

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name Pine Street Historic District

other names/site number _____

2. Location

street & number Pine St. from Maple to Howard, including parts of South Champlain, Battery, and Kilburn Streets, Marble Ave, Pine Place

not for publication NA

city or town Burlington vicinity NA

state Vermont code VT county Chittenden code 007

zip code 05401

3. State/Federal Agency Certification

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

Signature of certifying official/Title Date

State or Federal agency and bureau

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

Signature of commenting or other official/Title Date

State or Federal agency and bureau

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4. National Park Service Certification
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I hereby certify that this property is:

<input type="checkbox"/>	entered in the National Register.	_____
<input type="checkbox"/>	See continuation sheet.	_____
<input type="checkbox"/>	determined eligible for the National Register.	_____
<input type="checkbox"/>	See continuation sheet.	_____
<input type="checkbox"/>	determined not eligible for the National Register.	_____
<input type="checkbox"/>	removed from the National Register	_____
<input type="checkbox"/>	other (explain): _____	_____
_____	_____	_____
	Signature of Keeper	Date of Action

=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
<u>32</u>	<u>22</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>3</u>	<u>8</u>	structures
		objects
<u>36</u>	<u>30</u>	Total

Number of contributing resources previously listed in the National Register

0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

NA

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>INDUSTRY</u>	Sub: <u>Manufacturing Facility</u>
<u>INDUSTRY</u>	<u>Waterworks</u>
<u>DOMESTIC</u>	<u>Single Dwelling</u>
<u>GOVERNMENT</u>	<u>Public Works</u>
<u>TRANSPORTATION</u>	<u>Rail Related</u>
<u>TRANSPORTATION</u>	<u>Water Related</u>
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>COMMERCE/TRADE</u>	Sub: <u>Specialty Store</u>
<u>COMMERCE/TRADE</u>	<u>Business</u>
<u>COMMERCE/TRADE</u>	<u>Professional</u>
<u>DOMESTIC</u>	<u>Single Dwelling</u>
<u>TRANSPORTATION</u>	<u>Rail Related</u>
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

Colonial Revival
Greek Revival
Italianate

Materials (Enter categories from instructions)

foundation Concrete
roof Asphalt
walls Brick
other _____

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

8. Statement of Significance

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

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

_____ Property has yielded, or is likely to yield information important in prehistory or history.

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

Property is:

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

Areas of Significance (Enter categories from instructions)

Industry
Transportation

Period of Significance

1868-1960

Significant Dates

1868

Significant Person (Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

10. Geographical Data

Acreage of Property Ca 65 acres

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

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>18</u>	<u>542</u>	<u>806</u>	3	<u>18</u>	<u>031</u>	<u>109</u>
2	<u>18</u>	<u>977</u>	<u>818</u>	4	<u>18</u>	<u>666</u>	<u>256</u>

_____ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jane Williamson, Historic Preservation Consultant

Organization _____ date 23 August 2010

street & number 25 Calarco Court telephone 802-658-7716

city or town Burlington state VT zip code 05401

=====
Additional Documentation
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Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

Representative black and white photographs of the property.

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

=====
Property Owner
=====

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

name See continuation sheet

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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Section number Page Pine Street Historic District
Burlington, Chittenden County, Vermont

Property Owners

<u>HD #</u>	<u>Owner</u>	<u>Address</u>
1.	Burlington Parks & Recreation Department	645 Pine St. Burlington, VT 05401
2.	Burlington Department of Public Works	PO Box 878, Burlington, VT 05401
3/3d.	State of Vermont	National Life Bldg, Montpelier, VT 05633
3e-f.	Vermont Railway	1 Railway Lane, Burlington, VT 05401
4.	Complex Enterprises, LLC	216 Battery St, Burlington, VT 05401
5.	Independent Block, LLC	207 Boyer Circle, Williston, VT 05495
6.	Bobbin Mill Building Company	PO Box 2009, South Burlington, 05403
7.	John S. Wagner	27 Park St, Essex Junction, VT 05452
8.	Robert K. Benoit	218 Pine St, Burlington, VT 05401
9.	Nicholas Papsraphim	27 Weathersfield Bow, Essex Jct, VT 05452
10.	Champlain Housing Trust	88 King St, Burlington, VT 05401
11.	Timothy B. Hooks	5 Dover St, South Burlington, VT 05403
12.	Margaret M. Gero	230 Pine St, Burlington, VT 05401
13.	Diana L. Doll	234 Pine St, Burlington, VT 05401
14.	Bobbin Mill Building Company	PO Box 2009, South Burlington, VT 05403
15.	Charles Connor	240 Pine St, Burlington, VT 05401
16.	Bent Partnership, LLC	PO Box 2321, South Burlington, VT 05403
17.	Pine Properties, LLC	266 Pine St, Burlington, VT 05401
18.	Stephen W. Conant	270 Pine St, Burlington, VT 05401
19.	Parkview at Ticonderoga, LLC	140 Tom Miller Rd, Plattsburgh, NY 12901
20.	Kilburn Gates Industries, LLC	7 Kilburn St, Burlington, VT 05401
21.	Kilburn Gates Industries, LLC	7 Kilburn St, Burlington, VT 05401
22.	Hulbert Supply Company	332 Pine St, Burlington, VT 05401
23.	Burlington Department of Public Works	645 Pine St, Burlington, VT 05401
24.	Christopher H. Mason	PO Box 821, Burlington, VT 05401
25.	Howard Space Partnership, LLC	PO Box 4060, South Burlington, VT 05403
26.	Dennis P. Havey	295 Brook Dr, Bristol, VT 05443
27.	Citizen Properties	PO Box 146, Burlington, VT 05402
28.	Unknown	149 Church St, Burlington, VT 05401
	Davis Development Corp.	431 Pine St, Burlington, VT 05401
29.	S. & S. Vending Company	405 Pine St, Burlington, VT 05401
30.	Howard Space Partnership	PO Box 4060, South Burlington, VT 05406
31.	Maltex Partnership	c/o Pomerleau Real Estate PO Box 6, Burlington, VT 05402

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Burlington, Chittenden County, Vermont*Photograph List*

All photographs were taken in Burlington, Vermont, by Jane Williamson. Negatives are on file at the Vermont Division for Historic Preservation, National Life Building, in Montpelier, Vermont

<u>No.</u>	<u>Date</u>	<u>View</u>
1 of 39	2/20/2010	East side of Pine Street, looking southeast
2 of 39	2/20/2010	East side of Pine Street, looking southeast
3 of 39	2/20/2010	East side of Pine Street, looking southeast
4 of 39	2/20/2010	West side of Pine Street, looking southwest
5 of 39	11/29/2009	North side of Howard Street, looking northwest
6 of 39	11/29/2009	End of Maple Street, looking west
7 of 39	11/29/2009	Burlington Bike Path, looking east
8 of 39	11/29/2009	Lavalley Lane, looking east
9 of 39	11/29/2009	Lavalley Lane, looking north
10 of 39	11/29/2009	Battery Street, looking east
11 of 39	11/29/2009	West side South Champlain Street, looking west
12 of 39	11/29/2009	East side South Champlain Street, looking east
13 of 39	11/29/2009	East side Pine Street, looking east
14 of 39	11/29/2009	East side Pine Street, looking east
15 of 39	11/29/2009	East side Pine Street, looking east
16 of 39	11/29/2009	West side Pine Street, looking west
17 of 39	11/29/2009	East side Pine Street, looking east
18 of 39	11/29/2009	East side Pine Street, looking east
19 of 39	11/29/2009	East side Pine Street, looking east
20 of 39	11/29/2009	East side Pine Street, looking east
21 of 39	11/29/2009	West side Pine Street, looking west
22 of 39	11/29/2009	West side Pine Street, looking west
23 of 39	11/29/2009	East side Pine Street, looking east
24 of 39	11/29/2009	East side Pine Street, looking east
25 of 39	11/29/2009	East side Pine Street, looking east
26 of 39	11/29/2009	Kilburn Street, looking southeast
27 of 39	11/29/2009	North side Kilburn Street, looking north
28 of 39	11/29/2009	East side Pine Street, looking east
29 of 39	11/29/2009	West side Pine Street, looking west
30 of 39	11/29/2009	East side Pine Street, looking east
31 of 39	11/29/2009	Looking north from 400 Pine Street parking lot
32 of 39	11/29/2009	West side Pine Street, looking west

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33 of 39	11/29/2009	West side Pine Street, looking west
34 of 39	11/29/2009	Looking north from 377 Pine Street parking lot
35 of 39	11/29/2009	Looking west from 377 Pine Street parking lot
36 of 39	11/29/2009	West side Pine Street, looking west
37 of 39	11/29/2009	North side Howard Street looking north
38 of 39	11/29/2009	North side Howard Street looking north
39 of 39	11/29/2009	West side Pine Street, looking west

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Section number 7 Page 1 Pine Street Historic District
Burlington, Chittenden County, Vermont

The Pine Street Historic District encompasses several blocks along Pine Street in what is now the South End of Burlington, Vermont, from Maple Street south to Howard Street and from the east side of Pine Street to the shore of Lake Champlain. The City did not extend much further south than Maple Street when this area was first developed beginning in 1868-1869; Kilburn Street and later Marble Avenue, Pine Place, and Howard Street, all running east uphill from Pine Street, were laid out as the development moved south. Significant residential development south and east of the District followed even later. The Pine Street Historic District lies close to the Lake and thus is on mostly flat land. The District ends before the terrain begins its steep ascent up hill to the east. Developed primarily as an industrial and manufacturing center adjoining the City's waterfront and rail yard, the District also includes a few commercial buildings and residences. The buildings represent a spectrum of industrial, commercial, and residential architecture from the late nineteenth century to the mid-twentieth century, mostly vernacular. Generally they maintain a low profile, the highest building is four stories, and are constructed of wood and brick. Most buildings have undergone a typical evolution over the years, with some residences now sheathed in modern siding and the industrial buildings taking on new uses to keep them viable. The District retains historic integrity of location, design, setting, materials, workmanship, feeling, and association. Thirty-six of the sixty-six buildings, structures, and sites are contributing.

The barge canal basin (#28) and the railroad yard (#3) remain today as intact and significant markers of the District's early industrial heritage. The Kilburn and Gates building on the corner of Pine and Kilburn Streets (#20) was the first factory to be built in the District in 1869 and may be the oldest industrial building in Burlington. This large structure spans the entire block between Pine and St. Paul Streets and, although altered, has remained active through many economic ups and downs – housing a furniture manufactory (1869), a cotton mill (1890), and a printing plant (1930). Today, it is home to dozens of small companies and professional offices.

Several other brick commercial and manufacturing buildings remain in the district. Two large multi-story factory buildings constructed in the early twentieth century – the Malted Cereal Company (#31) and Welch Brothers Maple Company (#25) – have some elegant details and remain largely intact. Bullocks Standard Steam Laundry (#16) and White's Pure Milk Products (#21) date from later in the century and are smaller, but also contribute to the District's integrity and history. The largest contributing entity is the complex of structures at the corner of Pine and Howard Streets (#30) constructed over several years, but mostly around 1915, by the E.B. and A.C. Whiting Company. Buildings for drying, combing, dyeing, packing, and shipping of brush fibers were added to the main factory and storage buildings over the years. These structures remain intact today and house retail businesses, offices, and numerous artist studios.

