 8/1 sash with 4/1 sash side windows. The windows in the second floor front facade, north and south side facades, dormers and gable ends have 6/1 sashes.

90A. Garage; c.1925

The gable-roofed stucco garage is two bays wide and rests on the lower end of the property, removed from the main entrance. It is wood framed and rests on a concrete pad.

91. Loomis Residence (301 South Willard Street); 1888

Built in 1888 as a summer home for Lt. William Loomis of Chicago by Burlington architect A. B. Fisher, this irregular massed structure is a local example of the Shingle Style. The roof massing itself is intricate. The central block of the residence is composed of a gambrel roof with a hipped roof wing to the north and a gabled porte-cochere supported by groups of debased Colonial Revival columns constructed of pressed metal with Corinthian capitals; and by an engaged polygonal four-story tower at the right center. Constructed of wood, faced in shingles, the tower of this summer home was designed for purposes of observation as well as vertical circulation for the house. The first floor exterior building material is Dunham Dolomite; the second and third floors, presently painted white, are cedar shingles. Fenestration is random with calms dividing the upper quarrels of the window sash. In the gabled end areas are round-headed

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windows; at the north slope is an eyebrow window, stained glass at the stairwell and saw-toothed shingles over the window heads. The original slate or cedar roof has been replaced by asphalt.

The Shingle Style, as interpreted by the American architectural community in the 1880s was a cross between contemporary thought on the use of the "plan" of a building and a movement meant to revive Colonial American architecture. This is evident in this example by the use of a steeply pitched gable roof of front facade without an overhang; the use of rustic materials such as stone and shingles; the large brick chimneys and the medieval/American Colonial style windows.

William Loomis resided here until 1892 when it was then purchased by John M. Robinson, the president of the Vermont Life Insurance Company. Between the years 1900 and 1903, the house was empty being overseen by various caretakers. In 1904, it was purchased by Walter Gates, city editor of the Free Press, who resided here for many years. The structure is currently under ownership by Champlain College for use as student dormitory. Referred to as "Jensen Hall", it was named for Albert Jensen, partner of C. Bader Brouillette who purchased Queen City Business College in 1956 (renamed as Champlain College in 1959).

## 91A. Loomis Carriage House; 1890

Picturesque in setting and style, this carriage house, located at the westerly end of Tower Terrace, was built for Lt. William Loomis in 1890. Two years earlier, Loomis commissioned Burlington architect, A. B. Fisher, to build the main house, a Shingle Style summer residence at 301 South Willard Street.

Stylistically, the carriage house is of rectangular block plan with a suffolk clip roof gable oriented to the east, and an engaged tower to the southeast. Unlike the main house, which utilized a variety of building materials and textures on the exterior wall treatments, the carriage house is modest in its exterior ornamentation, being totally clad in cut wood shingles--a uniformity characteristic of the Shingle Style period. Constructed on a concrete block foundation, it is two stories in height and measures 2x3 bays. One enters at the south facade beneath a simple, wood, braced, asphalt-covered, gabled canopy. The 2-story asphalt roof shingled tower provides

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vertical circulation; the attached conical tent roof is topped by a realistically painted wood owl finial. Small single pane fixed tower windows are at mid-height and follow a horizontal direction. A large shed dormer is located at the north end wall.

Following the style, fenestration is random. At the second floor east elevation, are three round headed multi-pane windows with sawtooth heads. Sash is nine lights with thin elongated muntins. The elliptical head arch housing the original carriage entrance has been partially inset with a large fixed pane window flanked on each side by a vertical casement. First floor east wall windows to the north, as well as in the tower, are narrow with nine light sash.

John M. Robinson, the president of Vermont Life Insurance Company, purchased both structures in 1892. In 1904, Walter B. Gates, city editor of the Free Press, purchased the property and resided at the main house for many years until 1954, when 301 South Willard was purchased by the University of Vermont as a women's dormitory called "Claggett House". The carriage house conversion to a residence was during the ownership of Walter Gates. The 1920 Burlington City Directory records its occupant as A. P. Greenough, a butler and in 1922, Leon Thompson, a chauffeur for A. D. Abernathy. The carriage house was purchased by Frank Davis of Burlington in 1949, which was the first year for the city directory listing as "#2 Tower Terrace". It is one of three homes on Tower Terrace, a small street extending west from the rear driveway of 301 South Willard Street.

## 92. House (11 Tower Terrace); c.1944

This 1 1/2-story Cape presents three bays to Tower Terrace with paired, double-hung windows on each side of the centered, six panel front door. Two gabled dormers project from the asphalt-shingled roof directly above the first story windows and inbetween is a a small, recessed, shed-roofed dormer. The side walls are three bays deep and their gable ends have no projecting cornice; rather, a simple board and crown molding form the eaves. The windows are 6/1.

An exposed, red brick, fireplace chimney offset on the left (north) side of the west end contrasts against the wide clapboards. Built into the slope on the west side at the

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foundation grade is a low, flat-roofed, one bay garage.

Although non-contributing to the historic district since they are less than 50 years old, this house and its similar neighbor, #93, (5 Tower Terrace), maintain the Colonial Revival character of the neighborhood although considerably smaller in scale. The Burlington directories list Ernest C. Harris, an automobile service manager, as the first resident in 1944.

93. Maurice C. Williams House (5 Tower Terrace); 1941

Built by a developer at the same time as its neighbor, 11 Tower Terrace (#92), this 1 1/2-story, shingled, Neo-Colonial style house is non-contributing because of its age. However, its 3x2 bay Cape form has been very popular in the 20th century for modestly-scaled residential construction, and the house is well-suited to the small building lots that result from the creation of Tower Terrace in 1940.

94. Henry Ballard House (285 South Willard Street); 1889

This residence, designed by Clelland Fisher for Henry Ballard, a local attorney and statesman, reflects the eclecticism of the Gilded Age. Fisher created an elegant mansion with a Romanesque tower, arched entranceway and stone first story, a Shingle Style second story and a Queen Anne corner porch.

The 2 1/2 story building measures 4x3 bays and has a redstone foundation, which extends to the shingle-clad second story. A slightly flared shingled skirt marks the transition. The main entrance, recessed behind a semi-circular Romanesque stone arch, is located just left (south) of the center. The fenestration of this story is composed of 1/1 sash windows capped by a transom. A pair of windows is located south of the entrance and a 2-story, shingled bow window to the north. A second pair of windows, right of the bow window, has 1/1 window adjacent to a horizontal window. Both have transoms and the transom of the horizontal window is filled with floral-patterned stained glass.

On the second story, window openings consist of two 1/1 windows at either end, three, small, single-paned, fixed windows above the entrance and the 2 sash windows of the bow window. A gambrel

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roof is pierced on the left (south) by a large shingled cross gable with four vertical, 3-pane windows and a narrow lancet opening in the peak. Balancing this, on the right, is a steeply-pitched shingled gable dormer with a Palladian window. A band of imbricated shingles runs along the slate roof just above the curb. Two interior brick chimneys with flared chimney heads are found, one on the north end and the west slope and the second on the south end adjacent to the tower.

A corner porch with a conical roof is found on the southeast corner. Chamfered posts divide the four bays and are joined by a railing with rectilinear balusters. The porch floor sits on a trellis skirt and extends back along the east facade to the main entrance.

On the south facade an eyebrow dormer pierces the cross gable between two banks of imbricated shingles. Rafter tails are found under the eaves of this gable. A four-story engaged tower with a conical cap rises along the south facade to take advantage of the vista of Lake Champlain. The upper 3 stories are clad in shingles with a slightly flared skirt marking floor divisions. The redstone of the first story extends down to the exposed basement as the land slopes down toward the lake. The tower's lower 3 stories plus the basement are lit by two windows, single-pane in the basement, 1/1 sash with transom on the first story and the remaining 1/1 sash. Just below the conical cap sits a row of multi-paned, horizontal windows.

The rear (west) facade contains many details similar to the front, principally the cross gable and gable dormer. A third chimney is found on the north slope of the cross gable. Openings in the shingled cross gable include, on the third floor, a pair of 2/2 sash windows and a door with a fire escape stair. The second story contains a pair of small 1/1 sash windows on the left, an oval window in the center and two 2/2 sash windows on the right. The first story, elevated due to the slope of the land, has a 5-bay enclosed sunporch which opens up onto a deck. The deck is the flat roof of a former 2 car garage projection. The automobile bays, located between redstone piers, are now enclosed with wood panels containing picture windows.

To the left (north) of the cross gable, behind the dormer window on the front facade, a pair of gable dormers are found. The various openings in the shingled second story include a pair of

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small fixed vertical windows below the north dormer and, below the south dormer, two horizontal windows one above the other. The lower window is filled with floral-patterned stained glass. A wide shingled fascia runs along the top of the redstone first story. A pair of vertical windows are located beneath the second story vertical windows and a 1/1 sash window beneath the horizontal windows. The exposed basement contains two 8/8 sash windows and a door opening at the south end against the garage projection.

A porte-cochere shelters the entrance on the north facade. A hip roof is supported by wooden posts with recessed panels sitting on a redstone foundation wall. An oriel window projects from the first story of the residence on the left (east). The center bay has 1/1 sash window with transom and a oval window is recessed to the left of the side entrance. The second story has two 1/1 windows flanking an oval window located just right of center. The top story has 2 1/1 windows.

Clelland Fisher, the architect, was the son of A. B. Fisher, the city's most popular builder during this period. This residence shares characteristics with the house directly south (#91) designed by Clelland and built the previous year. The influence of H. H. Richardson's Billing's Library on the University of Vermont campus and completed in 1885, is apparent particularly in the heavy semi-circular arched entranceway of Ballard's house.

## 94A. House (2 Tower Terrace); 1889

A former carriage house for #90, this 1 1/2 story, Shingle Style rectangular block with gable end orientation has a 2-story round tower with polygonal bellcast pointed roof, with a small, steep, hipped roof dormer, and a large shed roof dormer on the north elevation. It has narrow, 6/1 sash, with three round-headed, multi-pane windows on the upper half story of the facade. These have sawtoothed shingle heads. The old gable end carriage bay entrance with its elliptical arch has been walled up and a picture window added. The cornice is molded and the gable ends have shallow roof screens. The walls are clad in wood shingles and the roof is asphalt shingle. The foundation is concrete block and the current entrance is on the south elevation. This building sits at the base of Tower Terrace, which was its original drive.

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## 95. Patrick House/Rowell Hall (175 South Willard Street); 1919

Rowell Hall is one of a row of mansions set comfortably back from South Willard Street, south of the Maple Street intersection. This high style Colonial Revival mansion has a 5x3 bay rectangular main block, covered by a hip roof. A recessed 3x2 bay, 2 1/2 story wing, also having a hip roof, joins the northwest corner and a shed-roofed, two story enclosed porch projects off the south side and wraps around the south-west corner, extending four bays. This building is balloon-framed, sided with clapboards and roofed with asphalt shingles. The cornice is molded and has a closed soffit.

Rowell Hall has a typical Colonial Revival central orientation on the main block, with an ornate entrance having a fully elaborated entablature, supported by slender, fluted columns, topped with Scamozzi capitals. These are backed by twin Scamozzi pilasters, which together support the entablature and a shallow, denticulated segmental arch, with a curved underside. The door itself has four raised panels, with crown glass in two small panes, half-length sidelights bracket the door, and an elliptical panel is above it. Between the sidelights and the door are delicate, attenuated pilasters.

The first floor windows each have an entablature over a paneled frieze. Second story windows have plain wood lintels, and like those on the first floor, molded sills. Above the main entrance is a band of four, narrow 4/4, double hung windows. The other sash on the front facade are 6/6. Three narrow, gable-front dormers, with full entablatures and Scamozzi capitals, rise from the main roof. They have rounded-arched, double hung windows with 6/6 sash.

The front facade of the wing has strip-molded heads on its first story windows, and flat wood lintels on the second. Projecting from the north and south slopes of the roof are gabled dormers, each pierced by an exterior brick chimney with corbeled top. Under the peak of each gable, to either side of the chimney, are small quarter round windows.

The now-enclosed porch is embellished with Scamozzi capitals and paired, engaged columns on the first story, supporting a full entablature with modillion blocks. The upper story is simpler, but in scale with the first. Sash are 4/4 and 6/6.

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The ground slopes away in the rear to expose the stone foundation. There is a central basement entrance with a transom. A small enclosed porch leads to an entrance on the northwest corner. The west slope of the roof has three dormers, like those in the front. The southernmost of these provides a doorway to a metal fire escape that runs up the back wall.

Leonard Patrick, for whom this building was built, served as treasurer of G. S. Blodgett Company and secretary of Standard Oil in 1919. Within fifteen years, he was also treasurer of the Magnesia Talc Company, Woodbury Granite Company, and American Mineral Company, and president of Blodgett's and Rock of Ages Corporation. This building was purchased and turned into a dormitory for Champlain College in the 1960s.

95A. Garage; 1919

Formerly a garage for 275 South Willard Street, this aluminum-sided, gable-front, wood frame structure is composed of two rectangular blocks, the front most of which is recessed southward. The building has a shallow saltbox roof with wide, boxed eaves. It is 1 1/2 stories high, with overhead garage doors on the east gable-end and north wall. Small, double-hung windows remain, but large sliding glass panels have been added to the north side of the rear block. It is currently used as a garage, shop, and office. It occupies a position down hill from the main house and the south along the property line.

96. Addison Buell House (267 South Willard Street); 1917

Set back on the west side of South Willard Street with a commanding view of Lake Champlain and the Adirondack mountains to the rear (west), the Addison Buell House maintains the scale, rhythm and dignity of the neighboring residences. The form of this stuccoed Tudor Revival Style house may be viewed as a rectangular 2-story eaves-front box, crossed by 2-story swept gable projections on the front (east) and rear (west). The front projection is two bays wide with a recessed arch-topped entry doorway forming a third bay on the first story under the low-swept eave of the gable. The main body of the house extends one bay to the north of the swept gable and three bays to the south, with the southernmost front and rear bays set on canted corners.

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In the rear, the basement story is revealed, showing several doorways and short basement windows as the land slopes down to the west. A conservatory on the rear southwest corner features three large, round-topped windows facing the western view, and is surmounted by a solid parapet decorated with inset arches masking the low pitched roof. Extending along the rear corner of the north end is a shallow, enclosed, single story porch.

Wrought iron balconies hang from a second story pair of French doors left (north) of the rear projecting swept gable and from a first story window located in the center of the projecting gable.

