

**Burlington Surveys of  
Prospect Park South  
And  
Strong Street**

**CLG Grant 05-02  
Phase 4**

**Survey Report**

Elizabeth Mary Andre  
Mary O'Neil

September 1, 2006

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

**Contents**

1. Introduction & Purpose
2. The Vermont Historic Sites and Structures Survey
3. Methodology
  - a. Survey Boundaries
  - b. Timing
  - c. Personnel
  - d. Procedure
  - e. Research Sources
4. Summary of Survey Results, **Prospect Park South Neighborhood**
5. Location of Survey Information
6. Recommendations for the National Register of Historic Places
7. Properties surveyed in the Prospect Park South Neighborhood
8. Recommendations for further study
9. Bibliography
10. Appendix A: Survey Map and Index, Prospect Park South Neighborhood
11. Appendix B: Updated Historic Context Information, Prospect Park South Neighborhood
  - Architects
  - Streets: Statements of Significance
12. Summary of Survey Results: **Strong Street**
13. Properties surveyed on Strong Street
14. Recommendations for the National Register of Historic Resources

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

15. Bibliography

16. Appendix A: Project map, Strong Street

17. Appendix B: Updated Historic Context Information, Strong Street

- Street Statement of Significance

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

## **1. Introduction**

The Burlington Survey of Prospect Park South continues the City's efforts to complete historic sites and structure survey work. This effort will carry-on the survey work started under previous CLG grants and will generally follow the recommendations of the *Burlington Historic Sites and Structures Survey Plan* completed by Daly & Associates for the City in May 2000.

The Burlington Survey of the Prospect Park South Neighborhood and Strong Street was conducted by Elizabeth Mary Andre, a graduate student in the Historic Preservation Program at the University of Vermont and supervised by 36 CFR 61 qualified Architectural Historian Mary O'Neil , an Associate Planner on staff for the City of Burlington. The survey was conducted during the summer of 2005 through the spring of 2006. The project was prepared with the assistance of a matching grant from the Vermont Division for Historic Preservation through the United States Department of the Interior as part of the Certified Local Government (CLG) program. The Planning and Zoning Office of the City of Burlington, with the extensive cooperation and assistance of Comprehensive Planner David White, administered the grant for the city.

Of the City's 10,600+ buildings, less than 3,200 have been inventoried by survey for their national, state, or local significance. Much of the original survey work was completed in the 1970s by the Vermont Division for Historic Preservation (VDHP) as part of a statewide initiative. Subsequent surveying has been completed most recently in the North and Middle of the Prospect Park area (summer 2004.) The present survey information will append information collected in the earlier Prospect Parkway North and Middle Survey of 2004, continuing the census of properties never before surveyed. This grant is phase 4 of an initiative to continue Burlington's efforts at completion of a comprehensive survey of historic properties within the city. Prospect Park South is defined as the area from the south boundary of Ledge Road to Prospect Parkway. This neighborhood includes residential buildings dating primarily from the 1920s to 1960s, with a complement of structures that are just reaching the age of historic significance. A handful of replacement and infill structures are non-contributing due to their age. The total number of buildings surveyed in the Prospect Park South Neighborhood is 98 (69 contributing, 29 non-contributing.) Strong Street survey records total 11, all but one contributing.

The initial survey boundaries (which were to extend south to the Burlington City Line) were adjusted during the Prospect Park South survey period for two distinct reasons: It appeared that structures in the southern most areas of the focus (Holt Street, Glen Road, Chestnut Terrace, South Street and Fairmount Street) did not consistently approach an age for consideration of historic eligibility. The second reason was a determination that one street in the Old North End had never been included in a Vermont Sites and Structures Survey, and would require that attention to be included within an anticipated district of that area. It was also believed that some buildings within that area may be at risk. The intern was re-assigned to extend her attentions to Strong Street rather than to complete the southern area of Prospect Park South or to any other areas defined in the survey RFP. Therefore, a survey for Strong Street in Burlington, Vermont is included as part of this submission for CLG grant work completed under CLG grant 05-2, phase 4.

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

## **Purpose**

The Burlington Survey of the Prospect Park South Neighborhood and Strong Street was conducted in order to expand and continue the systematic survey of cultural resources in the City of Burlington, Vermont. Additionally, it was a second test (fourth statewide) of newly developed and updated digital survey technology that utilizes PDA units, digital cameras, and desktop survey software. Specifically, project goals included:

1. Research and develop digital Vermont Division for Historic Preservation survey forms and photographs for ~200 properties in the Prospect Park-South neighborhood and a specific street in the Old North End (Strong Street.)
2. The ability to provide print versions of all photographs, maps, and survey forms;
3. Update the historic contexts in the Vermont State Historic Preservation Plan with expanded information on the Prospect Park neighborhood and additional information regarding the Old North End;
4. Apply the National Register criteria to all resources identified in the survey;
5. Provide recommendations for properties meeting the eligibility requirements for nomination to the National Register of Historic Places;
6. Develop a list for further research.

## **2. The Vermont Historic Sites and Structures Survey**

The Historic Sites and Structures Survey is based on a survey process begun in 1971 and strengthened by the 1975 Vermont Historic Preservation Act. The purpose of the survey is to identify and document significant historic and prehistoric resources throughout Vermont that meet the criteria for inclusion in the State Register of Historic Places. The criteria for inclusion includes: architectural merit; engineering merit; association with important historic events, trends, or patterns; and the association with significant persons or groups in Vermont's historic past. The State Register provides information on historic resources that can be accessed for planning and research activities.