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Section number 7 Page 2 Pine Street Historic District
Burlington, Chittenden County, Vermont

Although housing was located mainly in the neighborhoods east of Pine Street, the Historic District also includes a few homes where workers lived and raised their families. Three mid-nineteenth-century dwellings on the east side of Pine Street just south of Maple (#11, 12, 13) may predate the Kilburn and Gates factory, the earliest industrial structure. All three were included on the 1869 Beers Atlas map of Burlington – published when the area was first developed – and continue to house moderate-income Vermonters. All but one of the other six dwellings in the District were constructed by about 1900, also to house workers. Only two of the dwellings are noncontributing.

Pine Street has undergone a revival in the past three decades, with a new generation of entrepreneurs redeveloping the old buildings to keep them viable in today's economy. It is now the center of a vibrant art and artisan community in Burlington's South End.

1. Burlington Department of Parks and Recreation Administrative Building, ca 1975, 1 Maple Street, Noncontributing due to age

This one-story, five- by three-bay brick building with a flat roof houses Lake Champlain Maritime Museum exhibits. The central glass entry is sheltered by a gable hood. Windows with pairs of vertical fixed panes from foundation to roof admit light on three sides; the western façade has a single-story shed-roofed wooden addition.

2. Burlington Wastewater Treatment Plant, 1951/1974/1994, 52 Lavalley Lane

Burlington's main wastewater treatment plant was first constructed on several acres between Lake Champlain and the rail yard in 1951-1953; it was upgraded in 1974 and again in 1994. The complex consists of four buildings arranged in a rough rectangle set among numerous tanks and clarifiers, see site map. These four buildings (#2, 2d, 2f, and 2g) and the two flocculating clarifiers (#2e) are all constructed of the same brick set in running bond; the buildings have metal roofs, concrete foundations, and concrete trim at cornice and corners. A fifth building (#2h) is a garage.

A chlorine tank (#2a) and four circular final clarifier tanks (#2b) are set into the ground in a row parallel to the shore of Lake Champlain to the north of the main administration building (#2). East of the first two clarifier tanks is a large rectangular aeration tank (#2a). A pair of flocculating clarifier tanks (#2e) flank the grit building (#2f) on its east and west sides. A round vortex separator is set into the ground just north of the screening building (#2g).

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Burlington, Chittenden County Vermont

2. Administration Building, 1994, Noncontributing due to age

The administration building is a one-story building with two rectangular sections, the western one slightly larger, joined at a slight angle with recesses on either side. The front faces west and has a recessed glassed-in entry with a gable roof rising above the one-story sections on either side. The sections flanking the entry are flat roofed with pairs of vinyl sliding windows topped by brick arches. Recessed blocks on either end have gable roofs and three three-pane sliding windows also topped by brick arches.

2a. Chlorine Tank, 1974, Noncontributing due to age

A rectangular underground tank.

2b. Four Final Clarifier Tanks, 1974 and 1994, Noncontributing due to age

Four circular tanks set into the ground.

2c. Aeration Tank, 1974, Noncontributing due to age

A large rectangular tank set into the ground.

2d. Sludge Control Building, 1994, Noncontributing due to age

The main control building is roughly L-shaped with a flat membrane roof on one leg of the L and a metal gable roof over the other. The south side has a garage and an entry door; the east side has two sets of sliding windows ganged together, a single sliding window, and an entry door. The north side has an entry door, and the west side has an entry door and four windows.

2e. Flocculating Clarifiers, 1994, Noncontributing due to age

These two round structures are partly above and partly below ground, the above-ground walls are clad in the same common bond brick with concrete trim as the other buildings.

2f. Grit Building, 1994, Noncontributing due to age

This L-shaped building with a metal-clad gable roof has no windows; the west side has an entry door and the south side an entry door and a loading dock. The east side has two double entry doors, and the north side has no openings.

2g. Screening Building and Vortex Separator, 1994, Noncontributing due to age

A rectangular building with a metal roof and no windows; the north and east sides have no openings at all. The south side has an entry door and a loading dock; the west side has two entry doors.

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Burlington, Chittenden County Vermont

2h. Garage, 1951, Contributing

This small, rectangular garage is built of running bond brick and has a flat roof. It has an entry door and a window on the west side; five windows, all filled in, on the south side; and a single six-pane window on the east side. Vehicle entry is on the north side, with three modern overhead garage doors and one entry door. All windows have concrete sills.

3. Burlington Rail Yard, 1849, Lavalley Lane, Contributing

The Rutland Railroad laid track to the Burlington waterfront in 1849, and the main rail yard remains active today. Located on the western edge of the city adjacent to Lake Champlain on land owned by the State of Vermont, it is the northern terminus for the Vermont Railway, which operates the yard. The yard serves as a freight transfer center, maintenance facility, and storage area. The main track runs from south of the Pine Street Barge Canal Basin drawbridge (#28) straight through the yard and continues north beyond the Pine Street Historic District boundary. Nine active tracks, each with a specific function, run east of the main track; functions include freight staging and switching, a dock and ramp facility, tank car storage, and transfer of petroleum products. Five tracks run west of the main and are used for staging freight cars, commuter rail staging and layover, storage of broken or damaged equipment, and transfer to the engine house.

3a. Vermont Railway Headquarters, 1985, 0 Lavalley Lane, Noncontributing due to age

The Vermont Railway is headquartered in a one-and-a-half-story, wood frame structure sheathed in clapboards with a gable roof of standing seam metal. It has three rectangular sections with the largest middle one projecting slightly forward and housing the main entrance, which also projects with a gable-roofed shelter over the glassed-in entryway. Large wooden brackets are placed under the eaves on all four sides. Pairs of vinyl windows are in the two end sections and flank the entrance in the center section. The south side has four of the same windows on the first floor and two smaller ones centered in the peak of the gable; the north side has a centered glass entry door sheltered by a gabled hood supported by brackets and a small window centered in the peak. The roof on the east side of the two end sections has a peaked gable perpendicular to the main roof. There are three windows and one centered in the peak and a large vent in the center section.

3b. Railroad Engine House, 1916, Lavalley Lane, Contributing

The west and east façades of the engine house are of brick laid in running bond with five bays delineated by brick piers; the central three bays are two full stories and the end bays one. Each bay has pairs of tall narrow windows set in brick relieving arches; the three two-story bays have pairs of smaller windows set above those on the first floor. The southernmost window on the west side

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has been filled in to accommodate a door, and the northernmost opening on the east façade is a doorway. All windows have concrete lintels and sills.

The southern façade curves in (concave) with seven train entries; tracks from the turntable lead to each opening. The original double doors, which pivoted at the hinge and swung out, have been replaced with modern overhead garage-like doors, each with six horizontal windows set in rows of three. The seven-bay north façade curves out (convex) and is built of brick. Delineated by brick piers, each bay has three tall windows with concrete lintels and sills, many have been partially or completely boarded up. The sixth bay has been rebuilt to accommodate one large vehicle entry.

3c. Turntable, ca 1940, Lavalley Lane, Contributing

Directly south of the engine house a turntable eighty feet in diameter is set into a concrete-lined circular pit with a track running around the inside edge at the bottom. The turning mechanism runs around this track, connecting tracks on either side. The turntable has a single track that accommodates one piece of equipment at a time with a curved metal guardrail on either side.

3d. Pumphouse/Boiler room, ca 1920, Lavalley Lane, Contributing

A one-story, rectangular boiler room of common bond brick with a gable roof sheathed in asphalt sits east of the roundhouse. The nine-bay east façade has six six/nine double hung windows with round-arched brick lintels and concrete sills. Doors fill the third, fifth, and ninth bays; the first has double wood doors with a five-light transom above, the second and third are six-paneled wood doors with arched tops like the windows, but the third one has been filled in to accommodate a new vinyl door. The western façade has a doorway, two windows, two pairs of windows, another window, and another filled-in doorway; all windows are six/nine double hung sash and all openings have segmental brick arches. The north side has one of the six/nine windows and what was a doorway is now filled in. The south façade has doors on either side of a six/nine window, all topped with rounded brick arches. The bottom sash of the window is boarded in.

3e and f. Salt Sheds, ca 1970, Battery Street, Noncontributing due to age

Two large rectangular all-metal buildings with gable roofs and raised concrete foundations house salt. The larger of the two (#3e) has a full-height opening with a sliding door on the west side, an entry door and two loading docks on the east, and no openings on north and south. The other (#3f) has no openings on west, south, and east; the north side has an entry for trucks picking up salt.

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4. Warehouse, 1919, Dwelling/Office, 216 Battery Street, Noncontributing due to alterations

This two-story, nearly square structure with a hipped metal roof with extended eaves was built originally as an ironclad warehouse and converted to residential use in 1981. Today it is sheathed in new metal siding on the north and east façades, clapboard siding on west (front) and south facades, and has a concrete foundation. The north façade has no openings; elsewhere altered and highly irregular fenestration includes assorted new and replacement doors and sash. The west side has a window, door, two windows, a door, and two windows, all one/one double hung sash, on the first floor. The second story has a window, a deck supported by large metal brackets and cables from the roof with three sliding glass doors, and then two windows, the last one a horizontal fixed sash. A shed-roof dormer over the deck has three windows.

The south façade has a shed-roofed extension with a window, entry door, and garage door, then two windows. The second story has a wooden deck over and partly supported by the first-floor extension with sliding glass doors and a single glass door plus one window. The east façade has another second-story deck ending in metal stairs leading up to another roof dormer and seven one/one double hung windows on the first floor and four one/one double hung windows on the second.

Two windmills, solar panels covering the south slope, various whirly gigs, a wrought iron fence, and old stovepipes on the roof add to the confusing array.

5. Champlain Valley Fruit, 1919, 241-243 South Champlain Street, Contributing

A modest L-shaped warehouse originally built in 1919 has been added to and enlarged repeatedly over the years. A massive, one-story, flat-roofed concrete block ell with no openings extends to the south of the multi-part, two-story main block; it was added after 1960.

The first two-story brick section, constructed in the 1930s, has a flat roof and Art Moderne metal detailing on its front (east) façade. Molding outlines a double height entranceway with a window above a door set in a surround of molded, corrugated translucent glass. The same molding outlines the second floor and all its openings. The second story has gangs of three vertical-pane windows, one to the left and two to the right of the entrance panel; a fourth set has four panes. Windows on the first floor also have vertical panes, but have a second smaller pane at the bottom. There is a gang of three to the left and two to the right of the door and then a single pane and a double entry door. The door is reached by concrete steps and a landing running across the front of all three sections. The west (rear) side of this section is built of concrete block. Ten single-pane

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windows are evenly spaced across the second story, and the first story has a flat-roofed metal enclosure extending out, and it has five loading dock entries.

The next two-story, flat-roofed section, also of brick, was constructed in 1919. It has five windows with vertical panes atop rectangular panes on the second floor. The first floor has two large shop windows flanking a double glass door topped by a glass panel. The ground slopes to the west, giving the rear (west) façade three stories. It has replacement sash in three openings under concrete lintels in the third floor, six one/one double hung windows on the second floor, and four slightly larger one/one double hung windows with concrete lintels on the first floor.