Most of the windows have 2/2 sash, with the exception of the large, fixed, round-topped sash on the rear porch and diamond-paned casement on the right (south) of the rear swept gable projection. Solid, paneled shutters and window boxes dress the front windows. Centered on both ends of the tiled roof stand rectangular exterior end chimneys.

Designed by the New York architectural firm of Wilder & White, the house was built in 1917 for Addison Buell who was the president of the Horatio Hickock Company, manufacturers of wooden boxes.

97. Edward J. Phelps House (251 South Willard Street); 1859-60

Like its neighbors at 143 South Willard (#116), a block to the north, the Phelps House is one of Burlington's early examples of the use of Italianate style building details, combined here with elements of the Greek Revival style. The appearance of features of both styles makes the building transitional in design and important as evidence of the city's changing taste in architectural styles. As the earliest building on its block, the Phelps House, by example, must have helped define the grand scale, elaboration and setbacks for later building in the immediate area, an exceptionally high style section of South Willard. Both the building and its original setting have been well-preserved, so that, together, the house and its spacious yard with enclosing wrought-iron fence make an impressive contribution to the streetscape.

The house was built for one of Vermont's most accomplished lawyers, Edward J. Phelps, five years after his return to

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Burlington from service in Washington, D.C., as Second Comptroller of the U.S. Treasury. Later in his career, Phelps served as minister to the Court of St. James and elsewhere abroad. Canadian William R. Bergholtz, architect for the nearby and then recently completed LaGrand B. Cannon estate, designed and built the house for Phelps. In scale and detail, the 2 1/2-story, load-bearing, 7-course American bond brick house reflects the client's important position in the community and relatively sophisticated taste in architecture.

Anchored firmly by a square, 3x3 bay, main block, the house is extended east by a full-width, 1 story entrance pavilion and south by a 2-story, 3x2 wing. Both the main block and wing have hipped roofs, with the main roof pierced by four chimneys, paired and offset on the north and south slopes. The building stands on a randomwork, quarry-faced, yellowstone foundation capped with an Isle La Motte stone watertable.

The front (east) facade is subtly detailed with a 2-story, shallow center pavilion concealed on the first floor by the 3x1 bay main entrance pavilion. The latter is symmetrically detailed with two sets of paired, multi-paned doors with transom lights above, and with paired 1/1 windows with footed sills, and heavy molded surrounds similar to the door surrounds. The doors occur centrally on the east and south walls, while windows flank the door on the east and appear singly on the north. The entrance pavilion is further detailed by four pairs of Greek Revival style brick pilasters symmetrically placed on the east facade and by a low, Union Jack motif balustrade with widely spaced posts which encloses the pavilion roof.

Window treatment is somewhat varied with 1/1 and 2/2 sash occurring most frequently. Windows are predominantly flat-arched with brownstone lintels and sills. On the main block, windows on the east are 1/1 with the central, second story windows being paired (also paired are the similarly placed windows on the north. On the north facade, window detail becomes more elaborate in the first story with 2/2 polygonal bay window with paneled frieze above. The bay itself terminates in a low balustrade identical to that of the entrance pavilion. While the wing windows are largely 2/2, a 1-story polygonal bay on the west wall has 1/1 windows with segmental arched heads. Further window variation appears in the small, paired casements in the main frieze and in the round-headed basement windows framed in stone.

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The building terminates in an elaborate cornice, which is its major Italianate style feature. On the main block, a deep, paneled frieze rests on a row of single console brackets and rises to a molded cornice with an overhanging paneled soffit supported by single carved modillion brackets.

Two porches attached to the rear facade open the building westward to the lake view. The larger porch is a full-width, 1-story wood structure attached to the main block. It rests on brick piers enclosed with vertical sheathing and is itself enclosed by paneled posts and a balustrade of vertical sheathing. The posts support an unadorned entablature and low roof railing identical to that of the entrance pavilion. A narrow 2-story porch opens the south end of the wing's facade. Above a tall, lattice skirt, chamfered posts support the porch and its jigsaw balusters. The enclosed second story rises to a bracketed cornice identical to the main cornice. At one time an additional 1-story porch extended from the south facade of the wing.

97A. Caretaker's Cottage; c.1905

A 1-story, gable-roofed, wood caretaker's house stands at the southwest corner of the driveway. The building is symmetrically detailed with a central, north entrance, paired dormers on the front and rear and exterior end chimneys. It rests on a yellowstone foundation and is topped by an asphalt shingle roof. Built before 1912 (as shown by Sanborn maps), the small house is evidence of an elaborate life style at the turn-of-the-century.

97B. Carriage Barn; c.1885

A 2-story, ell-shaped, brick barn stands at the southwest corner of the property. A slate, hipped roof, simply detailed with exposed rafter tails, tops the building, which rests on a randomwork redstone foundation. A central vehicle entrance and hayloft door open the east wall of the ell, while a pedestrian entrance, flanked by first story windows, and a central hayloft door open the main east facade. Small windows on the north facade may indicate the original location of horse stalls.

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98. A. W. Dunham House (237 South Willard Street); 1884-5

Built in 1884-5 by Burlington contractor A. B. Fisher, this exceptional, brick, Queen Anne style house and its neighbor (#99) were built for merchant brothers during the city's lumber and manufacturing boom years from 1880-1920.

The A. W. Dunham House is 2 1/2 stories tall, with a composite hip and gable roof, stretcher bond brick walls, and a cut redstone foundation topped by a granite watertable. The slate-covered pyramidal roof is joined by projecting gable bays on both the front and rear facades, forming a continuous gable on the south elevation of the building.

Curvilinear brackets line the eaves and are underscored by a beltcourse of diagonally laid bricks set in recessed panels. A molded, polychrome brick stringcourse with terra cotta floral tiles form a wide, decorative band at the cornice.

Under the hipped roof mass, off the right wall are a 2-story polygonal window bay topped by a jerkinhead dormer, and a 2-story circular tower with conical roof. The tower displays stained glass windows and terra cotta floral tiles.

A 2-story brick wing (c.1970) extends from the rear wall replacing the original, open rear porch like that of its neighbor (#99). Off the left (south) wall is a 1-story, one bay, hip-roofed bay window, which joins the 1-story side entry porch.

All of the windows on the main block are accented by radiating molded brick segmental headers and Isle La Motte granite impostes with terra cotta feet. Sash is 1/1.

In the vergeboarded facade gable is a small, hip-roofed balcony with paneled, chamfered posts with corner brackets and pronounced cap moldings. The balcony deck is lined with a balustrade having picket-shaped openings and large, angular brackets support the balcony unit. Mid-way along the gable roof slope are a paneled chimney and a shed-roofed dormer with slender, paired windows, which open onto a bracketed bench form. On the facade roof slope is a truncated chimney and at the roof's apex is a wrought iron finale.

The Dunham House facade entry is sheltered by a 1-story, Mansard-

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roofed porch with bracketed eaves, chamfered posts with paneled bases, and a balustrade identical to those in the balcony. The dark, wooden, double-leaf entry doors are carved with geometric and floral patterns, and topped by a transom light.

This outstanding Queen Anne home is currently owned by Champlain College, which named it for Elias Lyman, a leading businessman involved in several Burlington enterprises including a bank, refrigerator manufactory, and window blinds production.

99. J. W. Dunham (227 South Willard Street); 1883-84

This 2 1/2-story, Queen Anne residence, with common bond brick walls and imbricated slate roof occupies a prominent location in the district, at the busy intersection of Maple and South Willard Streets. Featuring elaborate terra cotta and brickwork, the structure is nearly identical to its southern neighbor (#98), both of which were designed by A. B. Fisher, a prominent local architect. The houses were built for brothers involved in the lumber business, this one being for John W. Dunham, a lumber dealer for the firm Bronsons, Weston, Dunham & Co. which had an office in New York.

The steep, pyramidal-hipped roof, embellished by a continuous gable roof to the south, which forms projecting pavilions with solid vergeboards at the front and back sides. An elaborate cornice features floral terra cotta blocks flanked by diagonally-laid brick panels, surmounting a course of alternating red and black bricks.

One over one-sash windows, contained within segmental-arched brick lintels, are supported by Isle La Motte stone sills and impostes, both with terra cotta feet. The same stone is used in the water table. Lintels on the first story and front gable end are accented by a pyramidal-block brick course.

On the front (east) facade, the 2-bay projecting pavilion contains a gabled entrance porch with a half-timbered gable motif, overshot left eave, and turned posts and balusters. It was constructed by Louis Sheldon Newton in 1927. Newton also added a 1-story porch with square posts and balustrades across the left (south) side.

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A hip-roofed, screened balcony with turned posts is found in the front pavilion gable. In this facade's right two bays, and exterior chimney embellished with terra cotta courses and floral tiles, and flanked by narrow windows on both stories, has a tall, corbelled stack. On the right (north) side, a 2-story, hiproofed bay, capped with gabled dormer, is separated from a cylindrical tower, decorated with stained-glass windows and terra cotta tiles, by a small square, second-story window. The tower, with its conical roof topped with a copper finial and pierced by an interior chimney, wraps around the northwest corner to form a continuous surface with the rear wall.

The left (south) side contains a 1-story, box bay, decorated with a cookie-cutter floral tiled cornice, in the front bay, forming the end of the 1-story porch. Two interior chimneys, parallel and perpendicular to the eaves, pierce the roof.

In the back, a 1-story portico with stone foundation projects from beneath an enclosed sunporch, surmounting a 2-bay garage flanked by arched openings. While the right arch is blind, the left forms a sheltered passageway over steps leading to a sidewalk. A network of wooden stairs extends across the projecting pavilion rising to the gable window, which, like a second-story window, has been replaced with a door. A gabled dormer to its right is identical to one found in the center of the south side.

100. Elias Lyman House (317 Maple Street); 1915

Set back deeply from Maple Street, this one-time garage was built to serve the nearby A. W. Dunham House (#98) in 1915, and was converted to a residence during the 1920s. A broad, slated gambrel roof covers a 2x3 bay, rectangular main block and the 2-story wing off the right (west) wall. Shed dormers are present in the roof and a 2-story, flat-roofed, open porch shelters the off-center facade entry. Plain columns and balusters line the wooden porch decks. The main eave projects over the clapboarded first story walls, which rest on a rockfaced, cut stone foundation. The attic story gambrel ends are sheathed with wood shingles.

Window size and placement is irregular across the facade with paired, rectangular windows to the right of the entry; sash is 6/1 in plain surrounds. An interior, brick chimney is present on

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the rear and a contemporary, exterior, metal stovepipe rises on the left elevation.

On the front wall of the 2-story wing is a former, pedestrian garage door having diagonally laid boards, and topped by a tripart transom light.

The first two occupants of the second floor apartment were chauffeurs serving Mr. Elias Lyman, owner of the Dunham House.

101. J. F. Leonard House (315 Maple Street); 1889

This 3x4 bay, 2 1/2 story, Queen Anne Style dwelling has a rectangular plan, a stone foundation and wooden clapboard sheathing. The dwelling uses vertical board treatment on east and west facades to distinguish the pattern of the wooden clapboard.

There is a recessed entrance with a projecting porch on the far right bay. Above this three bay open porch, there is a smaller one bay open porch with a scalloped valance, which offers a northern and western view. Both porches have spindle railings and turned posts with a sunburst carved motif in the pediment above the second story porch.

Above the second story porch in the gable end is a scalloped shingle skirt, paired windows flanked by a sunburst motif and shaded by a polygonal peak supported by a bracket.

The fenestration includes 1/1 sash windows with a polygonal window projecting from the northeast corner and angle corner bracket at canted corner windows. On the west facade, facing a view of the lake, is a side entrance and a larger central window with a stained glass transom. The east facade has a polygonal 2-story projecting bay.

The hip roof, covered with slate, has an imbricated midsection for pattern effect. Originally built for J. F. Leonard, president of Winooski Lumber Company. Set back from the street with property on either side, this dwelling had several owners before it was converted to its present use as apartments.

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101A. Shed-Garage; c.1890

This rectangular building with clapboard sheathing and shed roof is original to the property. Perhaps, its original use was to house carriages but, presently it is a four stall garage and considered contributing with #101.

102. W. F. Hendee House (305 Maple Street); 1890

Rising 2 1/2 stories, this Queen Anne residence is rectangular in plan, with a pedimented gable-front facing out on to Maple Street. Within the broad front gable is a narrow triple window, itself surmounted by an equilateral pediment, inscribed with delicate, scrolled relief work in its tympanum. This same motif is repeated in the gablets of the front porch, and the right bay of the ground floor front.

The second story consists of three bays, with paired, double-hung windows in the left, and single windows in the center and right bays. The first story has a side entrance in the left bay, the door of which is made up of seven panels with large fixed glass light and a transom above. The center bay has narrow, paired, double hung windows, and the right bay has a large double-hung window with peaked hood.

The entrance and center bay are sheltered by a 2x2 bay porch on the northeast corner of the building, with low gablets facing north and east. The porch rests on piers, hidden by perpendicular lattice work, and exhibits squared posts, a plain frieze and a molded cornice. The railings are wrought iron, and appear, like the posts, to be replacements.

Approached from the east, the irregular fenestration of the east facade is striking. Showing off the side entrance, three graduated Queen Anne windows rise up the east wall, near its northeast corner. This facade features a central entrance; having a single story, flat-roofed porch with slender, turned posts supporting a plain frieze and molded cornice.

On the second story level, above the porch and hallway windows, are four windows of varied type, size, and spacing. The left end of this facade bears a 2 1/2 story, polygonal, bay window, with a pedimented gable at the attic story, inside of which is a small

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paired window. The bay window has 1/1, double-hung sash with plain, strip molded surrounds. On the eastern slope of the main roof, above this facade, are a triple flue chimney and a steeply angled shed dormer with small, paired windows.

The hill slopes away on the west side of the house, exposing the cut stone foundation. This facade has a plain porch, probably a replacement, and is topped by a deck with a pipe-rail banister. This facade also features irregularly spaced 1/1 and awning windows, and a hip-roofed, 2 1/2 story, polygonal dormer projecting from the southernmost extreme. The rear facade has a one story, one bay entrance porch, like that of the east facade, except that it has a shed roof. The windows are irregularly spaced, 1/1, double-hung sash.

The roof is clad with asphalt shingles, and was originally slate. The building's side walls have been covered with aluminum siding, and the tympanums of the north, south, and east gables are sheathed in vertical board exterior plywood.