Buildings and structures within the survey area are documented through narrative description, photographs, and mapping using the City's GIS system. The historic significance of inventoried properties is researched and compiled through primary and documentary research. The new digital forms for recording individual buildings within the survey area includes information specific to age, location, architectural attributes, materials of construction, accessory buildings, designers or contractors when known, and earliest known residents. This information is gleaned from a number of repositories, including local and state libraries, archives, historic societies, deeds, grand lists, tax census and probate information, maps, local directories, museums, and personal interviews. A Statement of Significance for each street has been included to clearly define the role of this development in Burlington's pattern of settlement, growth and expansion.

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

### 3. Methodology

#### a. Survey Boundaries:

The boundaries of the survey were determined by the City of Burlington and based on a continuation of the Prospect Park North and Middle Surveys completed during the summer of 2004. The general direction of survey work has been defined and supported by the recommendation of the *Burlington Historic Sites and Structures Survey Plan* completed by Daly & Associates for the City in May 2000.

The Prospect Park South survey area is defined by Ledge Road on the north, South Prospect Street on the east, Crescent Road/Crescent Terrace on the West and Prospect Parkway on the south. A total of 149 buildings were assessed within this area which included Ledge Road, Mount View Court, Hillcrest Road, Prospect Parkway, Crescent Road, Crescent Terrace, south Prospect Street and Woodcrest Lane. The southernmost area that extends to the City line (Chestnut Terrace, Glen Road, Holt Street, South Street and Fairmount Street) was ultimately reserved for a future survey, as it was determined that many of these structures were not yet eligible due to dates of construction.

The Strong Street survey was conducted accessory to this grant, as planning staff became aware of its omission from previous Old North End survey work. A total of 11 buildings were surveyed on this street. As the Old North End area is approaching review for Historic District status by the Advisory Council on Historic Preservation, the VDHP and the City felt it desirable to complete this important documentation. [Boundaries defined by the grant RFP that included historic areas of the New North End were not attempted as employment of the new digital technology consumed a significant amount of time and resources, preventing that extension of consideration.]

#### b. Timing

DATE	Task/Product Completed
March 2005	Cooperative Agreement Executed
30 May	Historic Preservation Intern hired.
1 September	Initial Survey research and field-work Completed.
1 December	Initial photography completed. Intern term completed.
1 May 2006	Final Survey research, field-work, and photography completed
30 May	All products, reports, and financial documentation completed.
31 May	End of Performance Period.

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

**c. Personnel**

**Burlington Planning & Zoning Staff:**

**David E. White, AICP, Comprehensive Planner & CLG Coordinator** administered the project. David has over 14 years of project management and grant administration experience – including 9 as the City of Burlington’s CLG Coordinator. David serves as the primary staff person to the City’s Historic Preservation Review Committee, as well as the Burlington Planning Commission. As the City’s Comprehensive Planner, David’s responsibilities bring him into contact with a wide variety of planning projects and issues throughout the city - many of which have implications for preservation. David will be responsible for project management, grant administration, and hiring.

**Mary O’Neil, Associate Planner** is a 36 CFR - qualified Historic Preservation Professional with the Dept. of Planning and Zoning. Her ongoing duties include staff-level development and design review, and research regarding historic buildings and properties.

**Elizabeth Mary Andres, Historic Preservation Graduate Intern** hired through a competitive solicitation of graduate-level historic preservation students. The Graduate Intern was paid on an hourly basis, and was responsible for the completion of all survey research and documentation. Specific activities and responsibilities of the Intern included research, documentation, and photography of selected properties, and revision of the City’s Historic Sites and Structures database for use in concert with the City’s GIS.

**d. Procedure**

City of Burlington representatives met with intern Elizabeth (Lizzie) Andre on May 9, 2005 to review project expectations and requirements. Comprehensive City Planner David White met again with Lizzie to facilitate access to City GIS and download necessary software to the PDA unit. A training session for the digital survey technology was held at the Vermont Division for Historic Preservation on June 2, 2005, facilitated by Nancy Boone. The project was launched with preliminary windshield survey by both Lizzie Andre and Mary O’Neil, continuing with an examination of existing written documentation, map and other primary research including investigation of architectural records archived at UVM’s Bailey Howe Library and identification of historic photographs and architectural plans from UVM’s Special Collections. Material was collected by Lizzie Andre in situ using the digital PDA, including building description, materials, massing, number of stories, site location, street orientation, accessory or secondary structures, and any alterations. Photo documentation was completed using a digital camera. The City’s GIS database was linked to the digital PDA unit, supplying required geographic location information for each property included on the survey forms.

Technical difficulties arose several times during the project, demanding extension of the project and continued assistance of and collaboration with David White (Comprehensive Planner, City of Burlington), Eric Ingbar, an agent of the digital technology supplier, and Nancy Boone, VDHP. What appeared to be a major setback with hardware failure and threatened research loss in the spring of 2006 was addressed and corrected by the technological expertise of both David White and the supplier. The final survey documentation was supplied to the City in May of 2006. Database, software, and research detail adjustments continued until the early fall of 2006.

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

**e. Research Sources**

The following sources were used in historic research:

- Existing documentation from the Vermont Division for Historic Preservation
- Information from Daly and Associate's *Burlington Historic Sites and Structures Survey Plan*, May 2000.
- Sanborn and other maps (including a 1940 map of Burlington prepared by William Stebbins, City Engineer)
- Atlases
- Burlington City Directories
- Historic records, assessor's and planning materials available from City Offices, Clerk's Office, libraries of the University of Vermont and Vermont Historical Society
- Architectural records archived at the University of Vermont
- Historic photographs from Special Collections, University of Vermont
- David Blow's *Historic Guides to Burlington Neighborhoods* (Volumes 1-3.)

**4. Summary of Survey Results, Prospect Park South Neighborhood**

In many ways Prospect Park South is an extension of the history, influences and architectural progression evident in the Prospect Park North and Middle neighborhoods. The 2005 survey area is characterized by single family residential homes, largely developed from the 1920s through the late 1950s. A small handful is replacement homes dating from the 1980s and 1990s. Most construction occurred between the 1920s and the 1930s (heavily reflecting the affinity for Colonial Revival), with an economic pause during the years of World War II. The post-war housing boom, however, is articulately illustrated in architectural examples surrounding Prospect Parkway.