A two-story, metal building with a shallow gable roof was built in the 1990s to connect the brick sections to what was once a garage. It has six one/one double hung windows on the second floor and five windows with a pair of vertical panes under a horizontal one and then an entry door on the first floor on the front. The rear has three sliding windows in the third floor, the same double vertical panes under a horizontal pane on either end, and three windows with triple vertical panes in between on the second floor. Five smaller versions of the two vertical under horizontal paned windows are on the first floor along with a glass entry door. All windows in this section are of vinyl.

The north end of this large complex is a one-story, concrete block, flat-roofed former garage dating to the 1930s. The north façade has concrete block piers delineating four bays and at the corners. The front façade has a shallow, shed-roofed metal-clad extension to cover the three vehicle entries. The west side is clad in metal and has a garage door.

6. National Biscuit Company, 1923, 266 South Champlain Street/315 Pine Street,* Contributing

A two-story, flat-roofed, brick commercial building has an original one-story, flat-roofed ell extending to the south; both main block and ell have a stepped roof parapet (protected by metal caps) on the front façade and rest on a raised concrete foundation. A small, metal-clad, flat-roofed, rectangular projection at the juncture of main block and ell has a loading dock on its south side. The front (west) side of the main block has two one/one double hung windows centered in the second story and an entry door and two loading dock doors on the first floor. The loading docks have been filled in with wood paneling, each with a pair of windows, and are topped by wooden molded pedimented hoods supported by pairs of large wooden brackets; small windows at the basement level under each loading dock door have been filled in. The west façade of the ell has five pairs of one/one double hung windows; one window in the second and third pairs has been filled in; each pair of windows has the same basement-level openings, now filled in.

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Three pairs of double hung windows are evenly spaced across the second floor of the main block's south side; the first pair retains the original six/six sash, all others are replacements, and a door has been inserted between pairs two and three. The south façade of the ell has three pairs of one/one windows. The east façade has a pair of windows centered on the second story and a pair on the south end and a single window on the north end on the first story. The ell has two pairs of windows, a loading dock, two more pairs of windows, and another loading dock filled in with an entry door. All openings on the east side have windows in the basement level, here filled with wire mesh to allow air circulation. All windows are one/one vinyl replacements unless otherwise specified and have concrete sills; all openings have splayed brick lintels.

7. Dwelling, ca 1931, 214-216 Pine Street, Noncontributing due to alterations

This vernacular two-story wood-frame house is two bays wide and four bays deep; it has a gable roof sheathed in asphalt shingles and a concrete foundation. The gable end faces the street, but the front entrance has disappeared under replacement siding. This house has been altered severely. Vinyl siding encases the entire structure, windows have been replaced with one/one sash, and a covered wooden exterior stairway on the north façade provides entry to the second story.

8. Dwelling, ca 1900, 218 Pine Street, Contributing

This vernacular Italianate-style dwelling rests on a stone and concrete foundation, is sheathed in clapboards, and retains its green slate roof with a decorative band of fish-scale slates. A new full-width shed-roofed front porch with wrought iron railings and posts and weatherboard skirt shelters the sidehall entrance and replacement front door of this one-and-a-half story, wood-frame, gable-front dwelling. Significant Italianate features include a molded fascia board, ornate paired cornice brackets, heavy hood moldings over windows, and engaged wooden ovals on side facades. The house retains most of its original two/two sash, which are covered by aluminum combination storm/screens. Windows on the front are flat headed on the first story and round headed with heavy hood moldings ending in small turned drops on the second story. Windows on the north and south facades have six/six sash and those in the first two bays are topped with heavy arched moldings and have decorative wooden ovals centered above them. The north façade follows this pattern in the first two bays; on the south the second bay window has been replaced with one/one sash and the oval removed. The rear ell also has six/six sash. Another decorative feature – what looks like the top of a pilaster – appears just under the top trim board at the front corners, the juncture between main block and ell, and midway between main block and ell on the side facades.

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9. Dwelling, 1885, 220 Pine Street, Contributing

This two-and-a-half story, three- by four-bay, sidehall plan house had a two-story porch on its gable front façade, added in the 1920s. The porch appears to have new square posts and a new shed roof; railings with turned balusters on the upper story may be original, and the clapboard siding on the first floor may replace older railings. A two- by two-bay, two-story wing extends to the rear (east). Original features include the slate roof with alternating bands in purple and gray, molded cornice board, clapboard siding with cornerboards, and Italianate front door with paired, round-arched glass panels and a Greek Revival surround with full entablature. All the original windows (two/two sash) have been replaced with one/ones covered with aluminum combination storm/screens. A new door has been inserted in place of the second-bay window on the front façade; an older-looking door, but also possibly a later addition, is positioned above the main door on the second story. The north façade has windows in the third and fourth bays only and the south façade has one window per bay up and down in the main block and ell.

10. Dwelling, ca 1895, 221-223 Pine Street, Contributing

This two-and-a-half-story, five- by three-bay, wood-frame duplex has elements of both Colonial Revival and Italianate styles. The massive structure rests on a stone foundation and has a gable-on-hip roof sheathed in slate with slate-sided hip-roofed dormers centered on all four slopes. Italianate features include distinctive paired cornice brackets with four small single brackets between each set of pairs and round hooded window in the gable. The Colonial Revival central double entrance is sheltered by a small gable-roofed porch that is either a replacement or an addition. The asphalt shingled porch roof, cast concrete front steps with iron railing, and two entry doors are all modern replacements. A replacement two-story porch spans the rear façade. Fenestration is regular, with pairs of windows in each bay up and down on the front and in the dormers; the north and south façades have single windows in the first, second, and third bays up and down. Vinyl siding covers the entire structure and all windows are one/one replacement sash with aluminum combination storms and screens.

11. Dwelling, 1869, 224-226 Pine Street, Noncontributing due to alterations

This wood frame, three- by four-bay, two-story dwelling has a shallow hip roof and rests on a concrete block foundation. Original sheathing has been replaced with vinyl siding and all windows have one/one sash; pairs of windows are in the first and third bays of the front façade on both stories. A small gable-roofed porch shelters the central front door, but it, the door, and the concrete block steps are modern additions or replacements. One of the first structures in the district – one of three houses shown on the 1869 Beers Atlas – was built on this lot when Pine at minimum, it was substantially altered. An 1877 bird's eye map shows an eaves-front gable roof

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building, and the Sanborn maps show it as a duplex – nearly square with one-and-a-half story main block and one-story appendage spanning the rear façade – from the 1890s to the 1950s. At some point, the roof was raised to two full stories in main block and ell and converted from gable to hip. The 1977 Vermont Historic Sites and Structures Survey describes it merely as an “intrusion.”

12. Dwelling, 1869, 230 Pine Street, Contributing.

Another of the three early houses on the 1869 Beers Atlas, this two-and-a-half story, wood frame, three- by four-bay dwelling rests on a stone foundation. It has a gable-front orientation and a sidehall plan with a pair of main entrance doors sheltered by what is either a replacement or new shed-roofed porch with concrete and pressure-treated lumber steps, iron railing and posts, and asbestos siding skirt. The house is clad in asbestos siding. Original features include the slate roof and two/two sash. Windows are located in the second and third bays on the first floor front and in the first and third bays on the second floor; a pair of small windows is centered in the peak on the front. The south façade has windows in the first, third, and fourth bays up and down, and on the north façade they are in the third and fourth bays up with one between them on the first floor. A five- by three-bay rear ell has open decks of pressure-treated lumber on the second floor east (rear) and south sides.

12a. Carriage Barn, Contributing

A small story-and-a-half, one- by two-bay, wood frame carriage barn sits behind the house and to the north. It has clapboard siding and a gable roof with asphalt shingles; a double barn door provides access on the gable front and a hay loft door is centered above it. Plain cornerboards trim all doors and windows. A single two/two double hung window provides light on the south side, and a one-story flat-roofed addition extends at the rear.

13. Dwelling, 1869, 234 Pine Street, Contributing

The last of the three houses on the 1869 Beers Atlas, this one differs from all others; it is set far back on its lot and is the only brick house in the district. The one-and-a-half story, three- by four-bay dwelling rests on a stone foundation and retains elements of vernacular Federal and Greek Revival Styles. The central front door and two/two sash have splayed, flat-arched brick lintels, and the gable end faces front with molded cornice returns. The four-paneled front door has glass upper panels and wood below. Windows flank the front door with a smaller third one centered above it. The gable roof is covered in asphalt shingles. The front porch is a recent addition and wraps around to meet a wood frame clapboard-covered wing on the south side. Paired porch posts have molded cornice tops supporting a shed roof clad in standing-seam metal. The ell has a two-story porch facing the rear yard (east). The north façade has windows in the second and fourth bays and a small vent window in the third; one small window provides light in the fourth

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bay on the second floor. Unlike most of its neighbors, this building has received significant recent maintenance.

**14. Bobbin Mill Condominiums, ca 1983, 235 Pine Street/234 South Champlain Street,*
Noncontributing due to age**

This condominium development has four two-story rectangular sections running parallel to Pine Street, with alternating sections set back from its neighbors. A gable-roofed, enclosed exterior staircase projects from each section. It has vinyl siding, an asphalt-shingled gable roof, and paired crank casement windows.

15. Dwelling, ca 1889, 240 Pine Street, Contributing

This two-and-a-half story, gable roof, three- by four-bay dwelling was originally an L-plan, but the void was filled to create a square. A replacement shed-roof porch wraps around the west and south sides; although in poor condition, the porch is constructed entirely of period-appropriate wooden material with square posts and railing. The house has asbestos siding and an asphalt shingle roof. The front door has glass upper and wood lower panels and is flanked by windows; the second story front has three windows, all two-over-two sash with plain trim boards. The north façade has windows in the first and second bays on the first floor and between the first and second bays on the second floor. Doors in the first and third bays flank a window on the south façade first floor, and the second story has windows in the second and third bays.

15a. Shed, ca 1889, Contributing

Behind the house is a small, one-story shed covered in clapboard with a shed roof of asphalt shingle. Double front barn doors off set to the left provide access. In poor condition, the shed leans badly to the north.

16. Bullocks Standard Steam Laundry, ca 1925, 257-277 Pine Street, Contributing

This one-story, flat-roof, rectangular commercial building has a brick front with enriched brick cornice; the rear addition is constructed of both rock-faced and plain concrete block. The southern half of the front façade has sets of five large plate-glass replacement windows in the original openings flanking a double entry door, all with splayed brick lintels and brick sills. The northern half has fewer openings, and all may be later intrusions – a door, a plate window, and a double hung window, none with splayed lintels. The north façade has three double hung windows in the front section and one in the rear addition. The southern façade has one large window like those on the front and a doorway; an opening for vehicle entry near the rear corner has been bricked in. The rear façade has several vehicle entry and loading dock openings, now closed in. A

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small wooden entryway projects from the rear façade and provides a handicapped access ramp. The laundry was built on the site of various small structures of J. W. Goodell's stone manufactory by 1925, when it was listed in the Burlington City Directory. Today, it houses a number of retail and service businesses.