It seems possible that this building's massing, broad, high gable, side hall entrance, and front fenestration, inspired the design of #112, 312 Maple Street, built nine years later, just across the street.

This residence was built for Whipple F. Hendee, an executive with the Elias Lyman Company in 1890. After WW I, Hendee went into business for himself, as a stockbroker, and lived in the house until 1934. He is typical of the upper middle class businessmen who built comfortable homes on side streets off South Willard, and built between large estates on that street. The building was remodeled for Edward J. Murray, by architect Louis Sheldon Newton, c.1941, probably on the interior. It was converted into apartments in the 1940s, and that is its present use.

102A. Carriage House (297 1/2 Maple Street); c.1890

This 2 1/2 story, clapboarded structure has a gable-front orientation. Off of this gable-front main block, projects a narrow eaves-front section, also 2 1/2 stories. The two bay north facade has two 1/1, double-hung windows, on the first and second stories. These are presently boarded up. There is a small

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window under the gable. The west side has two carriage bays with deteriorated hinged doors on the first floor, and two small windows above. Access to the second floor is from inside. A 1 1/2 story shed-roof addition joins the building at its east, inside corner.

This structure was originally the carriage house for #102, W. F. Hendee House, and sits in the rear, behind that house, and along its east property line. It became a residence, 297 1/2 Maple Street, between 1926 and 1946, and is no longer in use as house or garage.

## 103. E. B. Whiting House (295 Maple Street); 1884

Set back further than its contemporary easterly neighbors, this 2 1/2-story, 3x4 bay, brick veneered, Queen Anne house is characterized by a variety of brick and terra cotta detailing. Projecting from the main, cubical, pyramidal-hipped-roof mass are gabled pavilions on the front (north) and both sides. While the roof of the east pavilion is asphalt-shingled, the rest is covered with variegated slate. Each facade contains unique features, although all share the following details: brick sill courses, molded watertable course, and windows with segmental, brick, eared arches, and stone sills. Windows are 2/1 and 1/1 sash, unless otherwise noted.

On the main facade, the left-bay pavilion contains a first-story picture window with 3-light transom, second-story, 1/1 paired window, and two square, 1/1 paired windows in its gable. A variety of brick, patterned belt courses are found above the first and second stories and along the pavilion's raking eaves. In the gable, a lintel belt course of terra cotta, triangular-patterned panels is centered by a floral, terra cotta tile which matches another found directly above, near the gable peak.

A 2-story, 2-bay, wrap-around Colonial Revival porch meets the right edge of the pavilion. Replacing the original 1-story, one bay porch, which was removed c.1926-49, it has a shingled rail and Doric columns which decrease in scale with the second story.

The front, middle-bay, double-leaf door, covered by metal storm doors, is headed by a two-light transom. To the left, a narrow, stained glass window sits perpendicular to the plane of the door,

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in the west end of the projecting pavilion.

At the right (northwest) corner, a first-story, canted window is capped with a gabled hood with lattice tympanum, supported by brackets with floral cutouts. The hood's center ridge is cut off by the porch addition. The entrance bay's second story contains an off-center multi-paned door.

Both sides of the house share the following details: sawtooth brick belt course above the first story, at the cornice level, and in the gable pavilion's raking eaves. The cornice course, further ornamented by brick rope moldings, runs between somewhat unevenly spaced, corbeled brackets.

On the left (east) side, the rear bay holds a 2-bay projecting pavilion with a pedimented gable. To the right of a small 2/1 center window in the gable is a 1/1 window of the same size yet with wood sill and no lintel, appearing to be a later addition. To the pavilion's right is an entrance bay surmounted by a turned-post, balustraded balcony with latticework in the metal shed roof's north end. The next northernmost bay has a 1-story bay window with flat roof and masonry brackets. One/one paired windows with gauged arches and stone sills are to the left (south) of the first and second-story entrance bay doors. The first-story door's glazing is surrounded by multi-pane, stained glass lights. Perpendicular to, and to the left of, this bay are first and second-story narrow windows, contained within the depth of the projecting pavilion.

The right (west) facade's centered two bay pavilion is bisected by a wide, exterior, corbeled chimney extending through its pedimented gable. Flanked by two triangular windows with polygonal lights in the tympanum, the chimney features decorative brickwork, including a second-story-level pediment motif, surmounting a checkerboard panel. Elaborate stained glass is found in the tri-partite windows in the frontmost bay. A 2-story porch in the rear bay, of the same style and age as the front one, is intersected by a recently constructed stair tower.

The rear facade has irregularly sized and shaped windows. Two sets of 1/1 paired windows have wooden sills. The right entrance is sheltered by a simple, shed-roofed portico with square posts. Two shed-roof dormers are found in the rear, and one on the west. A large, interior, corbeled chimney is found in the north slope

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of the hipped roof, and a smaller, interior one in the rear.

Designed by A. B. Fisher, the house was built at a cost of \$12,000 for E. B. Whiting, who manufactured brushes and bristles with his brother. After Whiting died, in 1898, the building went through a series of owners and was converted into apartments, in 1936, by architect Louis Newton. Fisher, a prominent Burlington architect, completed a series of brick residences in the district during the mid-1880s, notable for their intricate detail and high-quality materials. (See #'s 98, 99, and 117). E. B. Whiting still manufactures broom and bristle fiber in Burlington today.

103A. Whiting Carriage House Apartments; 1884

This symmetrical, rectangular, brick, 1 1/2 story mass is capped with a hipped roof of imbricated slate with a louvered gable extension on the ridge. Brick treatment includes patterned belt courses above the first story and at the cornice level, and molded watertable. Windows have radiating voussoirs and stone sills. The front hipped-roof porch, with square posts, sheltering two entrances, is flanked by a paired 6/1 windows. Shed-roof wall dormers, on the front and back sides, intersecting the ridges of the main hip roof, contain small, paired 2/1 windows flanked by 6/1 windows. Gabled dormers are found on both sides (east and west). A plain chimney rises to the right (east) of a simple rear shed-roof entrance porch similar to that found on the west side.

Louis Newton may well have remodeled this structure when he worked on #103, for it was changed between 1926 and 1949, according to Sanborn maps. Before the conversion, the structure is described as a 2-story building with a 1-story room to the east. The location of the original carriage doors is unclear.

104. Samuel Cohen House (285 Maple Street); 1949

This is a 1 1/2 story, wood frame Colonial Revival style house with an American stretcher bond brick veneer, ridge-front gable roof, poured concrete foundation, and asphalt roof shingles. Off the western wall (right) is a 1-story, gable wing which houses a one bay garage below grade on the sloping lot. From the rear

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wall extends a 1-story gable pavilion bisecting its deep pediment. Two gable facade dormers are evenly placed, in opposition to the off-center main entry, and the irregular size and locations of the first story windows (including large, tripartite "picture windows" composed of a square central pane flanked by slender 2/2 sash side windows). Remaining sash is 2/2 sash with horizontal mullions. The fenestration within the brick veneer have vertical headers and projecting sills.

The recessed facade porch is lined by square posts and surrounded by a high, brick skirt with wrought iron railing and concrete steps.

The house, built for Samuel Cohen in 1949, is non-contributing to the district due to its age. Despite its non-contributing status at present this house reflects the post WW II infill structures which dot the sidestreets such as Maple Street.

105. Forrest Kehoe House (275 Maple Street); 1919

Built in 1919 for University of Vermont registrar, Forrest Kehoe this 2 1/2 story, 3x2 bay, wood frame Colonial Revival style house has a gable roof with ridge front orientation, a bi-laterally symmetrical center entry facade, and a cut stone foundation. On the rear wall are a 2-story, hip-roofed wing and a 1-story rear entry porch. The 1-story, hip-roofed, facade entry porch has a plain cornice supported by columns which rest on a wooden porch deck, with concrete steps and lattice skirt.

Modillion blocks line the eaves with aluminum siding covering the exterior walls. Windows have 6/1 sash in plain surrounds. An exterior chimney is present on the right wall.

106. Lumen Drew Residence (274 Maple Street); 1877

This small Vaux-inspired Cottage Revival residence is 1 1/1 stories with a 3x1 bay structure. Oriented to the south, its rectangular block mass is interestingly dominated by a polychromatic and patterned slate roof and suffolk clipped roofline at the west and east apex. The slate roof combines floral, diamond, and zigzag patterns in colors of green and red.

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The structure was always situated at its current location, at close proximity to Maple Street. Original deeds indicate the lot itself was conveyed to Lumen A. Drew, U.S. Deputy Marshal, in 1877 by the Vermont Life Insurance Company. The land was formerly owned by Walter Green, and bordered the property to the north and west owned by Ira Russell. It is built on a stone foundation and is currently faced in white asphalt shingles. Fenestration of the front facade is 2/2 sash windows symmetrically placed to each side of a central, three-panel entrance door with upper glass inset. The door has an upper, semi-circular, blind fanlight surrounded by a rounded door hood which is supported on squared posts. To the east facade is one 2/1 window at both first and second levels. A rectangular bay window with one set of 1/1 sash windows at north and south sides and a paired 1/1 window at the west, projects from the western elevation of the main house plan.

An attached, rear, 2-story, shed-roofed wing extends northward from the main structure. Its fenestration is 2/2 sash windows at the second floor level and an exterior door with adjacent window to the right at the first floor. Another attached ell contains an enclosed porch with one small jerkinhead-roofed dormer facing east. A garage is attached at the far north end of the building. The 1890 Hopkins map defines the plan as it currently exists.

In 1899, the deed was conveyed to Carrie Drew by Lumen A. and his wife, Matilda. In 1906, Carrie Drew sold the house to Lavensaler A. (Assistant Superintendent of Streets) and Emma Walker. After Lavensaler's death in 1929, Emma resided here until 1936. The residence then underwent twelve ownerships before it was purchased in 1976 by current owner, Kathleen Huffman.

## 107. House (278 Maple Street); c.1914

Originally constructed as a two-family residence, common in Burlington in the early 20th century, this 2 1/2 story, 3x4 bay, gable-front Vernacular-Colonial Revival building now housing apartments. Stained wood shingles mark the second story and gable ends while clapboards surround the first floor. The basement and foundation are constructed of quarry-faced stone. Five pedimented gable dormers pierce the slate roof, two on the right (east) side and three on the left (west) side, with the third on

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the left breaking forward slightly, marking the projecting 2-story oriel on the facade below.

Fenestration consists of 1/1 sash and large windows with transoms in the center bay on the first and second floors of the front facade. Paired windows in two dormers and varying window widths create a unique rhythm on each facade. The double entrance on the end bay, right side, is detailed with plain molding surrounds with molded heads. The front entrance porch is protected by a simple, modern, aluminum cantilevered shed roof. A double decker rear porch extends across the north facade.

107A. Garage; c.1920

The two bay, detached garage is uniquely detailed with a western "false front" facade with a shed roof and stained shingles, matching the residence. The doors have been removed.

108. Mrs. Katharine J. Miller Residence--Harwood House (284 Maple Street); 1916

With its gable end facing the street (south), this 2 1/2-story brick structure has small gabled dormers on both sides of the slate covered roof. The boxed cornice features partial gable returns.

Fenestration consists of 1/1 sash with single and paired windows in two bays on both floor of the front (south) and east elevations. The west elevation is of four bays with six-pane cellar sash, two 2/2 windows on the rear of the first story and 1/1 sash elsewhere, except three staggered small sash marking the stairway. Segmental arches top the window and door openings.

A simple open porch extends along the front, with Tuscan columns supporting a full entablature below its slightly pitched hip roof, and a small enclosed wooden porch extends along the rear.

This house is stylistically similar to its neighbor, (#107, 278 Maple Street), and was built two years after it. The first resident listed in the city directory was Mrs. K. J. Miller, the widow of Charles C. Miller, a night clerk at the Hotel Vermont. From 1921 until World War II, Edward S. Johnson, the cashier for the American Woolen Company mills at Winooski, lived here.

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109. E. A. Fuller House (288 Maple Street); 1865

This extensively detailed, 2-story, 2x2 bay, clapboard house is a fine example of the Italianate style and a focal point for the block of Maple Street west of Willard Street. It was probably built for E. A. Fuller, a bookstore owner, who only lived here a few years. The building's elaborate detail appears not only on the main, hip-roofed block but also on the hip-roofed cupola, on the 2-story polygonal ell which extends east and on the porches attached at the southeast and northwest corners of the house. Both the 2-story, hipped roof, 1x2 bay rear wing and its 1-story ell are less fully detailed than the main block. A single chimney rises from the north slope of the roof. The building rests on a randomwork, quarry-faced redstone foundation.

Within the main block, the most complete detailing appears at the entrance and windows. A small late 19th century, Queen Anne porch with turned posts and balusters, lattice skirt and spindle valance protects the right bay front entrance. It is partially enclosed to form a vestibule.

Most of the long, narrow 2/2 windows occur in flat-arched pairs. An exception are those in the 1-story bays which open the building to the south and west. Here the windows are single with segmentally-arched heads. The window detail becomes most ornate in the incised, rounded-corner architraves and deep drip moldings which form the window heads and in the wood keystones and applied brackets and post which frame the bay windows sash.

The building receives horizontal emphasis between stories and at the eaves with the division between the first and second stories articulated by a narrow skirt board beneath which runs a narrow fascia board with repeating bull's eye motifs. The projecting eaves, which rise to a low, projecting, pedimented gablet on the front, are detailed with paired brackets and a wide frieze board with circular vents. Similar detailing occurs on the cupola, with projecting gablets capping each elevation and an incised frieze and paired brackets supporting the eaves.

Each of the building's two porches is elaborately detailed with the rear (northwest) porch being more heavily scaled. A lattice skirt encloses the Queen Anne style front (southeast) porch, while a balustrade and valance, each with turned spindles, run between the turned posts. A slightly lower spindle valance

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appears as a low railing on the roof of the porch. The porch roof, like that of the vestibule is covered with pressed tin. Chamfered posts support the Italianate style west porch which is enclosed by a slatted skirt and jigsaw balusters. The porch valance is treated in a manner similar to the bay window heads with bracketed keystones beneath an eaves supported by single brackets.

109A. Carriage Barn; c.1865

A 1-story, wood-frame, shed-roofed carriage barn stands at the rear of the property. Wide, paneled, sliding doors, one with a pedestrian entrance, form the first floor entrance, while the second floor has a small hayloft door with molded head and two small, square, four-paned windows. Paired brackets support the projecting cornice on the front (south) facade.