In 1922, Henry Holt, a prominent Burlington landowner, purchased a 90 acre tract between Shelburne Road and South Prospect Street, and with the aid of renowned landscape architect Frederick Law Olmstead, Jr., laid out the Prospect Park neighborhood. Disgusted with the overcrowded development along the rigid grid plan of Burlington's street system, Holt envisioned a neighborhood with expansive lots, winding roads, integrated natural surroundings, and commanding mountain and lake views.

Olmstead created a natural landscape within which residential units would be constructed in harmony with their surroundings. Fields, winding paths, streams, ponds, and woods once characterized the Prospect Park neighborhood, and with carefully selected trees cleared, the views of the Lake Champlain and the Adirondacks were unmatched.

In an attempt to provide an enhanced quality of life, restrictive zoning laws were implemented within Prospect Park. Only single-family residential units were to be constructed, and all building designs had to be approved by the Prospect Park Company as being compatible and harmonious with the neighborhood. Barns and farm animals were prohibited, as were close fences. Setbacks to the road and neighboring houses maximized the open, green space and eliminated the congested, overcrowded development to which



*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

Holt was so opposed. Being the first fully restrictive development in Burlington, many later developments modeled themselves after Prospect Park.

Prospect Park initially developed rather slowly, along Ledge Road and down Hillcrest Road during the late 1920s and 1930s. With the onset of the Great Depression and WWII, construction waned. Streets were cut and lots parceled out, and investors began purchasing vacant lots on speculation of eventual development. After WWII, construction soared. The post-war housing boom filled the new neighborhood with smaller, more modest construction, and the suburban sprawl of the era provided larger lots, allowing houses to expand outward rather than upward. The Colonial Revival houses of the previous decades slowly gave way to more modern Ranch and Contemporary style structures. The trends of Prospect Park mark a turning point in the evolution of architectural styles; moving south from Ledge Road to Prospect Parkway, the ongoing battle between traditional, historically-rooted styles and wholly modern designs is evident. The first truly modern designs emerge in the post-war years, but many Burlington residents are hesitant to fully embrace this new aesthetic.

Modest Colonial Revival, Minimal Traditional, Ranch, Split Level, and Contemporary houses comprise the Prospect Park neighborhood, many of which combine the modern aesthetic with traditional details and all of which contribute to the significance of the neighborhoods pattern of growth. Very few structures have been altered significantly and only a handful have been lost to new construction. (25, 78, and 171 Crescent Road are all examples of replacement structures.) Much of the natural landscape has been consumed by development, but some of the original forest and creek remain.

The Prospect Park neighborhood has attracted primarily middle-class families since its development and has maintained the character of single-family, owner-occupied residences. Located just outside of easy walking distance to the city center, originally developed without sidewalks, and heavily incorporating garages and driveways into the development of lots, Prospect Park has all the earmarks of a 1920s automobile suburb. The evolution of garage styles within the neighborhood is also significant.

Prospect Park South also embodies significant examples of the work of the local Burlington architectural firm Freeman French Freeman, who have been practicing since the 1920s. Highly concentrated with elaborate examples on Hillcrest Road, other representative if not more subdued models exist throughout the survey area. The portfolio of their work defines an evolution in stylistic tendencies and a gradual articulation of traditional and historic vocabulary that progressively integrates elements of a modern aesthetic. This visual evolution from historic to contemporary, traditional to modern is the landmark theme of the Prospect Park neighborhood.

**Residences designed by Freeman French Freeman Architects within the Prospect Park South neighborhood survey area:**

<b>Street Number</b>	<b>Street Name</b>	<b>Year constructed</b>
46	Crescent Road	1953
68	Crescent Road	1951
125	Crescent Road	1952
137	Crescent Road	1953
165	Crescent Road	1949
26	Hillcrest Road	1934

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

35	Hillcrest Road	1937
47	Hillcrest Road	1936
50	Hillcrest Road	1936
77	Ledge Road	1943
151	Ledge Road	1936
4	Mount View Court	1951
25	Woodcrest Lane	1951

The southern side of Ledge Road, Hillcrest Road, Crescent Road, Mount View Court, Woodcrest Lane, Prospect Parkway, Crescent Terrace and the southern leg of South Prospect Street all comprise the historical period of development for the Prospect Park neighborhood. This period of significance spans the interwar and post-war years of the 1920s to the 1960s. Many of the structures are not yet fifty years old, but their construction was part of the continuous phase of heavy development in the post-war years. Although some examples do not yet reach the 50 year benchmark, their architectural merit and physical representation of the pattern of settlement should be argument for their rightful inclusion as contributing members to an historic district.

As surveyed, the Prospect Park South neighborhood contains 69 buildings that may be considered eligible for listing on the National Register of Historic Places within a historic district, and 29 non-contributing. It should be noted, however, that 12 of those within the non-contributing category will be historically eligible within six years (although they are arguably contributing now through their representation of noteworthy examples of architectural style representative of their specific era.)

## **5. Location of Survey Information**

Copies of the Burlington Survey of Prospect Park South and the Strong Street survey shall be filed at the Vermont Division for Historic Preservation in Montpelier Vermont, and at the City of Burlington Planning and Zoning Office, City Hall, Burlington Vermont.