16a. Granite shed, ca 1990, Noncontributing due to age

A 1988 fire destroyed all historic fabric of what had been the stone-processing shed and showroom for J. W. Goodell's stone works; the building footprint appears to be the original size, but none of the fabric or features described in the 1977 Vermont Historic Sites and Structures Survey remain. The existing massive, one-and-a-half story, gable roof structure has a concrete foundation, new clapboard siding, new windows and doors. The gable-front end has a three-part Palladian-style window (created from the same single-pane sash used throughout the building) centered in the upper story and a metal entry door, window, and vehicle entry door on the first floor. The south façade has seven windows. The north façade has a full length wall dormer with windows and doors; an exterior stair leads to a second-floor balcony that spans the length of the building and provides access to the second floor spaces. Openings include a window, two doors, four windows, two doors, and two windows, from east to west. The first floor has two vehicle openings with garage doors and four windows. All windows have two side-by-side sliding sash.

16b. Storage shed, ca 1990, Noncontributing due to age

A double-height, all-metal, T-shaped warehouse has a shallow gable roof and concrete foundation with a single vehicle opening on the east side and a double vehicle opening on the south; it stores carpeting for a retail business in the main building.

17. M. & F. C. Dorn Bottling Works, 1919, 266 Pine Street, Contributing

The small rock-faced cement block bottling works first built in 1919 has been expanded repeatedly over the years into the current sprawling, multi-part complex. An ell was added to the east end by 1938 and the main block enlarged into a much bigger, two-story, L-shaped building, also of rock-faced cement block and topped by a flat roof. By 1960, the void of the L had been almost completely filled in, leaving only a small setback on the front (west) side. A nearly square, two-story, rock-faced cement block, flat-roofed garage and storage building was also added at this time, just to the east and north (catty corner to) the main building. Since then the two buildings have been connected by infills on both sides. A two-story but slightly taller concrete block ell with vertical wooden siding on the second story and a shed roof connects the two on the south and east sides; a shallow gable-roofed, one-story, metal warehouse structure connects them

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on the west and north sides. Most of the small setback on the front (west) side has also been filled in with a single-story, concrete block, flat-roofed addition.

The section of the original structure facing Pine Street has three nine/one double-hung windows in the second story and two large plate glass shop windows on the first floor, below which are single fixed-pane windows at the basement; all windows have concrete lintels and sills. The concrete block infill to the north has a door and two six-pane fixed sash windows. A large entry with a garage door fills the north end of the infill. This infill obscures most of the older building's brick front wall topped by a parapet, the west side of which has one and the north side two large shop-type windows with a horizontal fixed pane above two vertical fixed panes. The metal infill structure has a vehicle entry on the west side and entry doors on the north. The west side of the garage/storage building has five pairs of one/one double-hung sash with concrete lintels and sills evenly spaced across the second floor. The first floor has a new shop front with two glass doors, each flanked by pairs of fixed-pane shop windows; this entry is covered by an awning. A covered stairwell has been added on the north side. The north side has one three-pane fixed sash window, and the east side has the same windows as the west.

The south side of the 1938 building has twelve six/six double-hung sash on the second floor arranged in two groups of six with an empty bay between; the first floor has the same pattern of openings, but they have been filled in or had sash replaced. The back corner of this building is a single story built of plain concrete block and has a double entry door in what may once have been a loading dock entry. The concrete block rear connecting structure steps back and attaches here.

18. Burlington Venetian Blind Company, ca 1925, 270 Pine Street, Contributing

The most noticeable feature of the three- by four-bay, two-story, wood-frame commercial building is the sculpted rhinoceros head bursting through the clapboards near the right-hand window on the second floor – an artistic whimsy in keeping with the current concentration of artists' studios in the district. The flat-roofed building rests on a raised concrete foundation. The central front door is flanked by large shop windows whose glass, at least, is new; the second floor has two/two double hung windows above those on the first story. The south façade has windows in all bays on the first floor and in the first and third on the second floor; all are double hung with two/two sash. Plain wooden trim frames windows and doors as well as cornerboards. A two-story rear ell appears historic; it has an entry door and two windows on the first floor and a window in the second bay above. A more recent one-story shed-roof addition extends to the east behind it and has one door and one window. All windows in the two ells are one/one. The wood frame building at 270 was connected to the cast concrete block building to the north (#17) in 2000.

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19. Curtis Lumber, ca 1985, 315 Pine Street, Noncontributing due to age

This retail building supply store – formerly T. A. Haigh and Company – was built on the site of the Barnes and Holt Spool and Bobbin Company (ca 1885) and destroyed by fire in 1980. The historic shed was not rebuilt, and the main building is new construction. The Vermont Historic Sites and Structures Survey supplies a detailed description of the historic mill. The one-story retail section facing Pine Street is backed by a massive double-height metal warehouse structure. An enclosed entryway projects from the front of the building; it has a steep-pitched gable roof and glass entry doors on either side (north/south).

19a. Shed ca 1990s, Noncontributing due to age

A small, one-story shed with an asphalt shingle roof and vertical board siding appears to be a prefabricated structure. It has a door and two pairs of windows on the front (Pine Street) side. It houses an office.

19b. Lumber shed, ca 1980, Noncontributing due to age

Large double-height gable-roof storage shed with steel I-beam and dimension lumber frame, sheet metal roof and siding.

20. Kilburn and Gates, 1869, 7 Kilburn Street, Contributing

This massive two-story building on a raised red stone foundation and topped by a shallow gable roof is what remains of the Kilburn and Gates factory complex constructed in 1869. The L-shaped building spans the length of Kilburn Street, with the short leg of the L facing St. Paul Street. Rehabilitated in 1988 for commercial rental, the building has huge iron buttresses that date from the 1930s along the north façade and replacement nine/nine windows throughout. According to the Vermont Historic Sites and Structures Survey, the post and beam frame has structural brick walls, splayed lintels over windows and doors, and a corbeled cornice, all now obscured by new clapboard siding, except for a block on the eastern end. Plain wooden trim is found around all windows and doors and at corners.

The eleven-bay front faces Kilburn Street with each bay separated by an iron buttress set on a poured concrete base. The first bay – 45 Kilburn Street – is the north façade of the block that forms the perpendicular leg of the L, the east side of which faces St. Paul Street. This section lacks the new clapboard siding, leaving the original brick exposed. The first floor has a window, door, and two windows; the second has windows in the first and fourth positions. The exposed brick of this bay continues around to the east façade, 305 St. Paul Street. This one-story block has a reconfigured main entrance with a door and five sets of nine/nine double hung windows, one to

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the south and four to the north. The 115-foot brick smokestack rises from this façade, just south of the entrance, narrowing as it ascends and then flaring out in several rows of stepped brick at the top.

The second bay on Pine Street has three windows on both first and second stories, no entry door and no number. Bays three through six all have five windows on the second story and two windows flanking entry doors on the first floor. The door at bay three (39 Kilburn) is down two steps and at bay four (33 Kilburn) is at ground level. Bay five – 27 Kilburn Street – has two steps and bay six – 13 Kilburn Street – has a handicapped access ramp to the door. The seventh bay has five windows on both floors, no entry, and no address number. The eighth bay encloses the main entrance with stairs leading to a shed-roofed porch running the length of the bay. The porch roof is supported by round columns, one at each end and paired sets at the second and fourth positions; a pediment-shaped steel frame atop the porch roof holds the building's sign. The second story has five windows and the first has an entry door, three windows, and another door. This bay includes numbers 7, 9, and 11 Kilburn Street. The ninth and tenth bays also lack entry doors and address numbers and have five windows on first and second floors; the ninth bay has one window in the foundation (third position) and the tenth has two (first and fifth positions). The final bay has no entry door and no number, two windows on both first and second floors, and one window in the foundation, which is well above ground at this end (Pine Street).

The Pine Street (west) façade has five windows on both first and second floors. The red stone foundation is fully exposed and visible here, with window placement a bit off at the second, third, and fourth positions. All foundation-level windows are smaller than those above.

The south façade lacks the supporting buttresses and has a significant recent addition. Windows run the full length of the second story and are regularly spaced. The first floor has a doorway under the fifth window and foundation windows at the second, eighth, tenth, and twelfth positions; the fourteenth is a door. That is where the first intrusion begins – a squarish, one-story, all-metal building (310). Stepping back from that is another metal structure with three loading dock openings and stepping back from that a long metal structure facing west with an entry door, three loading dock entries, and six sets of paired sliding windows. This is a US Postal Service distribution facility. A gable roof covered walkway projects at the southern end perpendicular to Pine Street and provides shelter for transporting bins of mail to delivery trucks parked alongside.

21. White Pure Milk Products, 1928, 20 Kilburn Street, Contributing

First built by White's Pure Milk Products ca 1928, this rectangular concrete block and brick flat-

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roofed building was significantly enlarged by the Borden Company around 1945. The brick front faces Kilburn Street (south) and steps up the hill in three sections. The first section has two openings for vehicle entry, one (west) with a modern garage door. The other has been filled in with an entry door and shop window; it houses a painting studio. The middle section has a pair of metal nine/nine double hung windows flanking a modern metal door with glass panel. The third and largest section on Kilburn has three nine/nine metal windows in the first, second, and fourth bays and two small nine/nine windows in the third.

The seven-bay western façade is of concrete block and houses Champlain Valley Millworks. The first bay has a vehicle entry with a modern garage door and the second an entry door. The same nine/nine double hung metal windows are in bays three to seven. The eastern façade is also of concrete block. It is difficult to tell if the window and door openings have been changed; they include a window evidently set into a former door opening, an entry door with glass sidelights set in a glass surround, another window like the first, and a vehicle entrance with a modern garage door.

22. Hulbert Supply Company, Inc., 1959, 332 Pine Street, Contributing

This concrete block quonset hut style building was the first structure built on the site and has housed the same business since then. The seven- by nine-bay building has a corrugated metal roof and a raised concrete foundation. The front façade (Pine Street) has pairs of sliding windows in the first six bays and two small double hung windows in the seventh and corrugated metal in the gable arch above the business name. All entrances are on the south façade, and projecting piers one concrete block wide separate the nine unevenly spaced bays. A concrete stairway leads to a small porch and a glass entrance door in the first bay, the second bay has a sliding window like those on the front, and the third bay a sliding window and a bricked-in window opening. The next section has a stairway to a landing with an entry door and then a large recess with three loading dock openings regularly spaced with piers separating them. The three last bays have vehicle openings, separated by piers. The northern façade has no openings and nine of the concrete block piers regularly spaced. A double-height metal warehouse with a shallow gable roof is attached at the eastern end and forms an L with the main block. Its western façade has two loading docks and one vehicle entry; the north wall is of concrete block.