110. Ferdinand Beach House (300 Maple Street); c.1870

This house, whose first known owner was Ferdinand Beach, is a 2 1/2 story simple, vernacular-Greek Revival/Italianate style residence measures 3x3 bays and has an irregularly-shaped plan. It sits on a redstone foundation and is clad with clapboards with cornerboards defining the corners.

A side-hall entrance located on the right (east) of the front facade is flanked by full-length sidelights. On the second story, three windows sit directly above the first floor openings. The fenestration, unless otherwise noted, consists of 2/2 sash windows. A triangular-shaped gothic blind window is found in the gable peak. To the right of the main part of the building is a small shed-roofed addition, with a sunburst located in the tympanum beneath the eaves.

A veranda extending across the front facade is supported by Doric posts, with engaged columns against the building. Single concave brackets decorate the cornice above each column. Corner posts are marked with two brackets. On the west side, a second veranda, with the same details, extends for three bays. Although a single floor connects the two verandas, each has its own separate roof.

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The edge of the side veranda is flush with the rear wing. This facade is pierced by two windows on the first floor and a single tripartite window above. On the opposite (east) facade, is a three bay, 2-story, gable-roofed pavilion. The east facade of the rear wing beyond this pavilion, has three bays including a door sheltered by a hood, a small multi-paned fixed window and a larger window presently boarded up. Directly above the center window sits a dormer with a 1/1 window. On the rear (north) facade, a window on the right (west) is balanced by a small, shed addition. A center window lights the second story.

The lateral eaves of the gable roof are decorated by pairs of brackets. These brackets are slightly smaller on the rear, less visible, wing. Three interior brick chimneys are found along the ridge of the gable roof, at the front and rear of the main block and, the third, in the center of the rear wing.

## 110A. Carriage Barn; c.1870

The carriage barn has been converted to a small, 1 1/2 story residence. It has a side-hall entrance on the left (west) side of the gable front and a second door in the gable peak, the original location of the hayloft door. Like the main residence (#110) this building is clad in clapboards with cornerboards. A horizontal stringcourse divides the stories. The west facade consists of two bays. A pair of French doors on the left (north) end open onto a deck and a tripartite window is located to the right. A shed-roofed dormer contains a tripartite window.

The north (rear) and east facades have few openings. On the rear are two windows, one lighting each story and both with single panes. The single window on the east facade is found at the left (south) side.

## 111. House (308 Maple Street); 1893

This 2 1/2 story, Dutch Colonial Revival dwelling with a rectangular plan and a gambrel roof has a projecting open porch which wraps to a glass enclosed side portion that ends at a projecting cross gable.

The three bay, open porch, with lattice skirt, is supported by

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columns resting on a square pedestals, level with a spindle railing. A gablet marks the far right entrance bay.

The fenestration of the front facade includes a first story, three-part window with a diamond pattern in the upper side sash and a stained glass transom over the center pane. The second story window is a smaller version with no stained glass transom, just a 1/1 sash. In the gambrel peak, there are double 4/1 windows. All of these windows have decorative louvered shutters. On the right facade, the placement of windows is asymmetrical with varied shapes and sizes. On the second story, the left facade has two symmetrical 4/1 windows which flank the projecting cross gable which has a window similar to the one in the front facade.

A central chimney rises from the slate covered roof. This Dutch Colonial style dwelling was built in 1893 for Mrs. Emily Clapp, a widow who lived here until 1904. After several owners, it was converted into apartments in 1940.

112. Andrew I. Goodhue House (312 Maple Street); 1899

The Andrew I. Goodhue House, which is situated between two pine trees and behind a short lawn on the lower end of Maple Street, is a 2 1/2 story, cross-gabled Colonial Revival style residence. Most notably, Grace Goodhue, Andrew I. Goodhue's daughter, married future president Calvin Coolidge on October 4, 1905 in the parlor of the house.

This building presents a symmetrical appearance despite its sidehall entrance and east facade 2 1/2 story bay window. The three bay front facade has a ground floor, central bay window, with an entrance to the left and a window on the right. The front door has one large pane over five raised panels and a plain surround with strip molding. The first floor walls are sheathed with clapboards. Sheltering the ground floor, a three bay porch runs the length of the front facade. It has a shed roof with a gablet over the entrance bay. The porch posts are turned and meet lobed brackets to support a plain, narrow cornice. The porch rail is molded, and the balusters are squared. The stair rails in front of the entrance have wood newel posts capped with turned balls.

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The second floor features square-cut shingles, topped by a plain boxed cornice. It has three symmetrically placed windows. Piercing the main roof eaves, a broad front gable features a pair of small, double-hung windows centrally located along the bottom of the wall. The lower portion of the gable is clad with squared-cut shingles, and the area in the gable peak, with imbricated shingles. A strip molded trim board divides these sections.

On the east facade, a 2 1/2 story polygonal bay window projects from the southmost end of the wall, with its pedimented gable set beneath the main gable. A small, double-hung window is placed in the tympanum of the pediment. Both east and west facades exhibit double-hung windows, paired and single, symmetrically placed. These, like all the windows, are 1/1 sash with strip molding and plain surrounds. The rear has a roofless entrance porch, with new iron rails. The building rises from a stone foundation, is covered by a slate roof and vented by a brick interior chimney.

This house was built for Andrew I. Goodhue, of Lang and Goodhue Mfg. Company, local brass and iron founders and machinists. Goodhue was also a U.S. Customs inspector of steam vessels. The attic was finished off as a meeting room for the Pi Beta Phi fraternity, which was founded by the First Lady-to-be while she was a student at the University of Vermont.

112A. Garage (312 Maple Street); c.1910

This matching, single bay, wood-frame garage was built with the same clapboarded lower section, and shingled upper portion as the main house, #112. The overhead garage door is an addition, as most probably is the asphalt roof. The gable has the same molded rake and frieze as the main house. The garage forms a set with the Grace Goodhue House, evidencing the care with which out buildings were designed to echo existing structures.

113. C. P. Smith House (225 South Willard Street); 1897

This multi-bay, 2 1/2 story, Jacobethan-Romanesque Revival, brick dwelling with a rectangular main block has two towers, a porte-cochere, 4 chimneys and a stone foundation.

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There is a projecting gable entrance with a stone base, and open porch constructed of brick with Doric columns supporting the sides. This gable motif is seen in variations through out the dwelling. Above this projecting porch is a Palladian window. Directly above that window is a wall dormer with a three-part window and a small elliptical window above the center pane.

There is a 3-story tower on the southeast corner, a 2 1/2 story tower on the southwest corner with a glass enclosed porch which wraps the corner to the full length of the rear facade. The porch is built on a stone base with double posts resting on stone bases between each window.

There are wall dormers on the front facade of the wing, the southern elevation and the west elevation above the porch. throughout the building in the front facade of the wing and southern facade and west facade above the porch.

There is a north, 2-story wing with a porte-cochere capped with the same gable motif as the front entrance. The steep hip roof which is composed of slate, has four chimneys equally positioned on sides of the main block.

Set back from the street on the corner lot with sloping terrain in the rear, this dwelling was built for C. P. Smith, president of Burlington Savings Bank. It was designed in 1897 by R. B. Wilcox, who was influenced by the Jacobethan style. Wilcox practiced in Burlington but a short time, (1895-1907). The Smith descendants lived in the house until the 1980s when the house was purchased by Champlain College to be used as a girl's dormitory.

## 113A. Carriage House; c.1897

This rectangular, 1 1/2 story carriage barn, with a steep hip roof, multiple and brick veneer, is located on the northeastern portion of the property with an entrance from the south on Maple Street. Secluded with more visibility from the property of #115, this dwelling has a first story, flat-roofed addition from its southern wall, having been converted into a residence where a grandson of the original owner of #113 now resides.

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114. Drew House (Whiting Hall) (203 South Willard Street); 1880

Resting picturesquely on a large property lot, this elaborately detailed, brick Italianate structure was originally built for Attorney John Drew with a 3-story rear porch to view the valley to the west. Following Drew's death, shortly after its construction, his wife lived in this 2 1/2 story, rectangular, gable-fronted residence until it was sold to A. C. Whiting in 1888. The porch was removed by the current owner, Champlain College, which constructed enclosed rooms for its use as a dormitory named after the building's second owner. The original windows in the rear elevation were reused in the north, east and west elevations of the addition.

A 2 1/2 story gable ell projects from the south wall and a rectangular, brick chimney pierces the middle of the roof ridge. Four first story bay windows protrude from the plain common bond brick facades, two on each of the north and south facades. Further decorating the brick structure is a deep wood cornice with straight eaves and fascia board entablature, elaborate and heavy wooden gable screens with pendants, stone window sills with raised feet and ornate lintels with shoulders. The deep and ornate cast iron window heads are segmental shaped on the first floor and round and polygonal shaped on the second. Windows are 1/1 with an oculus window piercing the front gable.

The single story porch and deck extends two bays south (left) and is three bays deep connecting with the south gable ell. Two round columns and two pilasters on pedestals support the flat-roofed entrance porch with its full entablature. The tall, ornately carved double-leaf entrance doors are complemented by a fluted surround with rope molding and curved-corner doorhead.

114A. Carriage Barn; c.1880

The three original bays of this 2-story brick carriage barn have board and batten wood infill with casement and pane glass modern windows to allow its reuse as a residence. Shed dormers are on the north and south slopes of the wide, clipped gable roof. The original three openings in the second floor front facade, now have single pane windows on the end bays and a large sliding glass window in the center where doors probably once were.

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115. Winterbotham Estate (163 South Willard Street); c.1820/  
c.1838/c.1845/c.1855

Listed on the National Register of Historic Places on May 12th, 1975. See this Nomination for a complete description of the property. It is also listed in the Main Street-College Street Historic District, as #4.

Building Construction Dates:

c.1820 (Main House, Carriage Barn, Horse Stables) c.1838 (Greek Revival structure to west) c.1845 (South elevation addition)  
c.1855 (Polygonal Cupola)

115A. Carlos Baxter Law Office (325 Main Street); c.1845

This building is also part of the Winterbotham Estate listed on the National Register on May 12, 1975. See this nomination for a complete description of the building. As with #115, this building is also listed in the Main Street-College Street Historic District, as #4A.

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

116. Hickok Estate (Delta Delta Delta Sorority House)  
(143 South Willard Street); 1850

The Hickok Estate is also listed at #20 in the Main Street-College Street Historic District.

Built for a leading Burlington attorney, James W. Hickok, this square, 2-story Italianate style house occupies a prominent position at the corner of Main and South Willard Street. An early view of the house, engraved on the border of an 1853 map, illustrates the west and south facades suggesting the importance of the design. The engraving shows a 1-story latticework porch which is no longer present, but in 1850 afforded a view of the lake. Also detailed in the drawing are cornice brackets, bay windows and a lantern. These design features, innovative in

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Burlington in 1850 and still present today, may have made the house the first Italianate style building in the city.

The building is of load-bearing brick laid in 7-course American bond. Its 3x2 bay main block is topped by a low, built-up, hip roof crowned at the apex by a square, hip roof lantern. A lower 2-story, hip roof, brick wing and 1-story wood frame porch extend the building to the north. Two 1-story bay windows, with recessed panels, relieve the south wall. The coursed, dressed redstone foundation is topped by a granite water table. Two stepped brick chimneys are located on the main north wall, while a similar chimney is offset from the south wall of the wing.

Both the main entrance, located centrally on the east facade, and its protecting portico are classically detailed in the Greek Revival style. The six panel door, with its heavy echinus moldings, is flanked by 3/4 length sidelights and pilasters, and crowned by a denticulated entablature. Large Doric columns and pilasters support the portico entablature, while paired brackets support the cornice. A massive granite slab forms the portico floor. The cornice of the main block and wing is detailed with paired wooden brackets set against the brick walls and a brick stringcourse in the architrave position. Windows are 6/6 with cut stone sills and a brick header course above.

In 1935, Delta, Delta, Delta Sorority acquired the house and began remodeling to increase living space. It is probable that at that time a 1-story, rear porch with a 2-story central section was enclosed to form rooms. The current extension is sided with clapboards below and vertical sheathing above. A bracketed cornice finishes the eaves and multi-paned windows light the exterior.

## 117. Watt House (129 South Willard Street); 1910

The Watt House is also listed in the Main Street-College Street Historic District, as #36.

This moderate size, brick Queen Anne residence was constructed in 1910 as a speculative building. City Directory records indicate the first occupants to be William Watt, a student, and his mother in 1911. It is identical in floor plan and elevation to the adjacent residence to the north, #125 South Willard Street.

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Basically, it is rectangular in mass with a pedimented front roof gable, with an engaged, two-story polygonal tower at the northeast corner. A sailboat weathervane finial sits atop the asphalt-shingled tower roof. The house itself sits at close proximity to the street and is on a stone foundation with a brick watertable course. It is 2 1/2 stories in height, with 3x3 bays. A three-panel, oak entrance door with upper glass insert, is positioned at left facade.

The first story is brick in American bond pattern with hinged brick joints at the bay corners. The small, main entrance porch with gabled pediment is a later addition to the building. The second and third stories, originally wood shingled, are now faced with aluminum.

The molded roof cornice is simple with a solid fascia board. Fenestration is 1/1 sash windows with flat, gauged brick lintels. At the south elevation, a two-story bay with a gabled roof projects. The first story of the bay has a horizontal window.

The City Directory and Assessor's office indicate that the 1920 occupant was Michael D. McMahon, Treasurer of the Champlain Trust Company. It was sold to Clarence and Flora Baker on October 20, 1924, who resided here until it was sold to current owners, Andrew and Sandra LeSage, in 1973.

117A. Garage/Shed; c.1935

This building is listed as #36B in the Main Street-College Street Historic District.

This is a two bay, single story, novelty-sided, shed-roofed garage and shed which has its openings on the south. The north bay has a door with top lights. The south bay has pass doors paneled with novelty siding.

117B. Garage; c.1920

This garage is also listed as #36A in the Main Street-College Street Historic District.

At the south side of the lot, in parallel line to the house (at

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left) is a two-car garage with flat roof, constructed during the same period. The massing is rectangular; the brick, which matches that in both residences, is American bond pattern with "grapevine" tooling. Ornamentation consists of a three-row brick header cornice. The short driveway is concrete and is pitched upward from the street.

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

The Lord House is listed in the Main Street-College Street Historic District as #37.