## **6. Recommendations for the National Register of Historic Places**

It would appropriate to consider both the Prospect Park North and Middle neighborhoods with the Prospect Park South neighborhood as an entire historic district. Clear evidence of a pattern of settlement beginning in the second decade of the twentieth century and progressing through the economic and social alterations brought by World War II, the entire district gives clear evidence to both the influences and social change that characterize those years. The Prospect Park South neighborhood would include Ledge Road, Crescent Road, Crescent Terrace, Mount View Court, Hillcrest Road, Prospect Parkway, the south end of South Prospect Street (No. 657, 673, 675, 695, 757, and 777), and Woodcrest Lane. This district would be eligible for inclusion on the National Register under **Criteria A** (association with events that have made a significant contribution to the broad patterns of our history) and **Criteria C** (embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinct.)

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

The streets south of Prospect Parkway (Chestnut Terrace, Glen Road, South Street, Holt Street and Fairmount Street) should be addressed in a future survey when they (and Crescent Terrace) have reached historic eligibility, and appended to the recommended historic district.

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

**7. Properties surveyed within the Prospect Park South Neighborhood:**

Street Number	Street name	Approx date of construction	Contrib/Non	Reason	First known occupant/owner
77	Ledge Road	1943	C		John W. Goss
89	Ledge Road	1935	C		Proctor H. Page
101	Ledge Road	1925	C		Frederick W. Shepardson
107	Ledge Road	1921	C		James H. Jacobs
125	Ledge Road	1953	C		John C. Andrew
137	Ledge Road	1935	C		Frank C. & Elizabeth Dorn
151	Ledge Road	1936	C		Arthur E. Dietrich
23	Hillcrest Road	1926	C		Ray O. & Helen Buchanan
26	Hillcrest Road	1934	C		Neil L. & Genesee Stanley
35	Hillcrest Road	1937	C		Robert H. Slocum
36	Hillcrest Road	1934	C		Percy J. Pitkin
47	Hillcrest Road	1936	C		Maurice H. & Lois L. Chausse
50	Hillcrest Road	1936	C		Kenneth H. Gurney
30	Prospect Parkway	1949	C		Harry A. & Marion LaValley
40	Prospect Parkway	1951	C		Aime & Claire Desrosiers
41	Prospect Parkway	1951	C		Donald C. & Theresa Villemaire
47	Prospect Parkway	1951	C		Dr. Richard W. & Charlotte Amidon
50	Prospect Parkway	1951	C		Harlan J. & Edith Wilcox
57	Prospect Parkway	1954	C		Francis & Catherine Connell
60	Prospect Parkway	1951	C		Paul A. & Martha Lyon
67	Prospect Parkway	1954	C		Dr. Platt R. & Marion Powell
70	Prospect Parkway	1951	C		Robert A & Elaine Stanley
77	Prospect Parkway	1956	C		Herbert E. & Lois Stone
80	Prospect Parkway	1956	C		Thomas V. & Cynthia Reid
87	Prospect Parkway	1954	C		William J. & Eva Cote
92	Prospect Parkway	1952	C		Lawrence J. & Beverly Smith
97	Prospect Parkway	1954	C		Lewis B. & Doris Clark
119	Prospect Parkway	1958	C		Guy W. & Eleanor Stone
124	Prospect Parkway	1958	N/C	age	Robert & Marilyn Murphy
129	Prospect Parkway	1958	N/C	age	Donald Herberg
134	Prospect Parkway	1956	C		David & Marjorie Jacobs
139	Prospect Parkway	1952	C		Edward N. LaFontaine
149	Prospect Parkway	1952	C		Raymond R. & Florence McNall
150	Prospect Parkway	1954	C		Kenneth & Helena Salls
154	Prospect Parkway	1978	N/C	age	
159	Prospect Parkway	1951	C		Frederick & Luella Gould
162	Prospect Parkway	1995	N/C	age	
169	Prospect Parkway	1956	C		Dr. Sinclair T. & Sarah Allen Jr.
174	Prospect Parkway	1954	C		Arthur L. & Doris Gates

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

184	Prospect Parkway	1960	N/C	age	F. Wendall & Alice Floyd
191	Prospect Parkway	1958	N/C	age	William G. & Lydia Cooper
194	Prospect Parkway	1958	N/C	age	Nathan & Ethel Harris
201	Prospect Parkway	1952	C		Gertrude W. Brownell
204	Prospect Parkway	1954	C		John H. & Helen Bero
213	Prospect Parkway	1954	C		Dr. Ralph D. & Mildred Sussman
214	Prospect Parkway	1954	C		Gov. Philip H. & Joan Hoff
217	Prospect Parkway	1956	C		John M. & Mildred Morrow
228	Prospect Parkway	1952	C		Edwin L & Amanda Shuttleworth Jr.
236	Prospect Parkway	1958	N/C	age	Francis X. & Ann Staley
246	Prospect Parkway	1958	N/C	age	Walter L & Jean Wilson
10	Crescent Road	1950	C		Ralph C. & Kathryn Kendrick
25	Crescent Road	1990	N/C	age	
45	Crescent Road	1958	N/C	age	Arcade & Laure Carpentier
46	Crescent Road	1953	C		Irving & Lillian Lisman
50	Crescent Road	1960	N/C	Age	Donald & Evelyn Bouchard
55	Crescent Road	1956	C		Eugene F. & Kathleen Morrissey
75	Crescent Road	1990	N/C	age	
78	Crescent Road	1990	N/C	age	
85	Crescent Road	1971	N/C	age	Robert W. & Marion Larrow
88	Crescent Road	1956	C		Robert E. Fenix & Mary Lindsay
95	Crescent Road	1962	N/C	age	Warren T. & Madeline Lindeman
105	Crescent Road	1956	C		Raymond & Ruth Baldwin
115	Crescent Road	1958	N/C	age	Myron S. & Martha Lash
120	Crescent Road	1954	C		Raymond W. & Dolores L. Payette
125	Crescent Road	1952	C		Fred J. & Maude Hooper
136	Crescent Road	1952	C		Donald R. & Lucille Herberg
137	Crescent Road	1953	C		Howard A. & Frances Allen
151	Crescent Road	1952	C		Julian I. & Evelyn Lindsay
152	Crescent Road	1950	C		Frederick W. & Adelaide Lapham Jr.
162	Crescent Road	1954	C		Lawrence & Ethel Dawson
165	Crescent Road	1949	C		Kenneth S. & Martha Austin
171	Crescent Road	1990	N/C	age	
175	Crescent Road	1949	C		Lawrence K. & Hazel Kneen
177	Crescent Road	1971	N/C	age	John & Thelma Mitiguy
192	Crescent Road	1953	C		Adolph C. & Ruth Newman
208	Crescent Road	1957	N/C	age	Robert G. Loecher
224	Crescent Road	1949	C		James S & Lucille Ogsbury Jr.
233	Crescent Road	1952	C		Dudley H. & Phyllis Davis
245	Crescent Road	1956	C		Herman M. & Iris Lash
258	Crescent Road	1980	N/C	age	
29	Crescent Terrace	1990	N/C	age	
47	Crescent Terrace	1990	N/C	age	
59	Crescent Terrace	1990	N/C	age	
65	Crescent Terrace	1990	N/C	age	
71	Crescent Terrace	1990	N/C	age	

