

**BURLINGTON SURVEY OF
PROSPECT PARK NORTH & MIDDLE NEIGHBORHOODS**

Survey Report

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Burlington Survey of Prospect Park North and Middle Neighborhoods
Survey Report

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1. INTRODUCTION

The Burlington Survey of the Prospect Park North & Middle Neighborhoods was conducted by a Phillip P. Barlow, a graduate student in the Historic Preservation program of the University of Vermont and supervised by 36 CFR 61 qualified Architectural Historian, Lyssa Papazian. The survey was conducted during the months of June 2004 through March 2005. The survey was done for the City of Burlington and the Vermont Division for Historic Preservation through a grant received by the City under the Certified Local Government Program. The Burlington Planning Department managed the grant for the town.

Of the City's over 10,000 buildings, less than 3,000 have been inventoried in the Burlington Register of Historic Resources (BRHR) for their potential national, state, or local significance. The BRHR is an inventory of historic structures that is used to assist city and state official, researchers, and property owners in planning for the protection, preservation, interpretation, and promotion of important cultural and architectural resources. Much of the original survey work in Burlington was completed in the 1970s by the Vermont Division for Historic Preservation (VDHP) as part of a statewide initiative. Subsequent surveying has been completed more recently in the Old North End and along Shelburne Street by the City using grants made available by the VDHP and the National Park Service. The present survey of Prospect Park North and Middle will expand the inventory to areas that have never been surveyed. These neighborhoods include primarily residential buildings dating from 1900 to 1940.

PURPOSE

The Burlington Survey of the Prospect Park North & Middle Neighborhoods was conducted in order to expand and continue the systematic survey of cultural resources in the City of Burlington, Vermont. In addition it was to be the second major test of newly developed digital survey technology that utilizes PDA units, digital cameras, as well as desktop software. Specifically, project goals included:

1. Research and develop digital Vermont Division for Historic Preservation survey forms and photographs for between 200 and 250 properties in the Prospect Park North and Middle Neighborhoods;
2. Provide print versions of all photographs, maps, and survey forms;
3. Update the historic contexts in the Vermont State Historic Preservation Plan with information on the Prospect Park neighborhoods;
4. Apply the National Register criteria to all resources identified in the survey;
5. Provide recommendations for properties meeting the eligibility

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requirements for nomination to the National Register of Historic Places;

6. Develop a list of recommendations for future study.

2. THE VERMONT HISTORIC SITES AND STRUCTURES SURVEY

The goal of the Vermont Historic Sites and Structures Survey is to document historic structures within the state 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 are physically documented through photographs and written descriptions. The historic significance of inventoried properties is compiled through documentary research. This portion of the project includes research into a number of repositories including, but not limited to, local and state libraries; maps, deeds, grand lists, tax, census and probate records; local directories, museums and archives. Interviews with knowledgeable persons are an important component of the documentary research into the history of the building or structure. A Statement of Significance is written for each Survey Form from the evidence provided by this research. The new digital Vermont Historic Sites and Structures Survey contains Individual Structure Forms that record individual buildings or structures with one or two related buildings.

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3. METHODOLOGY

A. Survey Boundaries:

The boundaries of the survey were predetermined by the City of Burlington and were based on the residential neighborhoods of Prospect Park North and Middle. Prospect Park North is roughly bound by Main Street to the north, Cliff Street on the south, South Willard Street on the west and South Prospect Street on the east and also includes University Terrace, Robinson Parkway, Henderson Terrace, Maple Street, Summit Ridge, and Summit Street. Prospect Park Middle is roughly bound by Cliff Street on the north, Ledge Road on the south, South Willard on the west, and South Prospect on the east, and also includes Overlake Park, Deforest Road, Deforest Heights, Chittenden Drive, Iranistan Road, and Edgewood Lane. Initially, a rough estimate of the numbers of buildings in these areas yielded the survey goal of 220 properties.