Built to the same floor plan and elevation as its southern neighbor, #117 (129 South Willard), this 2 1/2-story Queen Anne style house is a 3x3 bay rectangular block with a pedimented front gable. While the first story is clapboarded, wooden shingles cover the walls above. The roof is covered with slate and the foundation is redstone.

Marking the northwest corner, a 2 1/2-story, polygonal, engaged tower is capped by a polygonal conical roof. 2 1/2-story, pedimented gable-roofed bays project centrally from the south and north facades. A cornice and frieze surrounds the entire structure at the top of the second story, marking the base of the front gable end pediment and the side projecting bay pediments, and is surmounted by a skirt as it passes around the northwest corner tower.

A single story, hip-roofed porch with turned columns extends in two bays along the front (east) side. The south end and northwest corner of the porch have balustrades with turned spindles. A 2-story shed addition is attached to the rear (west), and exterior wooden stairs turn around the southwest corner.

The windows are of 1/1 sash, except a recently installed replacement double-hung window with snap-in interior 6/6 grills in the front attic gable and low sliding sash windows on the attic story of the corner tower. Also, a skylight has been added in the south roof.

The first resident, Henry Lord, served as janitor for Billings Library at UVM.

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

William Kinder House is also listed in the Main Street-College Street Historic District, as #38.

William Kinder House is a 2 1/2 story, three bay, brick, vernacular Queen Anne style building, and is rectangular in plan, with its narrow, gable-end towards the street, (east). The exterior walls are executed in five-course American bond. A single bay, 2 1/2 story gabled projection stands out from the front facade at the left, southeast corner. The south slope of the main roof extends to cover this bay, as well. The north end of the front facade has a one story, single bay porch sheltering the center and right-side bays. On the south side is a two story, gabled, polygonal bay window, with hinged brick joints. The main roof is cross-gabled, and shingled with slate. Two fish scale bands divide each slope.

On the rear (west) wall is a single story addition over an exposed foundation of cut stone. An original porch wraps around the northwest corner. On top of the rear addition is a balcony, now connected with a recently added 2 1/2 story stairway. Both front and rear original porches, and the rear balcony, feature turned posts and scroll-sawn brackets with trefoil cut-outs.

The south elevation has an exterior chimney, and the north elevation, two. The front-most chimney on the north, rests on an open arch at the base. A single shed dormer projects from the north slope of the roof, beside it.

This building has 1/1 sash, and a stained glass transom on the east and west sides of the first floor, south elevation bay window. Under the gable peak of this bay is a small rectangular window with three horizontal panes.

All windows have gauged, brick arches. The cornice is molded and is complemented by a fascia board. The front door is paneled, and has a large, single, fixed pane.

The William Kinder House keeps the same scale, and is on the same narrow city lot, as its neighbors, 125, (#118), and 129, (#117), South Willard. All three buildings are smaller, and narrower in frontage, than those surrounding them. William Kinder had the house built in 1926. He was superintendent of the Queen City

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Cotton Company by 1929, and is among the white-collar, managerial class that favored this neighborhood during this period.

120. Steven Herrick House (349 College Street); c.1867

Steven Herrick House also is listed on the Main Street-College Street Historic District, as building #39.

Sited on the southwest corner of South Willard and College Streets, with its main entrance and mounded lot fronting on College Street, the Steven Herrick House is a 4x4 bay, 2 1/2 story, brick block with characteristics of the similar French Second Empire and Italianate styles. It features a shallow hip roof, to which has been added long, low shed dormers on the east and north elevations. These have paired 3/3 windows and imbricated slate siding, with a molded cornice. In the center and peak of the roof is an Italianate belvedere with 2/2 round arched windows having bolection moldings, arch keys and ornate pilasters which have foliate carvings set within elongated round-arched caps terminating in pendants. The eaves of the belvedere and main roof have a wide projection and are supported by a cornice band embellished with spindles. The eaves are molded and have a boxed soffit. All windows are 2/2 and have ornate, segmental arched, cast iron lintels with French Second Empire design, including scrollwork and enlarged arch keys. Window sills project and are footed.

The main entrance is located at the left (east) middle bay on the College Street elevation (north). It has double, paneled doors, recessed and sheltered by a shed-roofed portico upheld by over-sized scrolled consoles. The doorway has a simple entablature and fluted surrounds. Above the portico is a second story doorway with over-sized console brackets and segmented arch with foliate crown and scrolled modillions. This shelters a door with stained glass sidelights and curved transom light. On the west elevation is a two-tiered porch with fluted Doric columns and plain rails, balusters, cornice and architrave. This full length porch has a second tier like the first except that porch columns rest on square, paneled plinths. Off the southmost bay on the rear and perpendicular to it is a single bay, shed-roofed garage sided with clapboards and extending to a gable front, single bay garage west of it.

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This building occupies a key position due to its corner lot and commanding presence in this area of the district. This building is also listed in the Main and College Street Historic District now pending. Herrick was a Church street dry goods merchant and this was built on the site of his early residence.

121. Lexington Apartments (348 College Street); 1967

This building is also listed as a non-contributing structure in the Main Street-College Street Historic District as #63

This L-shaped, front-facing apartment complex with front parking lot, does not contribute to the historic district. Its hip roof with Mansard motif is asphalt-shingled and its walls are covered with vertical flush boards. Wide and narrow vertical bands of windows, cut out from the steeply-pitched roof extension, reach down to the ground level. The south ell has a projecting pavilion at its end and a masonry firewall near the east-ell intersection. Hooded entryways are found towards the end of each ell and near their intersection.

The apartments are on the site of Burlington's Academy building, constructed in 1816, for \$3,600, which was considered a large and costly school for the then small village. In 1871 that structure was replaced by a substantial French Second Empire style High School. In later years, it was used as a grammar school, a temporary city hall and the Vermont Department of Health. The High School later reclaimed the building for vocational classes through the 1960s.

The building is non-contributing to the district due to its age.

122. E. Isham House (91-93 South Willard Street); 1909

This 2 1/2 story, wood frame, Colonial Revival style duplex has an eaves-front gable roof, a rear, two story, central gable wing and 1 story, single bay, hip-roofed porches over the gable end entries. Joining the rear wing are 1-story hip-roofed porches which wrap the structure's rear corners. Porch posts are square with molded caps and rest on wooden decks with high lattice skirts.

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The clapboard walls are pierced by rectangular windows with plain surrounds and 6/6 sash. Above the slender cornice returns are smaller paired windows. A brick chimney with stepped cap is located on the front slate roof slope.

The main entries are surrounded by leaded glass fanlights and 1/2 length sidelights which reflect design precedents of the earlier Federal era. Built for E. Isham in 1909, this house exemplifies the shift to early 20th century, multi-unit housing.

123. House (87-89 South Willard Street); 1909

This 2 1/2 story, four bay, square block plan, Colonial Revival dwelling with a steep hip roof, is sheathed with painted brick on the first story and scalloped wooden shingles on the second story.

Projecting from the front facade, paired gables cap cantilevered, central second story bays, which rest on exposed rafter tails and surmount two, first story bay windows. These bay windows have 6/2 side panels and 6/1 center panels. On the second story, there are two 1/1 windows above each bay window. There are paired, small, louvered windows above the second story.

The front recessed porches are symmetrical in plan, but reversed in design. There is a multi-paned, paired window on the side wall with brick voussoirs. There is a corner post supporting the second story and base of the porch with a spindle railing between post and entrance facade.

There are symmetrical roof dormers with 9/1 windows on the north and south elevations. From this slate roof rise two capped chimneys front and back of the ridge. There is a slight overhang with exposed rafter tails above the porches and side elevations.

This dwelling is built on a stone foundation and sits close to the street, with a deep slope in the rear. It was built in 1909 for Maria Hagar. Frank Austin is credited as the architect and the building was used for rental purposes. It is presently being used as a two family dwelling.

124. David Manson House (79 South Willard Street); c.1916

This small, 2 1/2 story, 3x3 bay residence was built in the

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Colonial Reveal style and first occupied by David Manson, a local dentist. It is clad in brick veneer with a sill course consisting of a soldier coursed between two rows of raised headers. A single, raised sill course runs below the first story and windows. The basement is exposed at the north and west (rear). The hip roof is clad with slate and pierced by 2 chimneys, one exterior chimney on the south side and an interior one in the rear. Two triangular eyebrow dormers, one on each side slope, light the attic space. Exposed rafter tails are found around the entire building.

The center bay of the east facade contains the main entrance. Side railings with square balusters extend from a vestibule. A gable hood supported by concave brackets shelters the entrance. Two windows with 9/1 sash, flank the vestibule. A tri-partite window, located directly above is the only second-story window on this facade.

The north elevation has a central, boxed oriel window supported on two small brackets. A shallow, 2-story, single bay, L-shaped addition projects slightly from the northwest corner. A basement entry is located on the north side of this appendage.

The rear porch located off the first story is accessed by exterior stairs set against the building. The hood, bracket supports, and railing are similar to those found on the main facade. An enclosed porch, located on the south side, also has these features over the entry stoop.

124A. Garage; c.1930

A single-bay, shingle clad garage is located off the Bradley Street side of this corner lot. This structure has a flat roof and a paneled overhead door. Although it was not built until around 1930, it shares many features with the main building including exposed rafter tails and multi-paned windows on the side elevation.

125. Third Congregational Parsonage (71 South Willard Street);  
1867

Built as the parsonage for the Third Congregational Church,

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located at the southwest corner of South Union and College Streets, this brick, 2 1/2-story, eaves-front residence exhibits features of both the Greek Revival and Italianate styles. The 3x2 bay rectangular block is topped by a slate, gable roof pierced at the ridge by two interior end chimneys. A stone water table tops a random work, quarry-faced redstone foundation. The load-bearing walls are laid in 7-course American bond. On the east facade, the central front entrance is headed by radiating voussoirs and surrounded by full-length sidelights and a multi-paned transom. Greek Revival style echinus moldings detail the four-panel door. The entrance porch is Italianate with a lattice skirt, square balusters and chamfered posts and pilasters which support segmental-arched valances and a shallow hip roof. The windows, 1/1 on the first story and 6/6 on the second story, are headed by radiating brick voussoirs and flanked by louvered shutters. The oval window at the second story level on the north wall is Italianate as is the eaves treatment. The projecting eaves are finished with a raking soffit and detailed with paired brackets. A 1-story, shed-roofed, shingled addition expands the building to the west and provides access to the rear. A one stall garage sits at ground level beneath the addition. The house was converted to apartments in 1934.

## 126. Peck Residence (61 South Willard Street); 1872

The Peck residence, built in 1872 on land once belonging to the Peck family) builders of many substantial homes on College Street), is a 2 1/2 story, 2x3 bay, brick, Italianate (villa) structure. It represents one of the early post-Civil War residences on South Willard Street. With easterly front gable orientation, it has minimal setback from the street. Its massing is rectangular block with a square, 3-story, northwest corner tower with a Mansarded hip roof and an attached one story rear ell. The foundation is redstone, the brick pattern is American bond and the roof is red slate with center fish scale detailing. Fenestration is 2/2 windows with wood lintels and projecting floral design "keystones", also in wood. A bay window projects from the front facade at the southeast. The friezeboard is paneled; cornice brackets are paired with a projecting drop.

The tower has an oval window on the east facade at second floor level. At third floor, a window with arched hood mold and matching floral patterned keystone on lintel faces east. The

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tower entrance door at the east side has four panels. The door canopy is faced in asphalt shingles with plain, turned supporting posts.

James Peck, partner in a dry goods business on Church Street, resided here until his death in 1898. The structure was purchased by Warren G. Reynolds, a salesman/carpet store owner, in 1899. Reynolds resided here until his death in 1908--his widow, Martha, remained until her death in 1936, at which time the house was conveyed to her daughter, Anna. She then converted the residence into two apartments, one of which she occupied. The house was purchased in 1975 by the current owners, Albert St. Amand and Bruce Latelle. It underwent extensive remodeling in 1976, which included sandblasting of the exterior brick, removal of a front porch; and replacement of the original first floor bay windows (at south and east bays) with casement windows. The structure currently contains a dentist's office and an apartment.

## 127. Richard Spear House (55 South Willard Street); 1895

The prominent, circular, 3-story tower and wrap-around porch on the northeast corner of this large, 2 1/2-story, Queen Anne style house reinforce its dominance over the corner of Buell and South Willard Streets. The main block is capped by a hip roof, although a broad dormer presents its pedimented gable end to South Willard Street, partially intersecting the tower. The north and south elevations are broken by 2 1/2-story bays, capped with pedimented gables and a two story, shed-roofed, enclosed porch extends to the rear (west). Cut into the rear slope of the main hip roof, an open, gable-roofed porch faces the west. The house is clapboarded on the first two stories, but sheathed with clipped corner shingles on the attic story, and roofed with slate.

The windows are 1/1 with simple cornice above, except on the enclosed west porch where casement units on the second floor and double side-sliding sash units on the first floor were recently installed. Two stained glass windows mark the stairway on the south elevation.

A shallow, pedimented gablet on the porch roof with a carved foliate panel in its tympanum, marks the main entrance on the southwest corner. The porch features turned Doric columns,

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topped with small arched impost blocks, while turned balusters support the porch railing.

The significance of this structure is enhanced by the fact that Richard A. Spear, a Burlington architect and builder, built and designed it for himself in 1895 and lived here until his death in 1935, when his son and partner, Richard H. Spear, moved in. The house was converted into apartments during World War II.

## 128. C. S. Isham House (45 South Willard Street); 1891

One of the most flamboyant Queen Anne style houses in Burlington, the C. S. Isham House occupies the corner of South Willard and Buell, and is oriented to both streets, with a main entrance on South Willard Street. This residence is composed of a large, square, 2 1/2 story central block, with an equally large 2 1/2 story wing on the rear (west). Piercing the roof on the north, east, and south sides are 2 1/2 story projecting gable bays. On the east, (South Willard facade), the south slope of the main hip roof extends to form a slope of the bay's gable roof. The north slope of the main roof has two hip dormers, and the west slope, one.

Wrapping around the southeast corner of the building is a five bay, single story porch, featuring squat, oversized baluster-turned posts and curved, molded brackets. The banisters curve down and out from the posts, supported on spindle-turned rails. The east, South Willard facade of the porch has a projecting, shallow-pitched, pedimented gable, with applied floral scroll-work as the tympanum infill. A smaller, one bay porch, with simplified turned posts, protects the rear doorway.