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

4	Mount View Court	1951	C		Irwin A. & Sarah Agel
6	Mount View Court	1951	C		John M. & Cecile LePage
15	Mount View Court	1953	C		William & Helen Bellinger
657	South Prospect Street	1967	N/C	age	
673	South Prospect Street	2005	N/C	age	
675	South Prospect Street	1969	N/C	age	
695	South Prospect Street	1951	C		Robert and Mary Louise Adsit
757	South Prospect Street	1957	C		Chester and Clara Cooks
777	South Prospect Street	1953	C		Russell and Lucille Hutchins
15	Woodcrest Lane	1951	C		Lawrence & Madeline Killick
20	Woodcrest Lane	1957	C		Howard A. & Virginia Allen Jr.
25	Woodcrest Lane	1951	C		Daniel & Dorothy Casey
34	Woodcrest Lane	1955	C		Dr. John S. & Doris Van Maeck

## 8. Recommendations for further study

The southern most area of the project study focus (south of Prospect Parkway) was deferred to be surveyed at a later date, due to the determination that a higher percentage of the properties within that area would be ineligible due to age. This would include Chestnut Terrace, Glen Road, South Street, Holt Street and Fairmount Street. These areas should be surveyed in approximately ten years to ascertain the architectural significance, historic eligibility, and to maximize inclusion of structures within this area.

## 9. Bibliography

Blow, David J. *Historic Guide to Burlington Neighborhoods*. Burlington, VT: Chittenden County Historical Society, 1997.

Burlington Annual Reports

Burlington Street Cards (University of Vermont Library Research Annex)

James Detore Photographs of Burlington (University of Vermont Special Collections)

“Freeman French Freeman” Reference File (University of Vermont Special Collections)

“Freeman French Freeman” Microfilm (University of Vermont Special Collections)

Mannings Burlington City Directories

“Prospect Park” Reference File (University of Vermont Special Collections)