23. Burlington Street Department, 1934, 339 Pine Street, Contributing

This long narrow rectangular brick building extends west from Pine Street. The nine- by one-bay one-story section and three-bay two-story section were part of the original construction; the one-

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story brick structure on the far west end and the one-story wood frame ell on the north side were both added by 1960. The building has a flat roof, a poured concrete foundation, and brick set in common bond with headers every sixth row. The façade facing Pine Street has a stepped parapet wall set off by a row of vertical bricks; an area framed in brick probably once enclosed a sign. Four metal windows with fixed four-light sections at top and bottom and an eight-light section in the center are evenly spaced across the façade. Windows have vertical brick lintels and concrete sills.

All entrances are on the long, north façade, some at the eastern end are obscured by the ell, as is a raised parapet wall like the one on the east façade, but this one retains the painted name – Burlington Street Department. The first of four vehicle entry openings has been filled in with an entry door, the others have garage doors; the next section has ten vehicle entries, all have garage doors except for six and seven, which have been filled in. All vehicle entries have the same vertical brick lintels seen on the windows. The three-bay two-story section has another stepped parapet wall with the same brick framed recess for a sign. Both floors have central entries flanked by twelve-light metal windows, a vehicle entry on the first floor and double-door loading entry on the second. The western section is constructed of different brick set in running bond; openings include a nine-light window and entry door, then seven vehicle entries with garage doors.

The southern façade has windows running its entire length, with vertical brick lintels and concrete sills. Most lights retain original glass; sometimes it is missing or replaced. The first sixteen windows are the same four-, eight-, four-light configuration found on the east side. Starting from the east end, there are two windows, then a smokestack rises; the next eight are paired sets, but the first two have been bricked in, then another smokestack rises. Ten nine-light windows spaced widely come next; the tenth window is bricked in. The two-story section has three twelve-light windows evenly spaced on each floor. The next one-story section has twenty-four light windows with no lintels, but with concrete sills. The western façade has a single metal entry door at the south end.

The ell is one-story square with a flat roof and plywood siding. All windows in the ell have muntins running horizontally and doors have the same horizontal panes, creating a distinctive look. The east side has four pairs of two/two double-hung wooden windows and then two much smaller windows of the same design. A shed-roofed extension on the north side shelters a fenced-in storage area, obscuring a door with sidelights, a block of nine horizontal-sash windows, paired three-horizontal pane windows, and another door with four horizontal panes. The west-facing side has three three-paned window groups flanking a paired set of three-pane windows.

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23a. Chittenden Solid Waste District Drop-off Center, 1980, Noncontributing due to age

An all-metal, rectangular structure with a shallow gable roof and large entry on the north side sits just west of the Burlington Street Department building. It is a collection point for recycled materials.

23b. Chittenden Solid Waste District Drop-off Center, 1990, Noncontributing due to age

A second, much smaller, all-metal building with a shallow gable roof has a door and window on the west side; it houses the cashier.

24. Dwelling/Store/Factory, 1901, 1-5 Pine Place, Contributing

Three-story Queen Anne style dwelling has a slate-covered gambrel roof and a concrete foundation. The house has been covered in vinyl siding and has all new one/one double hung windows. A distinctive, canted section on the northwest corner was added by 1942; it has a slate gable-roofed porch on the third floor with turned posts and Italianate-style bracket supports and a turned balustrade. The canted section has windows on all three sides on the first and second stories. Another distinctive, Italianate feature is the row of brackets (identical to those on the porch) running under the eaves on the north (front), west, and south sides and on a one-story ell at the rear. The front faces north (Pine Place) and has a two-story porch, added by 1920, with a covered exterior stair giving access to a second-story door; the porch with square posts and railing appears to be all new. Windows flank the central doors on first and second floors; the upper floor has a third window to the west.

The west side, facing Pine Street, has three windows on the first floor, two in alternate bays on the second, and three above the first floor windows on the third floor. The southern façade has windows in bays one, three, and four on the first and second floors and gable-roofed dormers in bays one, three, and four on the third floor. The east façade has an exterior stair to the second floor leading to a landing and entry door and then continuing to the third floor and a flat-roofed porch. The building historically had a rear porch (by 1920), but it's difficult to determine how much of the existing one is of new material.

25. Welsh Brothers Maple Company, 7 Marble Avenue/400 Pine Street,* 1917, Contributing

Burlington architect Frank L. Austin designed this distinctive factory, with the main block facing Marble Avenue and four large storehouses to the east and south. The two-story, flat-roofed, main building is constructed of brick set in common bond and rests on a raised poured concrete foundation. The three-bay front has brick piers separating the bays and is topped by a stepped

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parapet wall; projecting piers at the two front corners have an inset in basket weave pattern. The central entry door has a molded pediment supported by brackets, both of redstone, sheltering a pedimented frame with the date 1917. Pairs of windows, each pair under a single continuous concrete lintel, flank the central front door; all have replacement glass. The second story has two windows with concrete lintels and sills in each bay, the three on the eastern end have been replaced with one/one sash, but the remaining original metal windows have fixed four-lights at top and bottom with an eight-light center sash that tilts to open. The western façade has seven bays, also delineated by brick piers. The second story retains the original four-, eight-, four-light metal windows, two in each bay. All first-story windows are replacements – a four-light tiltable top and a fixed eight-light bottom, presumably replicating the missing originals. Replacements fill the original openings, but do not have true divided lights.

The pier separating the second and third bays on the southern façade is much deeper than the others and houses a chimney. Each bay has two windows, the same original windows on the second floor and the same replacements on the first as those on the west side. Only part of the east side of the main block is visible, as the first storehouse is attached along this façade. It has pairs of twelve-light metal windows on either side of entry doors on both floors; all four windows to the north are one/one replacements. A modern wood stairway attached to the east side provides access to the second floor and a second metal exterior stair continues to the roof. Finally, a one-story, rectangular, metal structure has been erected on the roof.

Four rectangular, one-story, flat-roofed, brick ells were added to the main block over time. The first was part of the original construction; attached along the east façade and extending beyond the main block to the south, it creates a courtyard that once had a one-story infill, but is now open with concrete steps and access ramp. The shadow of the demolished section is visible on west and south walls. The addition has three bays and parapets on the west and south sides similar to that on the front of the main block. Three one/one double hung replacement windows and a replacement entry door retain the original concrete lintels and sills on the west side; this is the entry to 388 Pine Street.

The second and third storehouses were added by 1938. The second is a trapezoid that extends east and south from the southeast corner of the first addition. The south façade runs at a slant and a curved loading dock fills the corner recess between the two buildings and the space created by the canted wall. It appears that the southern wall was substantially rebuilt with concrete block; it has several modern windows and doors (window, door, window, window, door, window, west to east). The third storehouse is L-shaped and wraps around the north and east sides of the second

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addition. The long leg of the L extends beyond the second addition to the south, which houses a loading dock entry.

The addition of these ells created a large recess between the first and third storehouses along the northern side. The fourth addition filled this space, creating a long façade to the east; it has three stories because the land slopes down to the north. The third floor has four large sliding windows, the second story has one odd glass-filled opening, and the first floor has four doors in various locations and two of the windows per the third story. A new, curved brick entryway at the northeast corner provides access. Four two-pane sliding windows are visible on the second story of the south and west sides. A small, square, one-story brick section was also added at this time, positioned in the corner of the L created by the main block and addition. It has two pairs of two/two double hung windows on the east side and four small two-light horizontal windows on the north.

26. Warehouse and office, 1966, 345 Pine Street, Noncontributing due to age

The Green Mountain Petroleum Corporation building constructed here in 1966 was remodeled in the 1980s, but is currently vacant. A rectangular all-metal four- by three-bay building with a shallow gable roof is set on a poured concrete foundation. The entrance faces away from Pine Street (west) and an open wooden porch runs the length of that side. Openings include a large single fixed-pane window, a glass entry door, two smaller two-pane windows, another glass entry door and two two-pane windows, and a single sliding-pane window. The east side has three of the large single-pane windows evenly spaced. The northern façade has an entry door and three of the same windows; a handicapped entrance ramp begins on this side and wraps around to the west, giving access to the porch. The south side has an entry door at ground level and steps to a raised entry door.

27. Citizens Coal/Oil Company, 1900, 377 Pine Street, Contributing

This two-story, shed-roofed, seven- by two-bay building has asbestos shingle siding on the front and clapboard elsewhere; it rests on a concrete foundation. The high false front once had the company name painted on it. A pent roof spans the front façade above the first floor windows; a porch originally spanned the front façade. The south half of the building once housed a scale, with a gateway through which wagons, and later trucks, could be driven and weighed; this was walled in and finished inside after 1960. The northern half housed an office. The building retains some original two/two sash, mostly on the second floor; all doors are new. Fenestration on the southern half of the front includes two/two double hung sash in bays one, two, four, and five on the second

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floor and an entry door, paired one/one windows, another door, and another window on the first floor.

The rear façade has a second-story porch on the southern end providing access to the second floor, which has a door and four windows. A paired window, door, and another window are under the porch roof on the first floor. The northern half of the rear façade has windows in bays one and three on the second floor and a paired window, a small vent, and a horizontal fixed-pane window on the first floor. All second-story windows on the rear are two/two double hung sash and one/one on the first floor, unless otherwise indicated. Two exterior brick chimneys also rise on the west façade, one serving each half of the building. The southern façade has a single two/two window centered in the second story. The northern façade has paired one/one windows in bay one and two/two double hung sash in bay three on the second floor; the first floor has two bands of fixed-pane horizontal windows, three panes in each, on the first floor.

27a. Wagon Shed, ca 1906, Contributing

This one-story, wood frame, seven-bay wagon shed, one of the original buildings, is west and south of the office. The gable roof is covered in tarpaper. All entries are on the north façade, seven openings for vehicles; the first one has an overhead garage door, the second and third have been filled in (the third has a stained glass window), and four through seven have wooden double garage-type doors. The sixth and seventh bays bump out slightly. The building is sided in bead board on three sides, it was installed horizontally on the north and vertically on the east and south; the west side is sheathed in plywood.

The east façade has a loft door centered in the gable. The south side has six small square stable windows and three six-pane sash ganged together; many of these have been boarded over.

27b. Stable/Carriage Barn, ca 1910, Contributing

A two-and-a-half story, wood frame stable barn with novelty/shiplap siding stands behind the office building to the north. It has an asphalt shingle covered gable roof and a concrete foundation. A modern entry door has been added between the original pair of square, four-light stable windows and the carriage entrance on south façade; a hay door provides access to the loft above. The north façade has no openings, and the east has four single-pane stable windows evenly spaced across the ground floor and a new crank casement window centered in the gable. The west side once had the same openings as the east side, but the stable window openings have been altered; the same new window is centered in the gable. An open, exterior stair provides access to a second-story open deck that spans the rear façade and to a modern entry door below the gable.

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window. A small gable-roofed shed of concrete and plywood sits under the deck and may support it. It has double doors on its south side.

27c. Storage Building, ca 1978, Noncontributing due to age

A massive, two-story, shallow gable-roofed, metal building runs east to west behind the office and may rest on the site of the original coal sheds. It has three garage-door openings in the east end and garage, loading dock, and entry door openings in the west façade. It houses four businesses, three of which have entries on the southern façade.