B. Timing

The Survey was conducted in three phases from June 2004 to March of 2005, with final products submitted by April 1, 2005 as the final phase. The Phases were organized as follows:

Phase 1: Windshield Survey/Research

Products:

- Working list of properties to be surveyed
- Review of Sanborn Map data
- Digital photographs of most properties
- Background data on development of streets and buildings

Phase 2: Field Work & In-depth Research

Products:

- Completed draft survey forms for 229 properties, photographs attached
- Statements of significance for each street
- Analysis of work of local architects in Prospect Park area
- Draft survey map

Phase 3: Final Report/Forms

Products:

- Final survey report
- Final survey forms with inventory
- Final survey map with surveyed properties clearly indicated
- Photographs
- Computer disk with all information in digital form

C. Procedure

The survey project was initiated with a meeting in Montpelier on June 17, 2004 between the project team, the City Planning department and the VDHP to discuss and go over the digital technology, procedures and hardware. Working orthographic maps and property

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maps were provided by the City of Burlington Planning Department. These maps provided an easy mode of accessing information on all inventoried properties. The project team conducted a windshield survey of the neighborhood on July 6, 2004 and developed general research questions about dates and development of properties and identified areas where there were concentrations of buildings less than fifty years old. These areas appeared to be Chittenden Drive, Iranistan Road, Deforest Heights and Summit Heights. In addition, using the maps provided by the City, the team identified properties within the survey boundaries that had been surveyed previously or were already listed in a historic district. These would not be re-surveyed. In addition, it was decided that a large very modern housing development on South Prospect Street would not be surveyed either. Following the windshield survey, the team developed a chronology of street development based on Sanborn maps of the area to guide the field work and to confirm some observations.

The team used the VDHP Digital Survey Forms on PDA, a handheld device to record most of the properties. Graduate student, Phillip Barlow continued the field work and took digital photographs of all properties which were reviewed in consultation with supervisor, Lyssa Papazian.

In Phases 2 and 3, Phillip Barlow visited each property, applied and expanded the research undertaken, and entered data in the field. He downloaded information to his desktop and edited the forms. The team had to consult extensively in the early stages to resolve some software and hardware difficulties with both the Burlington Planning office and VDHP. Barlow periodically sent these draft forms to Lyssa Papazian and reviewed the information with her. The field forms and photographs were used to edit and expand the survey forms

Due to the early technical difficulties, the contract was extended through the winter to allow for completion of all research, and editing the forms. The Burlington Planning Department agreed to develop a final map using the draft map provided by the team. Some digital survey problems persisted however, and site maps for each property were not available by March. By the end of March, 2005, the team completed survey forms for all 229 properties surveyed with digital images linked. The final survey report, forms, and computer disk were submitted by April 1, 2005.

D. Research Sources

The following sources were used in the Phase 1 and 2 historic research:

- Maps/atlasses (1850 - 20th century): Walling & Scott, Beers, and Sanborn
- Applicable survey records and resources in the Vermont Division for Historic Preservation office
- Burlington City directories
- Historic records and materials as available in City offices and the libraries of University of Vermont and the Vermont Historical Society

(See Bibliography for a full listing of sources used throughout the survey)

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4. SUMMARY OF SURVEY RESULTS

The Prospect Park North and Middle neighborhoods of primarily single family residential homes were developed largely between 1920 and 1980 with most construction occurring between 1925 and 1945. The residential area along South Willard and Ledge roads had been developed somewhat in the 19th century but the housing boom that transformed this area from a rural to a suburban landscape happened after World War I. The expansion of the city's businesses and institutions – in particular the University of Vermont which acquired its Redstone campus in 1928 – created an enormous white collar work force that needed housing. New middle to upper class neighborhoods developed to meet this challenge. The expansion of streets south from Main started around 1910 with the extension of Summit and South Prospect Streets to the newly formed Cliff Street. The curving, cul-de-sacs of University Terrace (c. 1920), Robinson Parkway (c. 1930s), and Henderson Terrace (c. 1930s) brought a suburban style of planning to Burlington. This was echoed in the more affluent area south of Cliff Street where Overlake Park (c. 1926) was built on what had been a part of the “Overlake” estate, Overlake Terrace (c. 1930s) and Deforest Road (c. 1930s) were created. Chittenden Drive is on the site of what was once the Overlake Estate, and more recently, the “glenway” portion of an Olmstead designed neighborhood. While Henry Holt hired Frederick Law Olmstead to design and layout a portion of Burlington South of Ledge Road, the area North of Ledge remained open woodlot. As recently as 1937 the open and natural character of this lot was lauded an important part of the character of Burlington. Although this area has been developed now, many of the streets and homes were laid in a manner sympathetic to the Olmstead principles with natural, curving roads and organic landscaping.