Sanborn Fire Insurance Maps of Burlington

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

**Maps:**

1869 Beers Atlas Map of Burlington

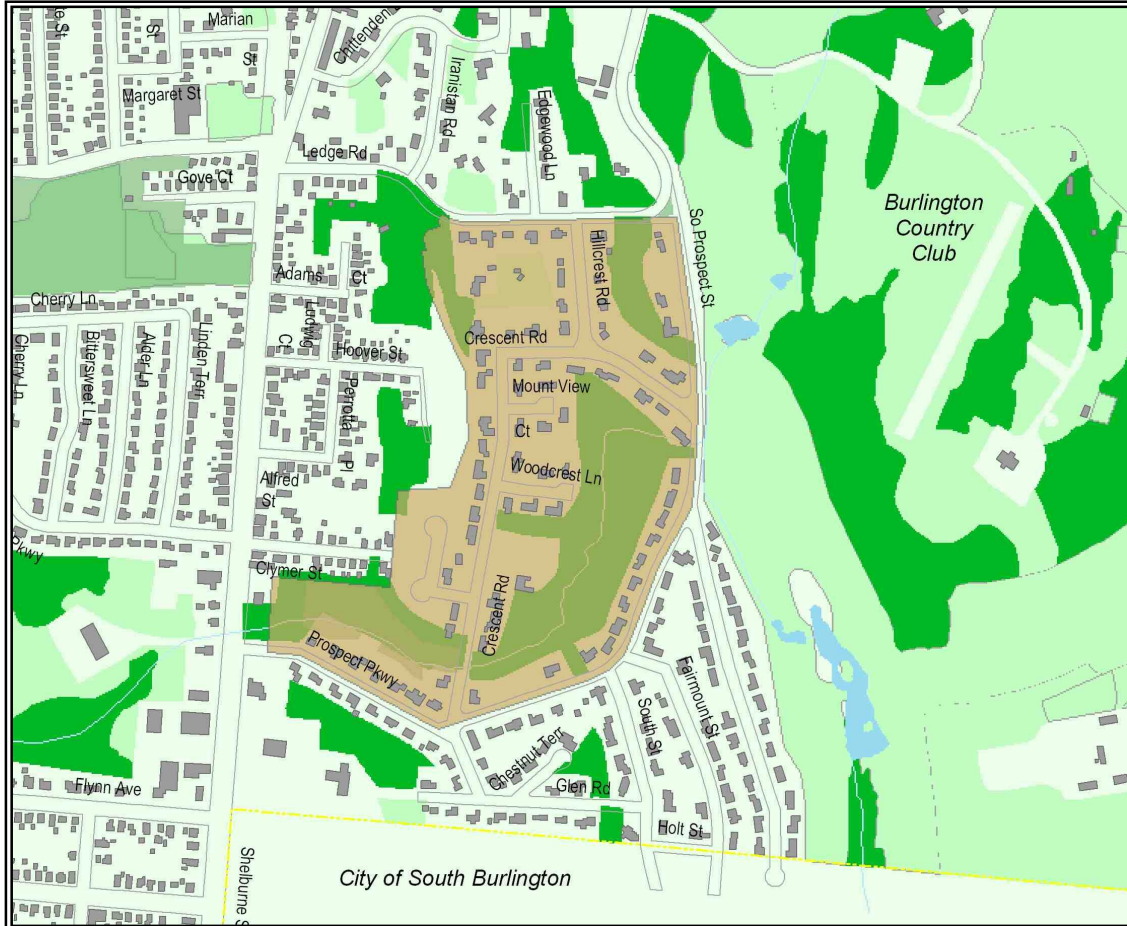
1877 Bird's Eye Map of Burlington

1890 Hopkins Map of Burlington

Map of the City of Burlington, Vermont, prepared by William A. Stebbins, City Engineer, 1940, revised 1949.

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

**10. Appendix A: Survey Map, Prospect Park South Neighborhood**





## **11. Appendix B: Updated Historic Context Information, Prospect Park South Neighborhood**

- **Freeman French Freeman Architects**

Established in Burlington in the 1920s, the prestigious architectural firm of Freeman, French, Freeman has maintained, to the present day, a strong influence in Vermont, with a large portfolio of residential, commercial, academic, and public buildings. During the interwar and post-war eras, the firm designed an increasing number of residential buildings in the emerging neighborhoods of Burlington. Creating both traditional Colonial-inspired and innovative modern designs, the firm appealed to a wide range of tastes. Freeman, French, Freeman worked actively in the Prospect Park neighborhood from the 1930s through the 1960s. Many of their Colonial Revival, Ranch, and Contemporary style houses still stand today as a testament to the firm's distinctive ideals.

- **Streets: Statements of Significance**

- **Crescent Road**

Crescent Road was originally laid out in the early phases of the Prospect Park plan, most likely the 1920s. Originally, only the east-west portion of the road was called Crescent Road and the north-south portion, around the 90-degree bend, was called Esplanade. Constructed along what was known as Sunset Ridge, overlooking the stone quarry behind Shelburne Road, Esplanade was to indisputably have the best views in Burlington. With a selective clearing of trees and careful placement of houses, the residents of this unique street would have an unimpeded panorama of Lake Champlain and the Adirondack Mountains out their windows. Prior to its development, Esplanade joined Crescent Road, and the unified street extended from South Prospect Street on the east, around a 90-degree bend and down to Prospect Parkway on the south. Due to the war, development did not begin on Crescent Road until 1949. Much of the land was purchased speculatively, years before any houses were built. A few buyers appear to have purchased many plots at once and later sold them off to prospective homeowners. Affordable, single-family homes developed quickly, many of which took on sprawling forms to accommodate growing families.

The development along Crescent Road attempts to move forward into the modern age, with smaller, simplified designs, while still clinging to its historical roots. Modest Colonial Revivals and sprawling Ranch structures stand side-by-side, many of which have overlapping details. The few dozen houses along Crescent Road epitomize the merging of modern and traditional that characterizes this era of development in the Prospect Park neighborhood and the outer environs of Burlington.

- **Crescent Terrace**

Crescent Terrace extends westerly off the north-south leg of Crescent Road. Development did not begin on Crescent Terrace until after 1978. Based on the architectural styles found along the small cul-de-sac, construction likely began in the 1990s or early 21<sup>st</sup> century. Although not historic and not consistent with the pattern of growth within the Prospect Park development, the structures on Crescent Terrace feature predominantly Neo-Colonial or Ranch details that reflect the styles of the historic structures within the neighborhood.

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

**Hillcrest Road**

Hillcrest Road extends south from Ledge Road to Crescent Road. According to Burlington Annual Reports, Hillcrest Road was officially dedicated as a street in 1937 but had been cut sometime prior to 1923, the earliest known record of its existence. Modest 1920s and 1930s Colonial Revival structures line this small, single-block street. Each house is unique in its design, yet they all exemplify the increasingly simplified architectural styles, namely the Colonial Revival style, of the interwar years. Hillcrest Road marks the last development in Prospect Park until after WWII, and, when development resumed during the post-war housing boom of the 1950s, much of the traditional styles, as seen on Hillcrest Road, were being phased out in favor of the burgeoning modernism. The houses are caught between the elaborate Colonial Revival architecture of the early 20<sup>th</sup> century, some of which is reflected on Ledge Road, and the simplified, mass-produced housing of the post-war years.

**Ledge Road**

Ledge Road was originally constructed in the 19<sup>th</sup> century. It appears on the 1869 Beers Atlas map with a few properties and landowners. In February of 1914, Ledge Road was widened by 50 feet, and the 90-degree jag in the road was smoothed into the present day curve. Ledge Road has long been a connecting thoroughfare between Shelburne Road and South Prospect Street, and it acted as a dividing line between the Prospect Park neighborhood to the south and the Overlook Park development to the north. Early-to-mid 20<sup>th</sup> century Colonial Revival structures line the eastern end of the road, past the curve, that are slightly larger and more formal than the modest structures of the later Prospect Park development.

**Mount View Court**

Mount View Court extends easterly off the north-south leg of Crescent Road, into what was once a wooded lot. The street was not laid out in the original plans for Prospect Park but was added sometime in the late 1940s at the beginning of the post-war housing boom. The cul-de-sac grew in popularity during the 1950s as a safe, quiet location to raise a family. The few structures that line this small cul-de-sac exemplify the merging of modern and traditional styles that characterize the neighborhood's development.