28. Pine Street Barge Canal Basin, 1868-69, Contributing

Lawrence Barnes and Company filled a swampy area of ground on the shore of Lake Champlain south of Maple Street and excavated a small pond into a two-acre basin, 300-foot square and eight-foot deep with a drawbridge over the entrance to accommodate train traffic. Canals that could handle Canadian lumber barges were dug from the basin's northeast and southwest corners to create vastly expanded docking for barges loaded with lumber and later coal and oil. The northern canal was fifty-foot wide and 600-foot long and the southern canal seventy-five-foot wide. A pier extending 700 feet into the Lake once sheltered the eighty-foot wide inlet.

Today, the north and south barge slips and northern canal have been filled in, the southern canal has been narrowed and trails off due to silting, and the pier is gone. Originally a neat square, the basin's shoreline is now overgrown with trees, shrubs, and vines and has lost definition due to erosion, filling, and the partial collapse of bulkheads. The basin has also lost depth; the inlet remains mostly intact. The basin and the area south of it now constitute a major environmental hazard. Local industries used the site as a dumping ground for toxic wastes once boat traffic ceased.

28a. Drawbridge, 1849/1893/1919, Contributing

The original drawbridge was a single-track wooden structure; an iron gallows framed jack knife drawbridge replaced it in 1893. The existing steel trunnion bascule bridge was designed and built by the Strauss Bascule Bridge Company of Chicago in 1919. Strauss offered several basic designs; this one is a vertical overhead counterweight type.

The barge canal drawbridge originally consisted of a steel-framed moving leaf with a main trunnion, counterweight trunnion, and concrete counterweight. A steel-framed tower extended across the bridge thirty-eight feet above its base. The leaf rested on poured concrete bridge seats anchored to the banks of the channel by pilings. The moving or bascule leaf pivoted on a main

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trunnion mounted to the north bridge seat. Rising above the main trunnion is the trunnion tower. A link at the top of the tower connected to the counterweight trunnion and then to the counterweight, which was, in turn, connected to the tail trunnion on the tail of the moving leaf behind the main trunnion. The combination of power generated by the bridge engine and the shifting of the counterweight permitted the moving leaf to be raised and lowered. The moving leaf carried two railroad tracks across the clear channel opening; the leaf is eighteen feet wide. (McVarish et al, 2001 includes a detailed description and schematic drawings of the 1919 bridge and its operations.)

The drawbridge was rarely opened after the turn of the 20th century and is no longer functional. The concrete counterweight was removed in 1987 and placed on the north shore of the barge canal outlet west of the bridge. The operator's house remains, but is now a concrete shell. The bridge machinery remains largely intact, although not operational, and is visible from the Burlington Bike Path pedestrian bridge.

29. Farrell Distributors, ca 1970, 405 Pine Street, Noncontributing due to age

Large one-story, flat-roofed, metal clad building on a concrete foundation has no openings on the north and south sides. The front (east) has two triple-pane sliding windows, an entry door, four triple-pane sliding windows, another entry door, and another window. Loading docks and vehicle entries for trucks are on the west end. The existing building either replaced or was constructed over a ca 1960 steel and wood frame concrete block bottling works.

30. E.B. and A.C. Whiting Company, 400 Pine 1902/1915, Contributing

The first in this complex of varied industrial structures dates to 1902, when this large main block on the corner of Pine and Howard was rebuilt following a fire. It was enlarged and most of the other buildings were constructed between 1912 and 1919. One storehouse from 1900 remains, and a final large addition was built ca 1960.

The three-story frame structure with a shallow gable roof has two-story shed-roofed wing along the full length of the west wall. It rests on a concrete foundation. A large bay projecting diagonally from the southwest corner of the third floor has two/two sash and is a prominent feature.

The two-story section of the west wall has been recovered with metal sheathing, but it appears the original iron cladding remains beneath. The second floor has five pairs of twelve/eight double

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hung windows, then a single one/one, then two eight/eight windows. The first floor has bands of windows, originally consisting of three eighteen-light sash.

The first band has replacement one/one sash, the next band has new five-light wooden windows. A loading door separates the second band from the third, which has the same five-light replacement sash. A final window like the five-light bands has only two lights. The third story of the main structure is visible above the shed roof and appears to retain its iron cladding. It has ten two/two double hung windows evenly spaced along the entire length. The south wall of the main block is sheathed in aluminum clapboard siding. The two-story section has eight/eight double hung windows in bays one to three and bay five on the second floor. Windows on the first floor are all replacements and two are on each side of an entry door. The three-story main block has three two/two double hung windows evenly spaced on the third floor and smaller windows between them. One sixteen-light metal window remains on the second floor along with an eight/eight double hung. What was a large opening with a sliding door on the first floor has been filled in and contains a sixteen-light metal window and a twelve-light wooden window to the east of an entry door.

A two-story shed-roofed section extends to the east of and is set back from the main block. It has a mixture of vertical board, shingle, and aluminum clapboard siding and irregularly placed window openings with a one/one double hung window, two sixteen-light metal windows, and a nine-light window. The variety of siding materials and windows makes it impossible to discern the original fenestration.

Another extension to the east, dating from 1942, is a one-and-a-half story structure with a shallow gable roof and corrugated metal siding on a concrete block foundation. A loading dock runs the length of the south side; a pent roof shelters an entry door, two loading entries with garage doors, another entry door and a bank of three modern vinyl one/one windows. The east façade has one small window and a recently added entry door. The north side has a single large vehicle or loading entry.

A one-and-a-half story, common bond brick ell added ca 1915 extends from the north side of main block; it has a low-pitched gable roof and rests on a concrete foundation. The west façade has two windows on the second floor flanking a vehicle entry door on the first floor; a third window on the second floor has an entry door beneath it. A shed-roofed section with a door and window extends to the west. A brick parapet wall is visible above and behind the shed roof. The

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north wall has two windows with concrete lintels and brick sills to the west of a large entry door. A loading dock platform runs the length of the east side. It has the same window and doors as the north side, but here the windows flank the door. Part of the original iron cladding is visible at the connection with the main block, which has two nine-light windows and an entry door on the first floor under a metal shed roof.

Another ell added ca 1915, the drying room is a two-story, three- by twelve-bay common bond brick structure with a shallow-pitched gable roof and a concrete foundation; it was once joined to the combing room, a twin ell parallel to and east of the first, by a building between them. It is joined to the main block by a breezeway on its south side.

The west façade second floor has twelve-light metal windows in all twelve bays, but sash have been replaced in all but the last bay. The first floor has eight-light metal windows in bays one and nine to twelve; sash in one and nine have been replaced. Bays six to eight had four-light windows, now filled in, and bays two, three, and five have no openings. An eight-light window in bay four is placed lower than the others.

The second floor of the east façade has sixteen-light metal windows with concrete sills in bays one to five; the openings get smaller in bay six and smaller again, to accommodate the sloping roof of the structure that once joined the drying and combing rooms. The flashing and shadow of the former building are visible on this wall. Only one original sash remains, in bay twelve. The first floor has entry doors with arched brick lintels in bays nine and ten, and the same windows with splayed brick lintels and concrete sills in bays eleven and twelve, sash replaced.

The north wall has three evenly spaced windows with splayed brick lintels and concrete sills on the second story; all sash replaced. The first floor has two windows closely spaced under the first window above, one window under the second upper window, and a modern doorway under the third. All have replacement sash. The south wall is not accessible.

The combing room, also added ca 1915, is two-story, six- by twelve-bay common bond brick structure with low-pitched gable roof and concrete foundation was once joined to the drying room by a building between them. It remains joined to the main block by a diagonal, wood frame, covered ramp entering at the southwest corner.

The south wall second floor has sixteen-light metal windows in all bays but the first, which is where the ramp from the main block attaches; the sash in bay four has been replaced. The first

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floor has the same windows, lintels, and sills in bays one, two, and four to six; bays three and four now have a large entry with a garage door, and an entry door opens in bay five. The east façade first floor has sixteen-light metal windows with concrete sills in bays one to four, six to nine, and eleven and twelve (sash replaced); a large entry with a garage door opens in bay five and an entry door in bay ten. Twelve-light metal windows with splayed brick lintels and concrete sills were originally in all bays on the second story; they have been covered over in bays three to six, nine and ten, and the sash replaced in bays eleven and twelve.

The west façade second story has the same fenestration, flashing and shadow of the demolished section as seen on the east side of the drying room. The second floor has sixteen-light metal windows with concrete sills in bays one to five, then openings get smaller in bay six and smaller again, to accommodate the sloping roof of the structure that once joined the combing room to its twin; the flashing and shadow of the building are visible on this wall. The first floor had the same windows in bays one to three and an entry door in bay four.

The north wall has sixteen-light metal windows with splayed brick lintels and concrete sills in all six bays on the second floor; sash have been replaced in bays one, two, and four. The first floor has the same windows, lintels, and sills in bays one to three and five and six, but all sash have been replaced; an entry door opens in bay four.

30a. Storage, ca 1915, Contributing

A one-story, shed-roofed structure of brick set in common bond rests on a raised concrete foundation. It is divided into seven sections, each with its own metal double-door loading dock entry with ventilator window above on the west façade. A firewall rises above the roof between the fifth and sixth bays, and the seventh bay is slightly taller. Most of the north façade is obscured because of the proximity of 32b, but a stepped parapet wall is partly visible. The south wall has one double entry door near the west end, and the east wall has no openings.

30b. Storage, 1900, Contributing

This large, two-and-a-half story, frame building is sheathed in corrugated metal and rests on a raised concrete foundation. The very wide gable roof extends to the top of first story level. A vehicle entry with sliding doors and smaller entry door provide access on the west side. The north and east façades have no openings and it nearly touches 32a on the south.

30c. Fiber Machine Shop, ca 1915, Contributing

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This long rectangular, four- by one-bay, one-story, common bond brick building is divided into four sections by brick firewalls. It has a low-pitched gable roof with two skylights in each section and rests on a concrete foundation. The west-facing front façade has four double entry doors topped by segmental brick arches and flanked by twelve-light metal windows with splayed brick lintels and brick sills. The door in bay one has been glassed in to create a large shop window; the right-side window in bay two has replacement sash, the left-hand window in the third bay has been enlarged. Both windows in the fourth bay have been altered; the left-hand has replacement sash and the right has been enlarged. The east façade provides service entry to the retail businesses inside and has a shed-roofed wood lean-to section running from the third bay nearly to the north end. The first bay has a window, loading dock, and a window with replacement sash; bay two has a window, double entry door, and window, both retain the original twelve-light metal casements. All windows have splayed brick lintels.

The north side has twelve-light metal windows in bays one and three. The south wall has a small window, an entry door like those on the west with segmental arched brick lintels, and a twelve-light metal window; both windows and a small vent in the peak have splayed brick lintels and brick sills.

30d. Combing and Dye House, ca 1915, Contributing

One-story, five- by eight-bay brick structure in common bond has a low-pitched gable roof that extends to four feet above ground on the east and rests on a concrete foundation. It connects to 30e on its north façade. The west-facing (front?) façade has a stepped parapet wall and sixteen-light metal windows in bays one, five, and six; there are no openings in bays three, four, and eight, and a door opens in bay two. A boiler room with smokestack once extended west from this façade, but was demolished. A small dye house remains, also extending to the west and forming an L with the main block. The south façade of the dye house – where the boiler room once attached – is sheathed in vertical wood siding and has a loading dock entry. The west façade has sixteen-light metal windows with concrete sills in bays one to three. A framed clerestory with seven six-light fixed sash windows rises from the ridge of the gable roof.