The new neighborhoods became filled with homes exhibiting Colonial Revival, Tudor Revival, Dutch Colonial, and Craftsman styles made popular and affordable by mail order companies like Sears. For the more well to do, local architects supplied homes in the slightly eclectic versions of the same styles. This neighborhood holds a great deal of residential work by architect Louis Newton and the firm of Freeman, French & Freeman.

In the post-World War II era, more infill occurred with Chittenden Drive, Deforest Heights, Iranistan Road and Summit Heights all added after 1950. These streets have a mixture of suburban Colonial, Dutch and Tudor Revival continuing the tradition started in the older parts of the neighborhood as well as more modest, modern forms including Neo-Colonial, Contemporary, Minimal Traditional, Ranch, and even some International/Modernist styles. Finally, more recent, c. 1970s – 90s development particularly along Deforest Heights, South Prospect and Chittenden Drive has completed the moderate density of this residential neighborhood. Some apartment buildings were developed along South Prospect as well as very recent condominiums developments that were not surveyed.

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5. LOCATION OF SURVEY INFORMATION

Copies of the Burlington Survey of the Prospect Park North & Middle Neighborhoods are filed at the Vermont Division for Historic Preservation, Montpelier, VT, and at the Burlington Planning Department.

6. RECOMMENDATIONS FOR THE NATIONAL REGISTER OF HISTORIC PLACES.

A historic district of largely Colonial Revival residential properties built in the second quarter of the 20th century could be drawn to include most of the properties identified as historic in this survey. The Prospect Park North Historic District would include all of University Terrace, Robinson Parkway, Henderson Place, Deforest Road, and Overlake Park as well as much of South Prospect Street between Main and Ledge Streets (some properties that were surveyed earlier and several of those surveyed at this time), and parts of Summit between Maple and Cliff Streets. This district would be eligible for inclusion in the Vermont and National Registers of Historic Places under criteria A and C.

The street addresses* of surveyed contributing properties are 14-60 University Terrace; 15 – 135, 145 & 151 Robinson Parkway; 20 – 49, 65 & 66 Henderson Terrace; 4 – 173 Deforest Road, 12 – 76 Overlake Park; 239, 247, 255, 291, & 321 South Prospect Street; 125, 135, 145, & 178 Cliff Street; 1 Summit Ridge; and 96, 115, 122, 123, 128, 140, 141, 146, 153, 154, 178, 186, 192, 206, & 214 Summit Street. The street addresses* of surveyed non-contributing properties in the proposed district boundary are 139 Robinson Parkway; 54 & 55 Henderson Terrace; 80, 110, 168 & 200 Summit Street; 97 Overlake Park; and 201 South Prospect Street. Plus properties at the following addresses on South Prospect Street that were surveyed in 1979: 161, 172, 175, 178, 194, 195, 205, 215, 216, 235, 236, 261, 262, 273, 282, 283, 292, 295, 307, 308, 322, 327, 333, 339, 343, 357, 369, 385 [now listed as 189 Cliff St.], 393, 409, 419, 429, 433, 443, 449, & 460. (Note: 326 & 418 South Prospect, The Buell Estate/Redstone Campus and Slade Hall are already listed on the National Register as the Redstone Historic District)

[* The survey numbers included in the boundaries would be 1-84; 92-104; 132-142; 160-169; 194; 196-198; 214-217; & 221-229 (Note that 11 of these properties would be non-contributing: 24, 69, 70, 73, 74, 82, 100, 214, 220, 221, & 226).]

A cluster of historic properties at the south end of the project area on Ledge, Iranistan and Edgewood do not by themselves constitute enough of a distinguishable entity to be eligible as a separate district but may be part of a larger eligible district that may be identified in a later phase of the survey.

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7. RECOMMENDATIONS FOR FURTHER STUDY

Many of the later homes of the 1950s and 60s are not yet historic due to age and will have to be more carefully evaluated when they are fifty years old to determine if they are architecturally significant.