The Isham House displays a variety of extensions, recessed elements, and applied decoration. Under the main (east) facade's gable peak, is an oriel window, which the peak of the gable projects to cover. This gable peak exhibits applied scroll-work in a stylized floral pattern. The first floor of the main facade features a rectangular bay window on the southeast corner and a quarter-round bay window with curved glass and curved interior shutters on the north-east corner. Above the latter, is a recessed bay window enclosed by a single bay porch with turned posts and spindles.

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Extending along the rear wing's Buell Street (south) elevation is a rectangular, two story porch. The ground floor is 3x1 bays, with turned posts and turned spindle railing and valance, over which is a shingled 2x1 bay porch with a round-arch at each bay. A molded cornice divides the stories, and the south slope of the main roof spreads down, forming the shed roof of the porch.

The building's applied decorations consist of a rectangular panel of carved spirals, visually supported by an applied, two dimensional, scroll bracket, on the first floor of the east elevation. The second story of the south bay features an applied sunburst panel between windows. The north elevation also features applied scroll and stick work. Excepting the south side, all of the building's gable peaks display floral scroll designs in relief.

The main entrance has a Queen Anne door of five equal, stacked panels. The windows are asymmetrically placed and exhibit 1/1, Queen Anne, and stained glass sash. The entire building is clapboarded, except for the shingled, round-arched porch. (The house was sheathed in aluminum siding in 1987.) The building rises from a stone foundation, except for the porch, which rests on piers with lattice-work infill. Interior chimneys rise from the main roof ridge, and the back of the rear block.

The house was built for C. S. Isham, of the Jones & Isham Feed Store, in 1891. John Enright bought the home from Isham's widow in 1921, died in 1931, and was survived by his widow, who lived there until 1951. The C. S. Isham House marks not only an important corner on South Willard Street, but, with its northern most neighbors, is part of a significant section of Queen Anne housing. It is unique in itself for the quality, variety and exuberance of its characteristic Queen Anne features as well. The band-sawn scroll work, curved glass, and oversized turnings reflect technological advances and the unrestrained tenor of the 1890s.

## 128A. Garage; c.1925

This structure is a picturesque, single bay, clapboarded garage with a hip roof clad in slate. It has double doors, which are paneled and have nine pane windows, a side entrance and 6/1 windows, one to each side elevation. The roof features a broad gable dormer with a triangular window on the facade (south),

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which opens on to Buell Street. Fancier than many of its brethren in the district, this is a good example of its type and period.

## 129. J. S. Patrick Residence (41 South Willard Street); 1897

While built on the west side of the street with its rear overlooking the lake and valley, this Queen Anne building possesses fine and unique details on all of its undulating elevations. D. R. C. Clapp constructed the large residence for Patrick, treasurer of the G. S. Blodgett Stove manufacturing firm, fully utilizing the benefits of the balloon frame and stylistic details. The irregular, asymmetrical plan is generally a central block with a steep, slate, hip roof. Two and a half story gable-roofed bays with canted sides project on each facade, and rise to a molded cornice and plain eaves with incised angle brackets at the canted sides. Gable ends are decorated with incised verge boards.

A conical roof section rests on the northeast, 3/4 round corner (now glazed with glass sections). The multiple roof ridges are highlighted by decorative cresting. Wrapping around the front facade to both sides, the one story veranda has a protruding, pedimented, entrance bay with a carved pediment and spool-spindle valance. The second level and gable ends have imbricated wood shingles while wood clapboards cover the first floor. Turned columns support the arched panels of the porch bays which has a bracketed cornice. A lattice porch skirt surrounds the veranda.

The 1/1 sash windows vary in size. The stained glass window on the north elevation marks the interior stairway. The paneled front door has a spiral knob and plate.

## 129A. Garage; c.1919

This clapboarded, two bay, gable-front garage has original, internally folding, tri-partite doors and a "union jack" muntined window in the gable. There are two windows on each side elevation. It rests on a concrete pad and is roofed with slate.

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130. Franklin Arms Apartments (29-33 South Willard Street); 1896

This 3 1/2 -story, 5x6 bay, symmetrical structure features a massive, gabled, central pavilion which rises above the truncated, steep hip roof of the main mass. A Stick Style building, it is covered with clapboard siding and has a stone foundation. The stories of the 3-bay pavilion are defined by a cornice above the first, a panel of fishscale shingles above the second, and fishscale shingles in the gable. A pointed-arch window in the gable is identical to one found in the rear, gabled wall dormer. The entrance of the pavilion, in the center bay, is protected by a gabled hood with arched soffit, supported by Doric columns, and flanked by picture windows with stained-glass transoms. Other windows are 2/1 and 1/1 sash, and all have pyramidal corner blocks. The side members of window surrounds extend down to frame flushboard spandrel panels.

The outer bays of the front facade contain 1-story entrance porches with chamfered posts and radiating spindlework valances. The porches, projecting forward of the pavilion's wall plane, are surmounted by balconies which are recessed back from it. Each balcony has round-arched valance stickwork echoing the porch spindle detail.

The sides of the building are identical in their arrangement. In the front two bays, the second story is corbeled out from the first and rests on incised brackets. A 2-bay, central pavilion rises above a simple, recessed entrance porch, and is capped with a gabled dormer.

Two brick chimneys are found in the rear, and one on the right (north) side. Another chimney, of unidentified material, rises from the left side of the roof. A metal fire escape extends across the height of the back wall.

Built as a two-family apartment house by L. Clapp, it was originally owned by Mrs. Ira Joyner who rented half out to Lyman Wood, ward alderman and newspaper and tobacco dealer. Details on the house, such as Stick Style window surround, and spindlework, are similar to those of #3. The house was divided into eight smaller apartments in the 1930s.

130A. Garage; 1925

This clapboarded, two bay garage has a tar-papered hip roof and

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paneled double-leaf doors with eight-light glazing. It rests on a concrete pad.

130B. Garage; c.1922

Set against the rear property line and hidden in a thicket is this hip-roofed, single bay garage. It has a slate roof and a wood frame, covered with rough finished stucco. It has long windows in the side elevations and exposed rafter tails in the eaves. Hidden and neglected, this little building is an important survivor, testifying to the arrival of the automobile in the opening decades of this century.

131. 25-27 South Willard Street; c.1955

Built c.1955, this 2-story, Modern style apartment structure has 4x6 bay rectangular form (narrow end to street) and is constructed with a wood frame covered with a stretcher bond brick veneer and topped with a hip roof. There are two side entries, on the right covered by a flat hood, and on the left by a 1-story, three bay, shed-roofed porch supported by square posts. The windows have single pane casements topped by two fixed panes.

The exposed rear foundation is composed of cinder blocks and carries cellar level casement windows. The eaves are covered with aluminum; asphalt shingles are used on the roof. A short, brick chimney is present near the roof peak. This structure is non-contributing to the historic and architectural character of the district due to its age.

132. 19-21 South Willard Street; 1914

This 2 1/2 story, multi-bay, Colonial Revival duplex has a steep, pyramidal hip roof, brick sheathing and symmetrical front bays which flank a recessed entrance.

A projecting, open, brick veneer porch with a flat roof shelters two private entrances. Above is an open, smaller scale, two bay porch with a scalloped shingle porch skirt and a flat roof resting on columns. Centered above the second story porch, there is a gabled dormer with paired 5/1 windows.

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The recessed center bay is flanked by two, symmetrical, polygonal bays capped with scalloped shingle gables. Within each gable, there is a 4/1 window. The bays have hinged brick corners. The front face of each bay has a fixed window with a stained glass transom. The other windows on the building are 1/1.

The side elevations exhibit central projecting bays similar to those on the front facade. A 2-story open porch with spindle balustrades occupies each bay of the rear elevation.

This symmetrical dwelling was originally built as a two family house with the earliest occupants, Mrs. Myrtle M. Place (#19) and Charles E. Rand (#21) as listed in the 1915 directory. Located close to the street between two large buildings, this one time two family dwelling with its rear addition is now used for apartments.

133. The Ed Revere Apartment Building (17 South Willard Street);  
c.1913

The Ed Revere Apartment Building, a large imposing structure which originally housed members of the middle class, was built during the city's apartment boom. It has a number of irregular rooflines and projections from the main mass. The 2 1/2 story building sits on a redstone foundation, measures 3x4 bays and is capped by a steeply-pitched slate hip roof. Clapboards with cornerboards sheath the first story and shingles sheath the upper stories.

The main facade has a strong vertical emphasis. A one bay, 2-story, pedimented portico projects beyond a veranda over the sidehall entrance. The portico has a spindle valance and is supported by two, massive Doric columns set on redstone piers. A door directly above the main entrance provides access to a small balcony on the second story of the portico. The Doric columns are repeated on a smaller scale as supports for the veranda which runs the full width of the main facade. The columns, set on a solid shingled rail, create an arcade of pressed, three-centered arches, measuring 4x1 bays. The veranda skirt is also shingled.

At the northeast corner of the front facade, a two-story canted bay window with a third-story balcony contributes to the vertical

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line. The heavy, pedimented gable roof capping the bay has a slightly higher ridge than that of the hip roof. Doric columns support three, full, elliptical arches of the open balcony. Window openings in the bay are composed of five vertical panes over a single pane. In the center bay of both the first and second stories, between the bay window and the side entrance, is a picture window with an integral six-pane transom. Directly above, a third picture window is located in a hip-roofed wall dormer.

The north facade has a three bay, hip-roofed bay window. Fixed horizontal windows are found in the center of the bay window in each story and on the sides are 5/1 windows like those on the canted bay. East (left) of the bay window are tripartite windows, on the first and second story, composed of a picture window with integral 6-pane transom, flanked by 5/1 windows. Adjacent to this, on the first story only, is a small window. To the west of the bay window, 5/1 windows light the first and second story. Three casement windows pierce the redstone foundation to light the basement. The sloping land exposes the basement at the western end of this facade. The final bay of this level is clapboarded, linking it to the first story, and has an entrance.

The opposite (south) side has many similar features, particularly the three story bay window. The other bays are composed of 5/1 windows. Two, close, asymmetrically placed windows on the second story east (right) of the bay window light the stairway.

The rear (west) elevation measures four bays and has a two-story veranda on the first and second stories which encompasses three bays. Both levels have turned posts and square balusters; screening encloses the lower level. A large gable dormer with a broken pediment and an interior brick chimney on the north slope has a window in the center and a door and two windows below. The door opens onto a balcony. All windows on this elevation have 5/1 sash. The clapboarded basement level has two doors, one at the left (north) and one at the right.

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The South Willard Street area has been home to Burlington's wealthy and elite, and to those aspiring to be so, from soon after its inception. Along its length are buildings where the city's entrepreneurs, executives, financiers, merchants, attorneys, their families, and their domestic servants resided. These grand mansions overlooking the lake, comfortably spaced from each other and having broad lawns opening out onto the street, have yielded to shifts in fortunes and in values. Once a neighborhood enjoyed primarily by a few people, South Willard Street is now home to a diverse mix of college students, apartment dwellers, single families and retired people. This district is distinct from the streets around it, by virtue of the substantial number of opulent, high-style homes that line it.

Settlement patterns and growth in Burlington have, since New Hampshire Governor Benning Wentworth granted the town charter in 1763, reflected the importance of the city's location on Lake Champlain. As population and wealth tend to collect wherever there is a break in transportation, Burlington has benefitted from its position as a natural point of transshipment between interior regions and water transportation routes. Periods of prosperity in the city have been accompanied by a wide variety of building projects, public, commercial, religious, and domestic. In varying proportions, each of the remaining buildings, in site, plan, design and materials, embodies evidence of the city's history. Burlington's past importance at a regional and, at certain times, a national level, can be measured in the domestic lives of its citizens and this is most clearly evident in their homes. Within this context, the South Willard Street Historic District, a group of 133 primarily domestic buildings, is significant as Burlington's finest residential area in the late 19th and early-to-mid 20th centuries. With the construction of one of the earliest known residences in the district, the Winterbotham Estate (#115), a tradition of distinguished building was begun which would be repeated over the next hundred years.

Aside from a few temporary inhabitants in 1775, settlement did not begin until after the hostilities of the Revolutionary War and the establishment of the Republic of Vermont in 1777. Two early hamlets were located near docking facilities at the shore of Lake Champlain, now lower King and Maple Streets, and

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near the Winooski River Falls millsite. The town was organized in 1789 and the 1790 United States census reported 332 residents. The Republic of Vermont, after a long dispute with New York State over the validity of land grants, adopted the Constitution of the United States in 1791, becoming the fourteenth state.

As the population grew, Burlington citizens concentrated on building roads and bridges across the largely impassable ravine which ran from Pearl Street southwest across College, Main and Church Streets. Growing statewide recognition of the city's important location is suggested by the 1790 special act of the Vermont Legislature which removed the courts from Colchester to Burlington. In 1798 a system of streets was laid out on a grid planned by William Coit. Varying little from today's streets and confined to the downtown area, the system incorporated existing transportation routes and a public park in front of the Court House completed in 1796. Early signs of urbanization, hotels, taverns, stores and offices, followed construction of the Court House, so that by 1800, in addition to the settlement along the lake, population concentrated at the crossroads of College and Church Streets and at the head of Pearl Street near the University Green.

Just when Willard Street was laid out and for whom it was named is unclear. The course of South Willard Street follows a fairly even grade as it parallels the lakeshore on the west, traversing along the side of the ridge to the east, as it rises gently from the south, cresting near Maple Street, then gently descending to Pearl Street. Bartholomew Willard, a blacksmith, was said to have resided near the southwest corner of the intersection of Pearl Street and Willard Street until his death in 1817. A redstone quarry belonging to Guy Willard was producing building stone in Burlington in 1806. Maps of the 1860s show a quarry of Levi Willard located near the intersection of South Willard Street and Shelburne Road, with Levi Willard's land extending northeast to opposite Howard Street. It may be that Willard Street was opened from Pearl Street on Willard family land to the quarry to provide building stone for the town. An 1830 map of Burlington drawn by the architect, Ammi B. Young, however, shows the street as Shelburne Street, implying its connection with the stage route to the south, and again suggests that the present name may have referred to a later quarry owner rather than the original

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blacksmith.