The south wall has two sixteen-light metal windows in bays one and two, a vehicle entry with a modern garage door in bay three, and entry door in bay four, and a small window in bay five. All windows have concrete lintels and sills, and the entry door has a concrete lintel. The east façade has window openings in bays one through six, originally with four-pane sash, which have been removed or replaced in bays one, two, and four; all have concrete lintels and sills. Bays seven and

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eight have entry and garage doors. The long east slope of the roof is sheathed in tarpaper and has three skylights.

30e. Industrial, ca 1960, Contributing

A massive rectangular building sheathed completely in corrugated metal has a gable roof with ventilators and rests on a concrete foundation. The west façade has a loading dock entry and two small windows under a pent roof. The south façade connects this building to 30d and has an entry door near the west end and a vehicle entry near the east end. The north and east façades have no openings.

31. Malted Cereal Company, 1900, 431 Pine Street, 1900, Contributing

This large, three-story, flat-roofed factory of brick laid in common bond has a raised redstone foundation and granite watertable. The front façade has nine bays separated by full-height brick piers and each bay has a two-story brick-relieving arch with granite keystone and sill. The opening is treated as one, though it opens on two floors. The lower section has pairs of two/two sash topped by a spandrel panel and then round-headed two-pane windows on the second floor. The third floor windows are pairs of two/two sash and also have granite keystones and sills. The wall height increases at the seventh bay, and there, the third floor windows have an extra pane above the two/two sash and splayed brick lintels and keystones. The original openings, shapes, and configurations of these distinctive windows have been retained, but the original sash (described in the Vermont Historic Sites and Structures Survey) have been replaced with vinyl throughout the building. The cornice and top of each pier is corbeled with rows of brick. A fifteen-light double entry door in the sixth bay has a hood suspended from cables and a modern wood deck and stairs with metal railings. Window wells and four four-light sashes provide light to the basement level in all but the second and sixth bays.

A one-story concrete block addition (ca 1960) extends to the north on the front façade; it has five vinyl four/four windows and a wooden deck with stairs leading to an entry door. This ell also extends to the west, supported above ground on concrete piers as the land slopes down, and creates an L. It has loading dock entries on its interior, south- and west-facing sides.

The western façade had a one-bay, one-story extension spanning five bays of the main block that was raised to two stories by 1938 and to three stories by 1960; it has a vinyl window with two fixed panes above pairs of sliding sash in each bay. The remaining four bays of the main block visible on the western façade have double hung windows with two/two sash, round-arched brick lintels, and granite sills in each bay on the second and third floors. First floor windows have the

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same lintel, but two side-by-side panes. The partially destroyed brick walls of an original boiler room extend from the west side creating a small courtyard. A new brick entryway has been built on the west side in the corner of the newer extension and the main block. It has a metal gable roof and a central door flanked by windows like those above and one window on the south side.

The southern façade has the same double hung two/two windows with round arched lintels and granite sills – five windows on the third floor and three on second and first floors and in the raised redstone foundation. The remaining two windows are covered by a one-story, flat-roofed, brick addition (ca 1960) with a wooden deck and stair to an entry door.

*Several historical and physical addresses are no longer the official addresses in the City Assessor's files. Both addresses are included, the historic/physical address first and the official one second.

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The Pine Street Historic District encompasses several blocks along Pine Street in Burlington, Vermont, and extends west to Lake Champlain. It is being nominated under Criterion A for its significance locally as the site of the second wave of the lumber industry in Burlington beginning a few years after the Civil War, when Burlington ranked third in the nation for lumber processing. The arrival of the railroad near Burlington's waterfront in 1849 and the dredging of the barge canal twenty years later set the stage for the extension of Pine Street south of Maple to Howard, where stacks of Canadian lumber soon covered acres of ground. Planing mills, bobbin mills, venetian blind and furniture factories opened along Pine Street to transform the raw timber and create profits for Burlington's "lumber barons." The opening of lower Pine Street around 1870 marked the beginning of a new era in Burlington's development, and for the next 50 years the city's industrial operations populated this new district. New businesses took over the existing lumberyards and mills when the lumber industry collapsed after 1890, and establishments such as Malted Cereals, Whiting Brush, the Maple Company, and others prospered on the old lumber and stone yards into the twentieth century.

Burlington grew on the shore of Lake Champlain beginning in the late eighteenth century, with its main port at the foot of Maple Street and associated development along Battery Street. Its access to Vermont's stands of virgin timber and proximity to Canada – a mere fifty miles – positioned it to flourish as a lumber center. Burlington's first lumber era, from early settlement until nearly 1850, sent acres of the state's timber north to Canada, which provided the most direct access to the insatiable European market. The immense logs were joined together in massive rafts and floated northward on Lake Champlain. Burlington's waterfront was a busy place in these early years and home to many businesses and services related to shipping, but it was not an industrial center. Manufacturing relied on waterpower at this time, which the waterfront lacked. Industry was concentrated at the opposite end of the city, on the falls of the Winooski River, which formed Burlington's border with the neighboring town of Colchester.

As the Quebec lumber market flourished, Vermont's rich stands of forest were gradually depleted. The deforestation of Vermont did not spell the end of Burlington's lumber industry, however. Instead, the flow of timber reversed direction, and Canada's previously untapped forests were cut and sent south, renewing Burlington's status as a lumber capital, this time as a processing center not just a port.¹

It was the arrival of the Rutland and Burlington Railroad (#3) on Burlington's waterfront in 1849 that set the stage for the revival. The Queen City's Lake Champlain port was ideally located to receive lumber from Canada by water and ship it out by rail – Burlington was the only place where water and rail came together. Here the raw timber could be landed from barges, seasoned

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in the yards, milled into lumber or manufactured wood products, and shipped south by rail. It made great economic sense, too. Although finished wood products imported from Canada were taxed, rough lumber was imported free thanks to a loophole in the tariff legislation. Entrepreneur Lawrence Barnes opened a yard for Canadian lumber on Maple Street in 1856, and the trade increased steadily for the next forty years.²

Lawrence Barnes was the undisputed father of Burlington's new lumber industry. Among the first to grasp the port's role as a transshipment point, he soon realized that dressed lumber was both cheaper to transport and commanded a higher price, as well as being duty free. He built the first planing mill on the waterfront in 1857, saving himself more than 12 percent in freight costs. Lumber sheds and mills covered the waterfront within a decade as sales ballooned to more than 40 million board feet annually.³

Barnes's idea to import and process Canadian lumber for sale and shipment proved so profitable that space on Burlington's main port was soon exhausted. Not to be thwarted in his drive to increase business, Barnes simply created more frontage. He owned a parcel of swampy land along Lake Champlain just south of Maple Street; here he would create the infrastructure to sustain Burlington's thriving lumber industry. The Cove, "a mere frog pond in summer and skating pond in winter," according to the *Burlington Free Press*, was turned into a basin that was 300-foot square and eight feet deep (#28) in 1868-1869. Canals that could accommodate Canadian lumber barges extended from the northeast and southwest corners, the northern one fifty-foot wide and 600-foot long and the southern canal seventy-five-foot wide. An eighty-foot opening from the Lake to the basin was created at the basin's northwest corner and topped by a drawbridge (#28a) to accommodate rail traffic. Finally, a 700-foot pier was constructed to shelter boats as they entered the basin. The wetlands surrounding the basin were transformed with tons of fill, and a new industrial district was born. Because both the Lake and canals froze during the winter, immense stockpiles of timber were unloaded and stored to keep the steam-powered mills humming throughout the long cold season. The area south of Maple Street and east of Lake Champlain was soon filled with stacks of lumber, and with Barnes's own mills leading the way, the Pine Street corridor emerged as Burlington's industrial center.⁴

Two immense lumber firms grew on Pine Street from Lawrence Barnes's enterprises. Skillings, Whitney and Barnes was the direct descendent of Barnes's original 1856 operation and maintained offices in Boston, Detroit, Montreal, and Albany as well as Burlington. At its height around 1870, the firm shipped from 70 to 100 million board feet of lumber annually.⁵ Shepard, Davis and Company, formed in 1869 and later called Shepard and Morse, was the successor to

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Barnes's Canadian interests; it operated the largest planing mill in the country. Shepard and Morse had 4,000 feet of dock frontage with space for thirty to thirty-five barges at once. Its twenty-five-acre yard held 30 million board feet of lumber, and the firm's 300 Burlington employees dressed 30 million board feet annually.⁶

Thanks in large part to these two enterprises, Burlington was ranked third among lumber depots in the United States, with its peak year in 1873 – 170 million feet of lumber passed through Burlington's port and mills that year.⁷ An 1877 bird's eye view of Burlington shows the rail yards, barge canal system, and acres of stacked lumber.

The Pine Street Historic District was also home to two large stone yards, one of them also tied to Lawrence Barnes. Barnes was one of several founders of the Burlington Manufacturing Company, which became active in 1870. With a workforce of 500 to 600 men, the firm processed marble quarried in Vermont for sale nationwide. J. W. Goodell and Company, established in 1875, employed 150 men in its Pine Street yards. Goodell's specialty was design and fine carving of granite, again sold nationwide.⁸ Like the lumber industry, these stone-processing enterprises were made viable by the easy availability of water, essential to sawing and polishing stone, and by rail transport in the Pine Street District.

Not surprisingly, the concentration of lumberyards resulted in a host of dependent companies setting up shop nearby. Joel and Stephen Gates with partner Chaney Kilburn were among the first to purchase land in the district after the canal was built, and their company, founded in 1865, was the first of the enterprises allied to the lumber trade to open on Pine Street. The existing building (#20), stretching the entire length of Kilburn Street from Pine to St. Paul, was constructed in 1869 to house a new factory that was described as the largest furniture manufactory in the country in 1871. When it opened in 1869, it counted 115 employees. The factory used steam power to produce thousands of interchangeable parts for a line of "cottage" furniture. The parts were shipped by rail to a sister establishment in Philadelphia for assembly, painting, and marketing. The business had shrunk by 1880, so Gates converted the factory to weaving cotton; ten years later, the Burlington Cotton Mill employed 350 hands and produced 25,000 yards of cloth daily. The mill changed hands in 1912 and then closed during the Great Depression to be followed by the Lane Press in the 1930s and a wholesale beverage business in the 1940s.⁹ Architect Graham Goldsmith purchased the property in 1988 and renovated it for rental space.

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Other allied industries included Barnes and Holt's (yes, Lawrence Barnes!) Spool and Bobbin Works, established on Pine Street in 1875. Matthews and Hickok was organized in 1871 with a Pine Street mill manufacturing packing boxes (currently the site of #31). Nothing remains of either firm. Fire destroyed the Matthews and Hickok Mill, and T. A. Haigh and Company used the old Barnes and Holt woodworking mill as a warehouse when it opened on Pine Street in 1928 (currently the site of #19). A 1980 fire destroyed the historic mill building at the rear of the retail lumber supply business.