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Maps

Sanborn Insurance Maps – 1960, 1926, 1942, 1919, 1906, 1912

1869 Beers Map of Burlington

The University of Vermont, Bailey Howe Library, Special Collections

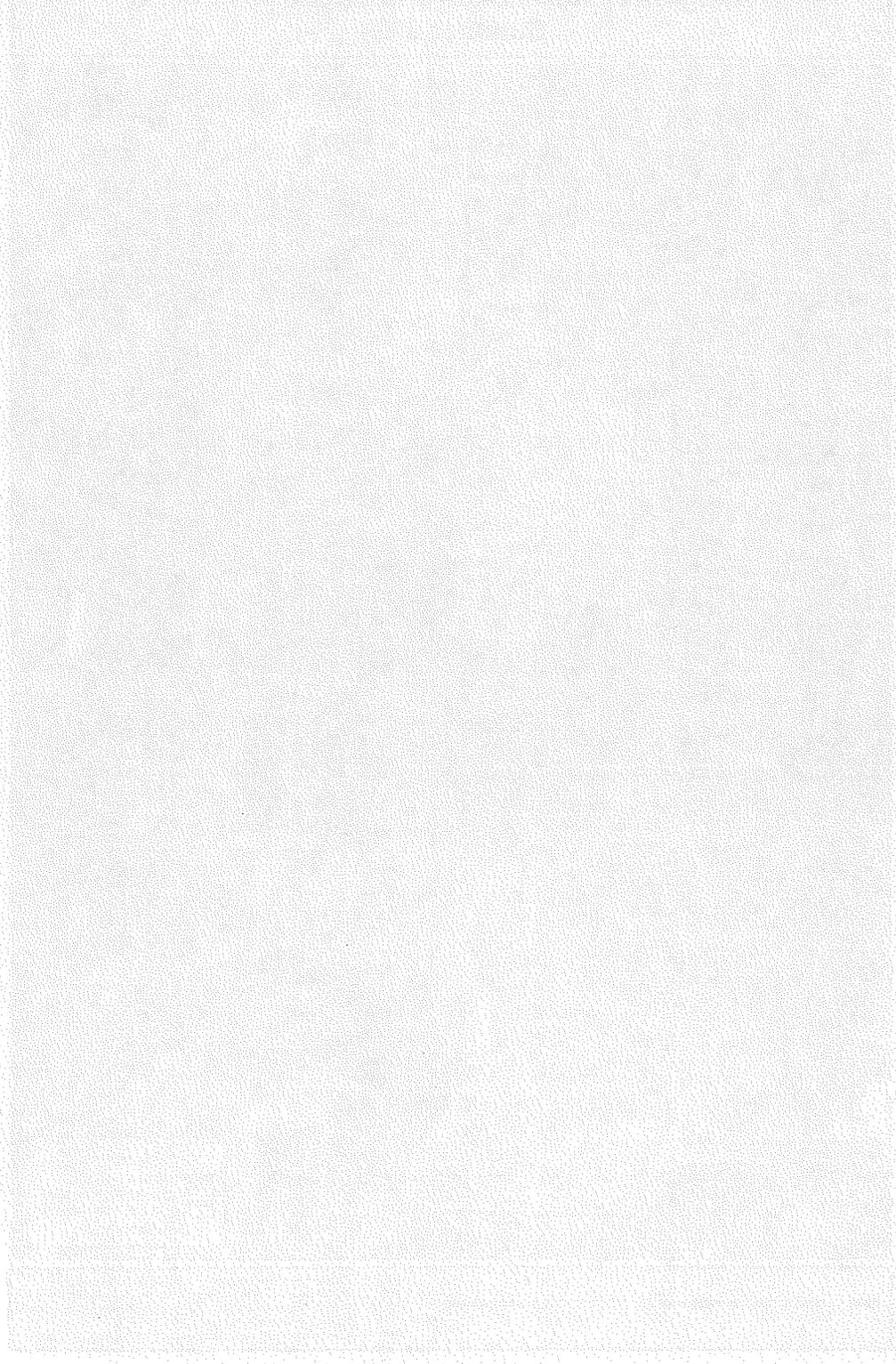