Following the turn of the century, Burlington's growing prosperity, and that of the entire Champlain Valley, was temporarily halted by the Embargo Act of 1807 which stopped the lucrative trade with Canada. Smuggling became an important local activity which produced sufficient commercial optimism to sustain the city until the War of 1812 when, as the base for the Northern U.S. Army, Burlington experienced a spurt of prosperity. The maiden voyage of the steamboat "Vermont" in 1809 introduced a form of transportation that would be extremely important to Burlington's growth as a port city. The lake Champlain Steamboat Company, founded in 1815, capitalized on the new technology, and, with the slowing of Canadian traffic resulting from the War of 1812, expanded trading associations with merchants in Troy and Albany. During this period of growth, Burlington citizens began a practice important to many future building projects in the city, including some of the larger homes on South Willard Street. In 1816 Boston architect Peter Banner designed the First Unitarian Church thus establishing a precedent for reliance on outside architectural expertise rather than local master-builders. Later in the century, wealthy Burlingtonians would continue to hire recognized architects to build many of the mansions on South Willard Street.

Expansion of trade increased with the 1823 opening of the Champlain Canal which provided the Champlain Valley with a continuous water route south to New York City and west along the Erie Canal. Three years earlier a steamboat yard and drydock opened in Shelburne Bay, and in 1822 the city had become the port of entry for the Customs District of Vermont. These three factors, together with the 1826 erection of a lighthouse just off the harbor, virtually assured the city's Canal Era prosperity. As the best point for transshipment of goods between inland regions and lake routes, Burlington was a hub with half its spokes in the water. Small-scale manufacturing began in this period with the 1827 opening of the Champlain Glass Works at Winooski Falls. At the beginning of the Canal Era, in the mid 1820s, Burlington's approximately 3,000 citizens lived in a single nucleus of less than a square mile sloping east from the lake to the College Green and from North Street to a block south of the wharves. While commercial activity concentrated in the lower area, an increasing

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population demanded new housing and gradually the city's residential area spread up the hill. Though the city had no one, well defined residential district, many newly wealthy families chose to live "on the hill" on the three roads, Main, College and Pearl Streets, leading to the campus. Extensive development of South Willard Street later in the century reflected a continuation of this practice with the street eventually viewed as a very desirable place to live due to its position relatively high "on the hill." A close association of living and working spaces was also established early in the city's history and continued in subsequent development. Even the most palatial of the city's mansions, including many in the district, were within walking distance of the business district, but removed from their noise and bustle.

The city's prosperity was reflected in public improvements including a public high school built in 1829 at the corner of South Willard and College streets. Though the surrounding area was sparsely settled, its location was no doubt chosen in anticipation of expected development "on the hill." A few streets were paved with brick at this time, some were graveled and the rest were dirt. By 1830, in addition to the Winterbotham Estate (#115), at least two Federal style farmhouses (numbers 11 and 17), stood on Willard Street north of Maple Street in an area of open fields, some of which were cultivated in relatively small parcels. With their clapboarded exteriors, these houses were less grand than their neighbors on Pearl and College streets. During the decade of the 1830s, though the nation as a whole experienced alternating periods of depression and prosperity, Burlington was protected from the extremes by its thriving shipping and transportation businesses, a fact well documented in the domestic architecture of the period. Many houses in the Federal and Greek Revival periods (numbers 23, 72, 97 and 116), were built of brick, a material several times more costly than wood.

During the 1840s, little known development occurred on South Willard Street. Subdivision of land in the area did, however, begin with the selling off of parcels from the Grassemount property. Much of the marginal land farther south in the district was privately owned by investors who would eventually profit from sales for housing development.

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With the opening of the Burlington Mill Company at the Winooski Falls in 1835, more houses were built for workers to the north and east of central business district. By 1840 Burlington had grown to become the largest town in the state with a population of 4,271, drawing many French Canadian and Irish immigrants. The wealthier merchants built homes up College Street and along Union Street, while Judge Timothy Follett built his impressive Greek Revival house at the intersection of College and Champlain Streets overlooking his wharf and mercantile buildings at the lakefront. Several Greek Revival style houses are found on South Willard Street dating from this period including #14, Panghorn House (88 South Willard Street), c.1840, built near the intersection with College Street for an attorney who represented Burlington in the Vermont Legislature in 1845, and #23, Dewey House (186 South Willard Street), c.1845, birthplace and childhood home of the philosopher and educational theorist John Dewey.

During this period, canals were augmented, and then superseded, by railroads. John Peck's Vermont Central Railroad lost the race to connect Burlington with Boston and New York, to the rival Burlington and Rutland Railroad in 1849. Located midway between New York and Boston, the Great Lakes, and eastern Canada, and linked to these areas by rail, lake and canals, Burlington experienced another period of prosperity, becoming one of the three most important ports on the eastern seaboard.

With Vermont's forests gone, Burlington's former role was reversed. Canadian lumber was transported into the United States with the port of Burlington as the "middleman." L. L. Bigalow brought the first lumber cargo to the town in 1850. By 1852, Pioneer Mills was operating, and a planing mill was established by 1857. Thus the lumber import business and the wood manufacturing industry grew up together with one dependent on the other. Henry Catlin, who owned lots on South Willard, sought to up profits by exporting flour from his mill at this time, as well.

The waterfront area was becoming crowded with shops, rails, docks, warehouses, and stacks of lumber. Adjoining neighborhoods housed workers in small homes, apartment houses and tenements.

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The year 1849 saw the relaxation of trade regulations on undressed lumber from Canada. With the opening of the Chambly Canal linking Lake Champlain with the St. Lawrence River, great quantities of lumber could be imported to Burlington, where milling and manufacturing operations converted the logs into boards, boxes, doors, sash, spools, bobbins, and iceboxes which could then be shipped by rail to east coast markets. This lumber boom would continue through the 1850s, the Civil War and on for the rest of the century, encouraging Burlington's rapid growth. The Pioneer Mechanics Shops were started in 1852 near the lake below Battery Park to promote new industries by providing facilities for manufacturing, a power source, and shipping connections by railroad and the lake. By 1870 Burlington was the nation's third largest lumber port. The population swelled to 6,110 in 1850; 7,713 in 1860; and then nearly doubled to 13,596 in 1870. During this period of growth Burlington became incorporated as a city in 1865, with South Burlington becoming a separate rural town.

Those who could afford it moved up the hill, and as the century went on, more and more businessmen could afford it. Two who moved, as the Burlington Free Press (1858) put it, away, "from the snarl of the planing machine, and the hum of the factories on the waterfront," were J. R. Hickok, who built #116, 143 South Willard (c.1850), and E. J. Phelps, who built #97, 251 South Willard Street (c.1859). Both were successful attorneys--Phelps was to become a judge--and both built stylistically advanced Italianate buildings on corner lots.

During the 1850s and 1860s other large Italianate houses were built for wealthy professionals and businessmen along South Willard Street. Particularly noteworthy examples are #120, Herrick House (349 College Street), 1867, built for Steven Herrick, a Church Street merchant; and #41, Howard House (462 South Willard Street), 1869, built on land purchased by Daniel Howard from Levi Willard.

Burlington experienced a mild decline in population during the 1870s, briefly losing the distinction of being the largest city in the state to Rutland in the census of 1880. While the lumber and woodworking companies continued to thrive, the lack of waterpower or plentiful fuel at the lakefront factory district made it difficult for some businesses to compete,

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particularly the shipbuilding and pottery industries. One business that did grow dramatically through this period, however, was manufacturing drugs and patent medicines. The Wells and Richardson Company with offices and warehouses on lower College Street distributed their products worldwide; #27, William Wells House (158 South Willard Street), 1877, is a large Second Empire house designed and built by A. B. Fisher at the intersection with Main Street for William Wells, a partner in the Wells and Richardson firm.

Nearly all the houses built during the 1870s were Italianate and clustered either along Maple Street (#s 30, 106 and 110), or near College (#s 125, 126). The designs of these buildings were similar in their composition of fine details and materials, including features to take advantage of the view, such as porches, cupolas, and towers.

In 1884, the Burlington Free Press praised the "recent attention to architectural styles . . . and superior convenience in building." Indeed, fashionable, luxurious, and personalized homes became increasingly important to people who could not have afforded them a decade before. The pride which residents took in their houses is evident in the unique features found in each, such as a triangular fireplace (#6), a passenger elevator (#30), inglenook seats (#94), and an oval dining room (#113).

In 1884, A. B. Fisher built #98 & #99, (227 & 237 South Willard Street), for the Dunham Brothers, both lumber barons. These opulent and almost identical buildings display some of the finest Queen Anne style brick and terra-cotta work in the City and illustrate the prosperity of the upper class. Building #98 contains a ballroom and #99, a billiard room.

In 1905, a electric power plant was built by the City and another 20th century institution, the automobile, made its appearance. Carriage barns began to be used as garages; and in 1903, Dr. H. Jackson (158 South Willard Street, #21) made the first cross-country automobile trip. By 1905, there were 38 cars in Burlington, and a substantial number of these were probably owned by Willard Street residents. In the period from 1885 to the 1920s, development pressures at the north end of the district led to the opening of Buell Street and the building of more tightly spaced single family residences to

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serve upper middle class white collar workers, and duplexes and upscale apartment buildings. Queen Anne and Colonial Revival style buildings like #1 (8-10 South Willard Street), #5 (34-38 South Willard Street) and #119 (121 South Willard Street) illustrate this phenomenon. Infill of lots subdivided from older estates also occurred on the south end of South Willard Street, as illustrated by buildings #47 and #48, (505 and 497 South Willard Street). Yet grand houses in the exotic revival styles, such as #46 (510 South Willard) were also being built.

The Great Depression from 1929 through 1938 spelled the decline of many of the City's manufacturing plants, which were forced to close or curtail operations. During the period, 41 of 91 plants closed. Competition in the lumber and textile fields caused the city's traditional economic base to shift again, this time to service industry and tourism. Through these years, and into the 1930s, South Willard Street was still the home of upper class, white-collar workers, if less and less the home of the very rich.

The next event to significantly affect the street was Champlain College's purchase of mansions in the South Willard-Maple Street area starting in 1958. That so many of these were for sale points out the reversal of fortunes over these years. Changing lifestyles, smaller families and fewer servants made these buildings too expensive for their owners. The Oil Embargo of 1973 raised heating costs dramatically and has led to a spate of minor alterations such as the addition of aluminum storm windows along the street. Though sections of the street have been infilled with later housing, it seems remarkably stable, due perhaps to the anchoring influence of Champlain College.

Despite these changes of use and some minor alterations to a few of the district's structures, South Willard Street and the included side streets reflect Burlington's major economic eras, mercantile and manufacturing within an outstanding array of 19th and 20th century residential structures. Along these streets can be seen a cross-section of time, from open land associated with large estates of the early 19th century, the growth years of the mid and late 19th century when the wealthy industrialists built picturesque homes along the tree-lined street, to the 20th century when pressures for new housing

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brought modest infill construction for the new professional class.

Despite a handful of modern structures, South Willard Street continues to reflect the boom years when Burlington was a major lumber port and when those associated with this period lived along this street. It contains a remarkable collection of intact 19th and early 20th century structures which taken together reflect the historic "highwater mark" of the City's economic prosperity.

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## BOUNDARY DESCRIPTION

The boundary of the South Willard Street Historic District begins at Point A, located at the northeast corner of the lot of property #1. Thence it proceeds in a southerly direction to Point J, located at the southerly extension of Point A, at the south most curbline of College Street. The line thus formed passes along the eastern most lot lines of properties #2 through #16, and through Points B through I, to said Point J. At Point J, the district boundary runs east along the southerly curbline of College Street to Point K, which is the intersection of the curbline with the eastmost (rear) lot line of property #17. From said Point K, the boundary runs to Point P, located at the intersection of the southerly curbline of Main Street with the northernmost lot line of property #21. Between Point K and Point P, the boundary runs along the east most lot lines of properties #17 through 20, and through Points L and N. Thence the boundary runs due east from said Point P along the southerly curbline of Main Street to Point Q at the intersection of said curbline with the east most extension of the east (rear) lot line of property #21. From said Point Q, the boundary runs in a southerly direction following the (rear) east most lot lines of properties #21 through 24 and passing through Points R and S to Point T, which is located on the south curbline of Jackson Terrace on the southerly extension of a line created by connecting Point S and T. Thence the boundary proceeds in an easterly direction along the curbline to Point U, at the East most lot line of property #25. From said Point U, the boundary proceeds in a southerly direction to Point X, at the northern curbline of Maple Street, passing through Points V & W and lot lines of properties #25 and #29. From said Point X, the boundary proceeds due west along the curbline to Point Y, at the southerly extension of the (rear) east wall of property #29 and said curbline. Said Point Y runs due south across Maple Street to Point AB, located at the southerly extension of the (rear) east lot line of property #33, where it intersects with the easterly extension of the south most lot line of property #35.

From said Point AB, the boundary proceeds due west to Point AC, where it intersects the west most curbline of South Willard Street. At said Point AC, it proceeds along the west most curbline of South Willard Street to Point AE, located at

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the southwest corner of Bayview Street, and running through Point AD and across the intersections of South Willard Street with Spruce, Cliff and Bayview Streets. At said Point AE, the boundary proceeds in an easterly direction along the north most lot line of Property #36 to Point AF, which at the northeast corner of the lot of said Property #36. Thence, the boundary proceeds along the west most curblineline of DeForest Road to Point AG which is located at the southeast corner of the lot of Property #39. From said Point AG, the boundary runs in a westerly direction to the north east corner of said property #39, thence to Point AI, at the south east corner of the lot of property #40. Thence, the boundary runs in a south easterly direction to Point AK, at the south east corner of the lot of property #46. Thence, the boundary runs due west to the east curblineline of South Willard Street at Point AL, along the south lot line of said property #46. From Point AL, the boundary proceeds northeast along the east curblineline of South Willard Street to Point AM, at the intersection of said curblineline with the south easterly extension of the north most curblineline of Beach Street. Thence, the boundary proceeds in a north westerly direction across South Willard Street and along said curblineline of Beach Street to Point AN, where the curblineline meets the south west corner of the lot of Property #47. Thence, the boundary proceeds in a northerly direction, along the west (rear) lot lines of properties #47, 48, 49, 54, 55, 56 and 57, passing through Points AO, AP, AQ, AR and AS, to AT, which is at the north west corner of the lot of said property #57. Thence the boundary proceeds in a northeasterly direction, following the north & west (rear) lot lines of properties #58 through 69, and passing through Points AU through AY, and thence to Point AZ, located at the north extension of the west (rear) lot line of property #69, where it intersects with the north curblineline of Bayview Street.