**Prospect Parkway**

Prospect Parkway extends east from Shelburne Road to South Prospect Street, with a bend at the base of Crescent Road. Prospect Parkway was original laid out in the 1920s plans for the development, yet construction did not begin until the post-war housing boom of the 1950s. Although developing in conjunction with Crescent Road, the structures on Prospect Parkway part further from traditional Colonial Revival details. Ranch houses primarily line the street, many with a restrained, traditional form and many with a fully modern aesthetic. The street more heavily emphasizes the rapid, large-scale development necessary after the war. A number of similar structures were built with close proximity within a relatively short time, and the structures in general became smaller, simpler, and less detailed. Prospect Parkway is an important link to the trends of 1950s residential growth.

**South Prospect Street, southern most section**

The section of South Prospect Street contributing to the significance of the Prospect Park development runs from Ledge Road south to Prospect Parkway and denotes the eastern edge of the neighborhood. Still heavily wooded, the structures on South Prospect Street are more fully encompassed in their natural surroundings, as planned by Olmstead, than the other structures in the Prospect Park neighborhood. Most of the houses on the street contribute to the pattern of growth in the development. Sprawling Ranch houses that largely eschew historically-inspired details encompass a number of the lots, demonstrating the eventual

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

move into modernism of the late 1950s and 1960s. South Prospect Street remains an important point on the evolution of styles in the Prospect Park neighborhood.

**Woodcrest Lane**

Woodcrest Lane extends easterly off the north-south leg of Crescent Road, into what was once a wooded lot. The street was not laid out in the original plans for Prospect Park but was added sometime in the late 1940s at the beginning of the post-war housing boom. The cul-de-sac grew in popularity during the 1950s as a safe, quiet location to raise a family. The few structures that line this small cul-de-sac exemplify the merging of modern and traditional styles that characterize the neighborhood's development.

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

**12. Summary of Survey Results: Strong Street**

It had become apparent to the City of Burlington planning staff that Strong Street was omitted from previous survey work completed in the Old North End. In an attempt to gather as much information to prepare for a likely historic district nomination, it was obligatory that efforts be made to collect such data. Graduate student intern Elizabeth Mary Andre allocated part of her duties toward that end, and assembled the requisite material to complement existing information for the Old North End of Burlington.

Strong Street contributes a coherent assembly of residential structures that, in the context of other neighboring streets collectively tell the story of Burlington’s Old North End. Established just after the Civil War, the area itself has cultural importance that predates the erection of any structures. (See Statement of Significance.) Street addresses were 8, 14, 18, 30, 35, 36, 39, 40, 44, 45 and 50 Strong Street. They are representative of building examples from 1870 to 1940, with a mix of vernacular, Italianate, Colonial Revival and Bungalow styles; the latter evident of 20<sup>th</sup> century infill. Several of these homes have seen front porches infilled and replacement siding; however these alterations are common and reflect a general trend within the Old North End. Viewed in the framework of the larger area, Strong Street plays a consistent and congruent role in the story of growth and settlement in his historic Burlington’s neighborhood.

Eleven separate dwellings were identified within this survey, all but one eligible for the National Register as contributing structures within a prospective historic district of the Old North End. 35 Strong Street has replacement siding, replacement windows, and an altered front porch, which significantly diminish the characteristics associated with its bungalow style and prevent the observer from easily discerning original massing and detail.

**13. Properties surveyed on Strong Street:**

Street No.	Street Name	Approx Date of Construction	Contrib/Non	Reason	First known Occupant/Resident
8	Strong	1880	C		Elzar Marcelais, carter
14	Strong	1900	C		Wallace F. Robair, contractor
18	Strong	1929	C		Raymond T. Connor, professor
30	Strong	1873	C		James T. Brownell, employee Booth Lumber
35	Strong	1949	N/C	altered	Roch A. Provost, weaver
36	Strong	1870	C		Joel B. Thomas, employee Joel H. Gates Co.
39	Strong	1928	C		Zaphire P. LeBlanc, mechanic
40	Strong	1870	C		Julius Bergeron
44	Strong	1870	C		Carlos Seymour
45	Strong	1940	C		Carl A. St. Germaine, painter
50	Strong	1942	C		Rolla B. Hardy, employee Bullock's Laundry