The Burlington Venetian Blind Company incorporated in 1884 and opened its factory the next year on the northeast corner of Pine and Kilburn Streets. A complex of buildings populated the site by 1890, at which time it employed seventy-five hands making 700 blinds per week and claimed to be the largest blind producer in the county. Only one of the Venetian Blind Company's buildings remains today (#18) – a two-story office that once had lumber sheds extending behind and was added to the complex in the 1920s.¹⁰ Today, Conant Metal and Light makes and distributes lighting fixtures there (and at 266 Pine Street), continuing the industrial/commercial use. The remaining Venetian Blind Company buildings are gone and the land serves as a parking lot.

Burlington's lumber industry was hit hard by the depression in the mid-1870s like the rest of the country, but recovered. Although it never reached its pre-1873 peak again, upwards of 1,500 found employment in the lumberyards in the 1880s. Serious decline had set in by 1891, however. Imports of Canadian lumber began to drop in response to competition from the newly developed forests of the western states. The final blow came in 1897 when Congress passed the Dingley Tariff imposing a duty of \$2 per thousand on Canadian lumber. This was a blow Burlington's lumbermen could not survive.¹¹

Pine Street continued to support new industries into the twentieth century, some building on the ruins of the old. The original railroad engine house (#3b) burned in 1900 and a new one was built in 1916. William J. Patten organized the Malted Cereal Company in 1899 and built the existing three-story brick factory (#31) on the ruins of Matthews and Hickok's planing mill in 1900. The first story was used for storage and production, the second story for packing, and the third for advertising. The company produced 300 cases of malted cereal daily and was still making cereal in 1950, when an engineer developed a new maple-flavored oat cereal called "Maypo." The company survived various changes in ownership, the last of which closed the plant in 1969 and moved the operation out of state. Green Mountain Industries opened a woodworking factory in

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the complex in 1973, and a Burlington developer renovated the old factory into incubator space for small businesses in 1984.¹²

The old E. B. and A. C. Whiting Brush Company (#30a-e) complex remains largely intact on the northeast corner of Pine and Howard Streets, and the old buildings continue to serve a multitude of artists and small businesses. Enoch Bangs Whiting purchased an interest in the Burlington Brush Company in 1873 and convinced his son Alfred Catlin Whiting to run the business. The factory they built at the corner of Pine and Howard Streets stored and processed a variety of natural fibers for brushes. Fire destroyed the building in 1902. The Whitings built a new factory on the same site and to the same plan; they enlarged it significantly and added numerous ancillary structures over time. The primary concern of the business was the processing of wild fibers imported from China, India, Russia, Mexico, and Argentina; the fibers were cleaned, sorted, processed, dyed, and then sold to brush manufacturers. Eventually, the Whiting Company became the largest brush fiber concern in the world. A. C. Whiting sold the business and retired to Florida in 1920.¹³ The Whiting buildings, known today as Howard Space, provide studios for dozens of artists and artisans and several retail businesses.

Another of the businesses on Pine Street with buildings extant is Welsh Brothers Maple Company (#25) at the corner of Marble Avenue. Llwellyn and Charles Welch developed “Vermont Maid Syrup” in the late nineteenth century. This combination of pure Vermont maple syrup and cane sugar proved so successful they soon needed larger quarters to keep up with demand. Their new factory, designed by Burlington architect Frank L. Austin, was erected in 1917 and enlarged at several points. The company was purchased in 1928 and again in 1968, when production was moved to New Jersey.¹⁴ Bullocks Standard Steam Laundry (#16) was established on part of the old Goodell and Company stone works in 1925, and Michael C. Dorn built a bottling plant at 266 Pine Street (#17) to produce his Venetian Ginger Ale that same year. Dorn expanded in 1938 and by 1942, the company had merged with Coca-Cola. The complex was purchased and converted to incubator space in 1989; Conant Metal and Light purchased it in 2000 and connected it to its original location at 270 Pine Street.

The Pine Street Historic District includes two buildings on South Champlain Street. The National Biscuit Company (Nabisco) set up shop on College Street in 1898, making bread only at that time. The company moved production to a factory at 266 South Champlain (#6), built in 1923 on the site of an old planing mill. The building has provided office space among other uses. Champlain Valley Fruit erected a modest L-shaped warehouse at 237 South Champlain (#5) in

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1919. Like many structures in the district, this one was enlarged and added to several times over the years.

The Pine Street Historic District also provided housing for some of its workers. A group of houses remain on Pine Street at the north end of the district near the intersection with Maple Street (#7-13, 15), and a number of “tenements” were located on South Champlain Street until well into the twentieth century. The houses are largely vernacular and similar to others in the area – simple 1½ to 2½ story wood-frame homes, a few with Greek Revival or Italianate details. But industry and commerce were the primary activities in the neighborhood, and housing could not compete – a large concrete block commercial building has replaced the tenements on South Champlain.

Some of the district’s manufacturing buildings are gone – victims of fire and economic turmoil. Those that remain have taken on new uses over the years to keep them productive, but for the most part retain historic integrity of location, design, setting, materials, workmanship, feeling, and association. Pine Street has undergone a revival in the past three decades, with a new generation of entrepreneurs re-developing the old buildings to keep them viable in today’s economy. It is now the center of a vibrant art and artisan community in Burlington’s South end.

Notes

1. William G. Gove, “Burlington the Former Lumber Capital,” *Northern Logger and Timber Processor* (May 1971):19-20, 38-43; William S. Rann, *History of Chittenden County* (Syracuse, NY: D. Mason, 1886):325.
2. Hamilton Child, *Gazetteer and Business Directory of Chittenden County for 1882-83* (Syracuse, NY: Printed at Journal Office, 1882):108; Rann, *Chittenden County*, 326; David J. Blow, *Historic Guide to Burlington Neighborhoods*, Volume 1 (Burlington: Chittenden County Historical Society, 1991):96.
3. Gove, “Burlington,” 39.
4. *Burlington Free Press*, April 27, 1868, 4; David Wallace Orr, “The Port of Burlington, Vermont: Site and Situation, A Study in Historical Geography” (Master’s Thesis, University of Vermont, 1972):78-79; Richard P. Corey and James B. Petersen, *Archaeological Phase I A Testing of the C-6 Alignment* (Burlington, 1998):26; Blow, *Historic Guide*, 96.
5. Child, *Gazetteer*, 109; Rann, *Chittenden County*, 466; Gove, “Burlington,” 40.
6. Gove, “Burlington,” 40-41; Rann, *Chittenden County*, 467.
7. Gove, “Burlington,” 40.

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8. Rann, *Chittenden County*, 427-473.

9. Joseph Amrhein, *Burlington, Vermont: The Economic History of A Northern City* (PhD Thesis, New York University School of Business Administration, 1958):225; Blow, *Historic Guide*, 70; Rann, *Chittenden County*, 465-466.

10. Child, *Gazetteer*, 105-106; Amrhein, *Burlington*, 230; Rann, *Chittenden County*, 471.

11. Gove, "Burlington," 42; Amrhein, *Burlington*, 220.

12. Blow, *Historic Guide*, 89.

13. Blow, *Historic Guide*, 90.

14. Blow, *Historic Guide*, 91.

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Boundary Description

The Pine Street Historic District boundary is defined by the area that housed the lumber and allied industries after the construction of the Barge Canal in 1868-1869. The boundary follows the property lines and shore of Lake Champlain as shown on the Burlington tax parcel map. It begins at point A on the shore of Lake Champlain at Maple Street and follows the south side of Maple Street 101 feet east to point B, turns south 109.4 feet to point C, and turns east 52.25 feet to point D. It runs 60 feet south from there to point E, turns to run 200.6 feet east to point F, and runs north 109 feet from there to point G. The boundary runs 78.5 feet east from point G to the west side of South Champlain Street and crosses the street to point H, where it turns south 513 feet to point I and 233 feet east to point J. From there it runs northwest 209.6 feet to point K, 339 feet north to point L, 56 feet east to point M, 50 feet north to point N, 100 feet east to the west side of Pine Street and then crosses the street to point O. From there it runs north 58 feet to point P, east 44.5 feet to point Q, south 34 feet to point R, and east 7 feet to point S. It runs 32 feet south to point T, 36 feet east to point U, 46 feet south to point V, and 50 feet east to point W. From point W, it runs 193.5 feet south to point X, then 46 feet west to point Y, 37.5 feet south to point Z, and 119 feet west to point AA. The boundary runs 15 feet south from point AA to point BB, then heads east 228.27 feet to point CC, 33 feet north to point DD, and 27.3 feet east to point EE. From there it runs south 175.4 feet to point FF, 56.84 feet west to point GG, 66 feet south to point HH, and 40 feet west to point II. It runs south 132.69 feet to point JJ, east 159.5 feet to point KK, 18 feet southeast to point LL, and 17.9 feet west to point MM. From MM the boundary runs 105.45 feet south to the north side of Kilburn Street and crosses the street to point NN, where it runs 109.9 feet east to point OO, 107.32 feet southeast to point PP, southwest 89.11 feet to point QQ, and 85.4 feet to RR. There it runs south 159.66 feet to point SS, west 19 feet to point TT, and south 72.41 feet east to point UU. From there it runs 13 west and 49.8 feet southwest to point VV and 304.9 feet west to point WW. The boundary crosses Pine Place and runs south 92 feet to point XX, west 80 feet to point YY, south 122.5 feet to point ZZ, and east 229 feet to point AAA. From there it runs 100 feet south to point BBB, 50 feet east to point CCC, and south 353 feet to point DDD. The boundary jogs 33 feet east to point EEE, 76 feet south to point FFF, 48 feet west to point GGG, and 103 feet south to point HHH. From there it heads west 330 feet to the east side of Pine Street and crosses the street to point III, jogs 32 feet south to point JJJ, runs 336.47 feet west to point KKK, and 317 feet north to point LLL. From there it heads west 157 feet to point MMM, 50.8 feet north to point NNN, 182.6 feet west to point OOO, and 151.3 feet south to point PPP. It then runs west 83 feet to point QQQ, north 415

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feet to point RRR, and 104 feet west to point SSS. The boundary follows the shore of Lake Champlain 1679 feet from point SSS back to point A to complete the boundary.

Boundary Justification

The Pine Street Historic District boundary was drawn to include the area of historic resources relating to the industrial development of Pine Street made possible by the building of the Barge Canal and Basin in 1868-69. The District adjoins an existing National Register district (Battery Street Historic District) at its northern boundary along Maple Street. The industrial development recognized by the Pine Street Historic District was located south of Maple Street. The eastern boundary marks the edge of the industrial center at the point it gives way to residences. The properties east of the District's eastern boundary are nearly all residential, with one or two small retail businesses. Howard Street and the Maltex property form the southern boundary because that is where the relevant and contributing historic resources end. South of that line on the west side of Pine Street lie acres of open land that have been designated a superfund site by the Environmental Protection Agency. There are two factories on the east side of Pine just south of Howard Street, but they would be noncontributing due to age. No resources relating to the Pine Street Historic District exist further south. The District is bounded on the west by Lake Champlain.