Thence it proceeds generally north across the (rear) west most lot lines of properties #70 through #73 and passing through Points BA through BC to Point BD. Said Point BD is located at the north most curblineline of Cliff Street, where it meets the south east corner of Property #77. Thence, the boundary proceeds in a westerly direction along the curblineline to Point BE, where said curblineline meets the south west corner of the lot of Property #74. Thence the boundary proceeds north along the (rear) west property lines of the lots of properties #74, 81 and 82, running through Points BF & BG, and terminating at

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Point BH, at the south curbline of Spruce Street. The boundary thence proceeds across said Spruce Street in an easterly direction to Point BI, created by the intersection of said curbline with a southerly extension of the west property line of property #83. From Point BI, the boundary proceeds due north to Point BJ, located at the northwest corner of the lot of property #83. Thence it proceeds in a northeastern direction along the (rear) lot lines of properties #84 and #85 and along Points BK through BN to Point BO, located at the south west corner of the lot of property #93. From Point BO, the boundary thence proceeds along the west property lines of properties #93 through #97, and through Points BP through BT with terminal Point BT being the northwest corner of the lot of said property #97. Thence the boundary proceeds due west to Point BU, at the southwest corner of the lot for property #104. Thence the boundary runs north for fifty feet to Point BV, at a point located approximately fifty feet north of said Point BU. Thence the boundary proceeds in a westerly direction to Point BW along the lot line of said Property #104, fifteen feet west of said Point BV. Thence the boundary proceeds north to Point BX, at the southwest corner of the house located on the property called here #104. Thence the boundary proceeds west to Point BY, at the southwest corner of the lot of property #105. Thence the boundary proceeds north, following the west lot line of said property #105 in a northerly direction and crossing Maple Street to its north curbline, to a Point there called Point BZ.

Thence the boundary runs due west along said curbline to Point CA, located at the meeting of the curbline and the south west corner of the lot of property #106, and thence the boundary runs due north along said property line to Point CB, at the north west corner of said Property #106. From Point CB, the boundary runs eastward along the (rear) north most property lines of properties #106, 107, 108, 109 and 110 and through Points CC and CD, to Point CE, located at the north east corner of said property #110. Thence the boundary proceeds due south along the lot line of said property #110 to the north most curbline of Maple Street, at Point CF, this being the intersection of said curbline with said property line. Thence the boundary runs east along the said curbline to Point CG, at the south west corner of the lot of property #111. From Point CG the Boundary thence proceeds in a northerly direction along the Edmonds School east property line boundary

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to Point CH, where said property line intersects with the South most curblineline of Main Street. Thence the Boundary proceeds due east along the south curblineline of Main Street to Point CI, the intersection of said curblineline with the southerly extension of the west most lot line of property # 116. Thence the boundary proceeds in a northerly direction to Point CJ, which is the intersection of the northerly extension of the west most (rear) lot line of said property #116 and the north west corner of the lot for property #120. Thence, the boundary follows said lot line east to Point CK at the inside corner of said lot. Thence, the boundary proceeds north to the north most curblineline of College street at Point CL. Thence the Boundary proceeds west along said curblineline to the south west corner of the lot of property #121, called point CM. Thence the boundary proceeds in a northerly direction along the rear, west lot lines of properties #122, 123, and 124, through Points CO, CN, CP, CQ, CR and CS, crossing Bradley Street and terminating at Point CT, located at the north west corner of the lot for property #125. Thence, the boundary proceeds, following the west lot lines of properties #126 and 127, through Points CU, CV, CW, CX, CY, CZ, and DA to Point DB, located at the intersection of the north curblineline of Buell Street with the northerly extension of the west lot line of said property #127.

Thence the boundary proceeds north along the west lot lines of properties #128 through #133 and passing through Points DC, DD, DE, DF and DG to Point DH, which is the intersection of the west and north lot lines of said property #133. Thence the boundary runs due east along said property to the east curb line of South Willard Street, the intersection of said property line and curb line being Point DI. Thence The boundary proceeds north along said curb line to Point DJ at the intersection of the northerly extension of the north most lot line of Property #1 with said curb line. Thence the boundary proceeds in an easterly direction along the north lot line of said Property #1 to said Point A, at the intersection of said north lot line with the east lot line of the same property.

**BOUNDARY JUSTIFICATION**

The South Willard Street Historic District extends along South

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Willard Street approximately one mile south from the Pearl Street Historic District to Beach Street. At the northern end, the district includes those buildings on properties abutting South Willard Street, crossing the intersections of Buell, Bradley, and College streets to Main Street. This section is the most densely developed and the most varied with examples of both the oldest residences and the most recent apartment houses replacing earlier structures. South Willard Street originally extended only as far north as Pearl Street. Indeed the street becomes North Willard Street at the Pearl Street intersection. This northern section of South Willard Street between Pearl Street and Main Street also logically divides the hill area between the downtown commercial district and University of Vermont into two identifiable neighborhoods for future National Register Historic Districts.

The South Willard Street Historic District then continues along South Willard Street south from Main Street, abutting the South Union Street Historic District on the west, a pattern it continues to follow down the west side streets of Tower Terrace, Spruce Street, Cliff Street, Bayview Street, and Howard Street. At Jackson Court the district expands up the hill to the east to include the Wells-Jackson Carriage House Complex and those buildings on Maple Street built on land subdivided from parcels with original South Willard Street frontage and then extends as far south as opposite Tower Terrace. This mid-section of the district includes many of Burlington's finest homes built for the city's wealthier residents during the last half of the nineteenth century and early twentieth century.

The buildings along the east side of South Willard Street from the intersection of Tower Terrace south to opposite Bayview Street have been excluded as they are recently built single family homes typical of the subdivisions extending up the hill to the east along the southern portion of the district.

Expanding again to both sides of South Willard Street south of Bayview Street to Beach Street, the southern section includes a variety of both substantial high style residence and smaller but well-built homes dating from the close of the nineteenth century through the 1930s.

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SOUTH UNION

SOUTH WILLARD

SUMMIT

MAPLE

HARRINGTON TER.

JACKSON CT.

MAIN

COLLEGE

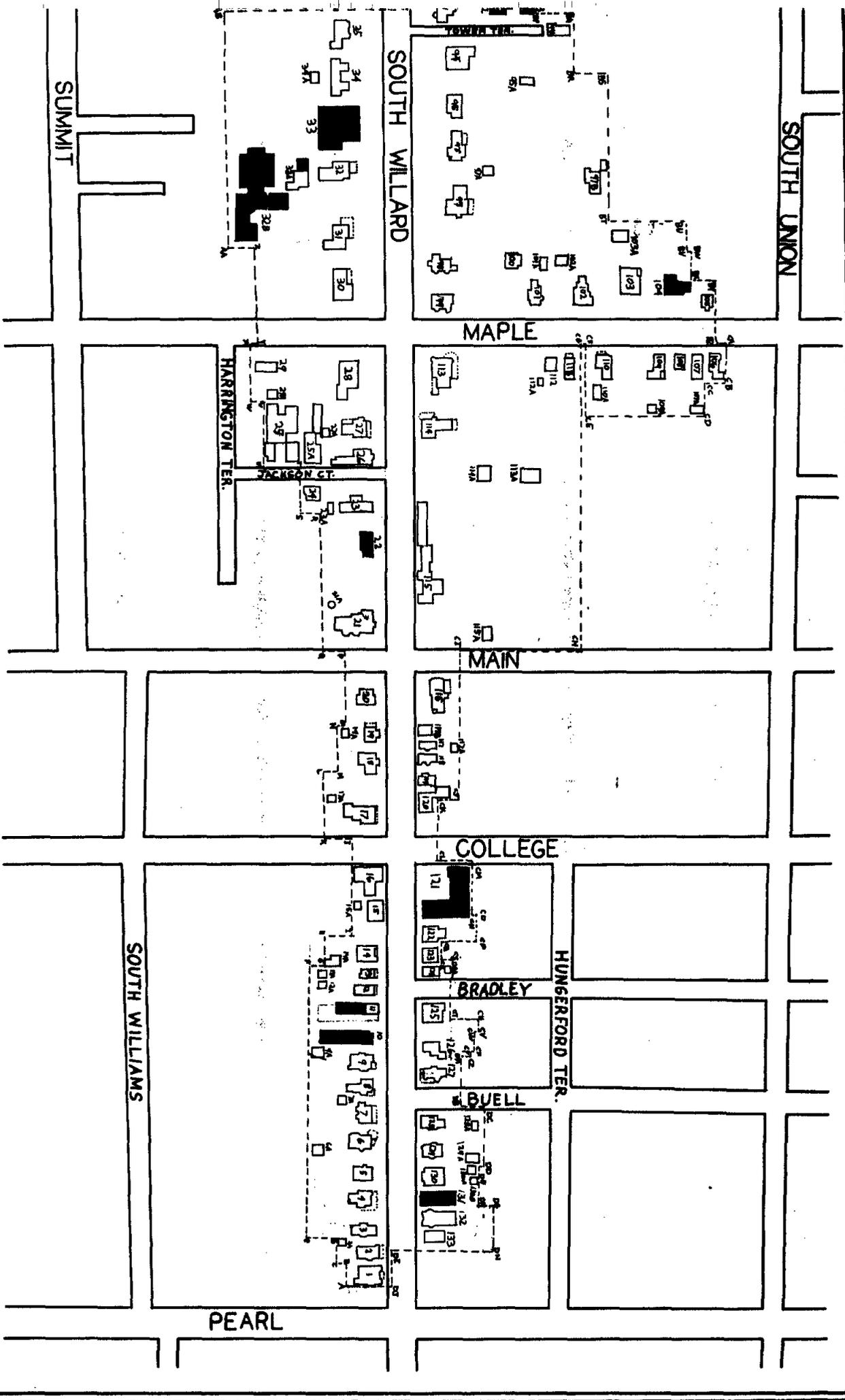
BRADLEY

BUELL

HUNGERFORD TER.

SOUTH WILLIAMS

PEARL



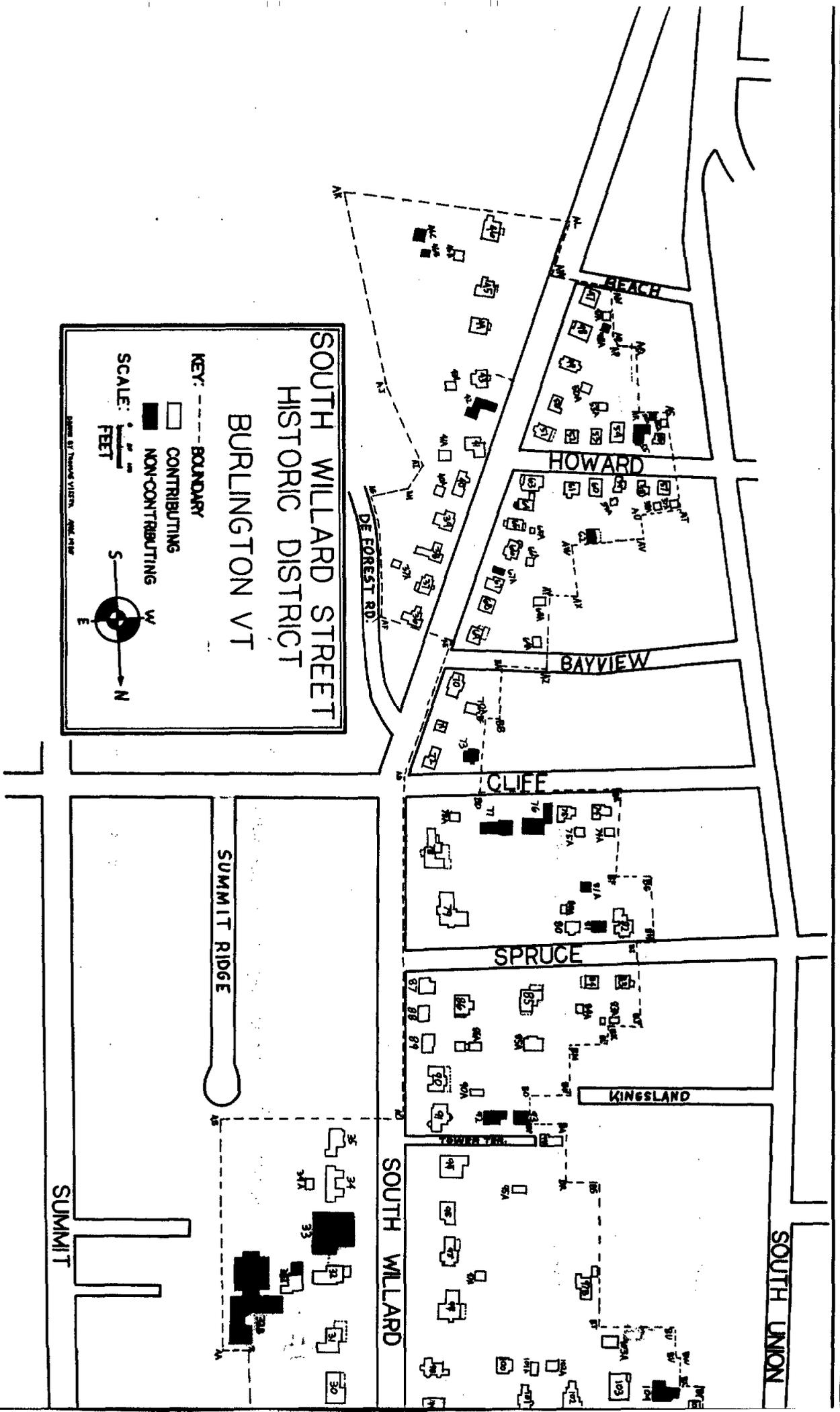
**SOUTH WILLARD STREET  
HISTORIC DISTRICT  
BURLINGTON VT**

**KEY:**

- BOUNDARY
- CONTRIBUTING
- NON-CONTRIBUTING

**SCALE:** 1" = 100 FEET

DRAWN BY THOMAS VILSTEN, APRIL 1988



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UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
CORPS OF ENGINEERS  
6373 III  
1:62,500  
(PL. 47758UR0)



SOUTH WILLARD ST.  
HISTORIC DISTRICT  
BURLINGTON, VERMONT  
A 18 642 820/4926580  
B 18 642 920/4924880  
C 18 642 520/4924850  
D 18 642 420/4926560