**14. Recommendations for the National Register of Historic Resources**

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

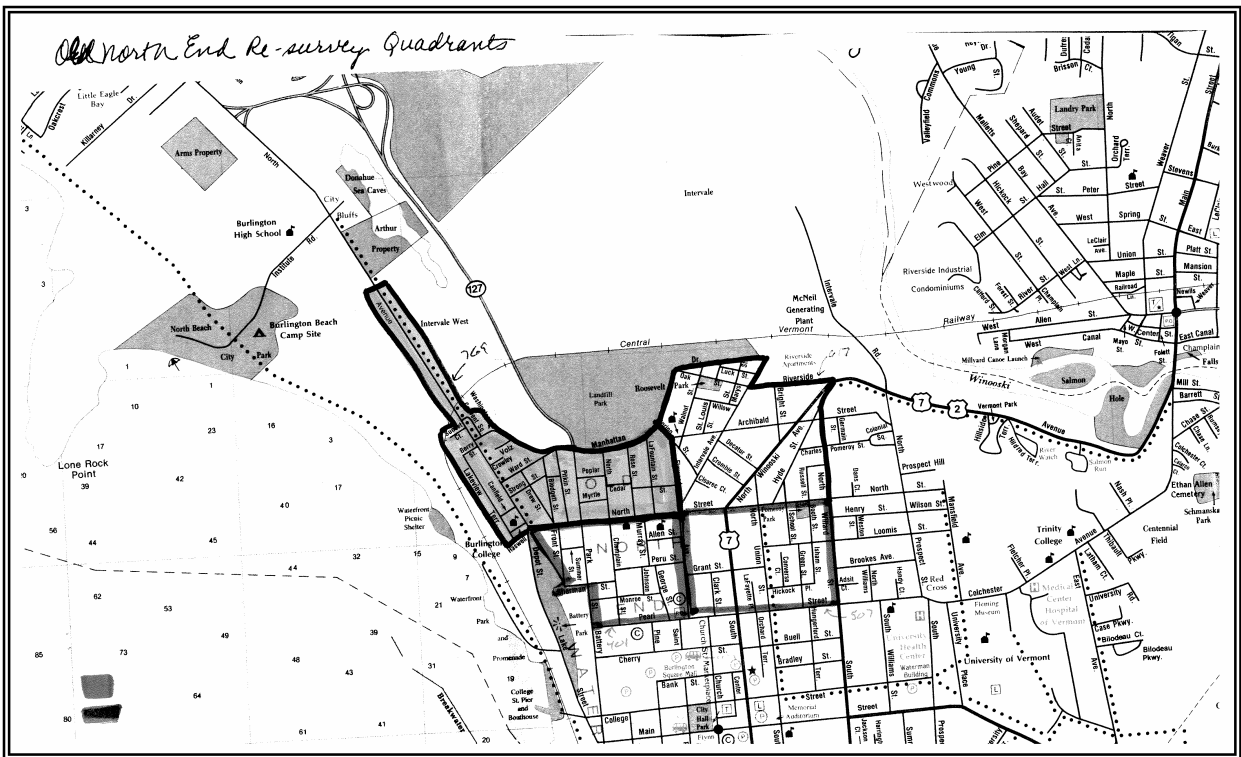
Given the associated historic and thematic elements common to the streets of the Old North End, it is recommended that efforts be made to address the entire area (west of North Willard Street, north of Pearl Street, East of Front/Battery Street, South of Manhattan Drive) as an entire historic district. Given the breadth of the area, it would be possible to parcel the district into quarters, Strong Street inclusive in the northwestern quadrant.

Recommended boundaries of a proposed Old North End Historic District, Northwest Quadrant: Bounded on the north by Convent Square/Manhattan Drive, on the east by Spring/Elmwood Avenue, on the south by North Street, on the West by North Avenue/Lakeview Terrace.

Recommended boundaries of a proposed Old North End Historic District Northeast Quadrant: Bounded on the east by North Willard Street, on the south by North Street, on the west by Elmwood Avenue/Spring Street, on the north by Manhattan Drive/Riverside Avenue.

Recommended boundaries of a proposed Old North End Historic District Southeast Quadrant: Bounded on the north by North Street, on the east by North Willard Street, on the south by Pearl Street, on the west by Elmwood Avenue.

Recommended boundaries of a proposed Old North End Historic District Southwest Quadrant: Bounded on the east by Elmwood Avenue, on the south by Pearl Street, on the west by North Avenue/Sherman/Battery Streets, on the north by Pearl Street.



*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

**15. Bibliography**

Mannings' Burlington City Directories

Sanborn Fire Insurance Maps

Burlington Free Press archives

University of Vermont Historic Preservation Web Journal: <http://www.uvm.edu/histpres/HPJ/index.html>

**Maps:**

Beer's Atlas Map

1877 Bird's Eye Map of Burlington

1890 Hopkins Map of Burlington

*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

**16. Appendix A: Project Map, Strong Street**



*Burlington Surveys of Prospect Park South  
And Strong Street in the Old North End  
Survey Report  
CLG Grant 05-02*

## **17. Appendix B: Updated Historic Context Information**

### **Strong Street: Statement of Significance**

Strong Street runs west from Pitkin Avenue, crossing Blodgett and Drew Streets, to North Avenue. The street itself was cut in 1869, but the land itself has a much earlier history.

In 1858, Fred Hadley, A. Laduke, S.S. Smith, and Lamaul S. Drew purchased nineteen acres of land, to the north of North Street and to the east of North Avenue, upon which they constructed a small agricultural fair. By 1863, the investment proved unprofitable, and three of the men sold their holdings to Lamaul S. Drew. Drew subsequently sold the land to the Chittenden County Agricultural Society, which in turn mortgages the land back to him, and the fair continued to run for another few years. During the Civil War, the land served as a training ground for the Vermont regiments. The soldiers were encamped and mustered at what was then known as Camp Underwood. In 1868, due to financial difficulties, the Chittenden County Agricultural Society disbanded, and the Drew once again maintained full ownership of the land. In 1869, Drew subdivided the land into 105 parcels along North Avenue, North Street, Strong Street, Ward Street, Drew Street, and Blodgett Street.

Development on Strong Street began in the 1870s with the construction of four adjacent, nearly identical, vernacular houses (#30, #36, #40, and #44) and a simple, modest Italianate style house (#8). This development accommodated the influx of immigrant workers that flooded into the Old North End in the late 19<sup>th</sup> century, many of which worked in the lumber mills. Many of Strong Street's immigrants hailed from Quebec and created a small French-Canadian enclave in the neighborhood. The modest houses with their rambling additions reflect the rapid development of the Old North End worker housing, which struggled to keep up with the increasing population. These structures historically were often rentals, many of which were divided into a number of apartments; today many of these structures are still divided into apartments.

A second growth period emerged on Strong Street from the 1920s to the 1940s. A number of Craftsman and Colonial Revival style houses were constructed during this interwar period. This growth reflects the large-scale development of modest, single-family homes in Burlington during this era.

Many of the houses on Strong Street have undergone changes, but all the structures retain their original modest, vernacular character. Alone the houses have only minimal architectural significance, but as a group they are important to both the pattern of growth in the Old North End and to the history of the immigrant culture in Burlington.