1877 Birds Eye View Map of Burlington

The University of Vermont, Bailey Howe Library, Special Collections

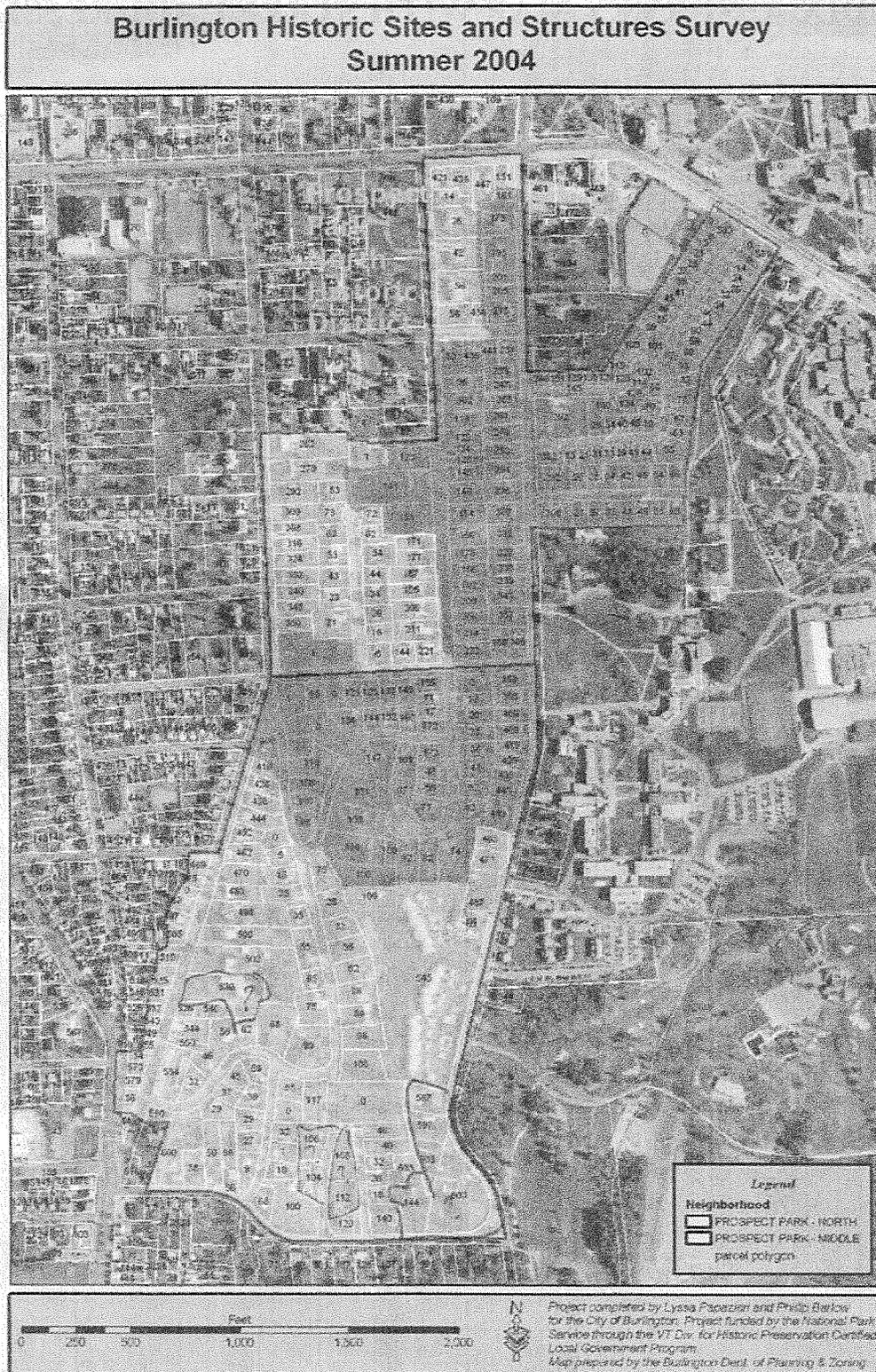
1890 C. M. Hopkins Map

The University of Vermont, Bailey Howe Library, Special Collections

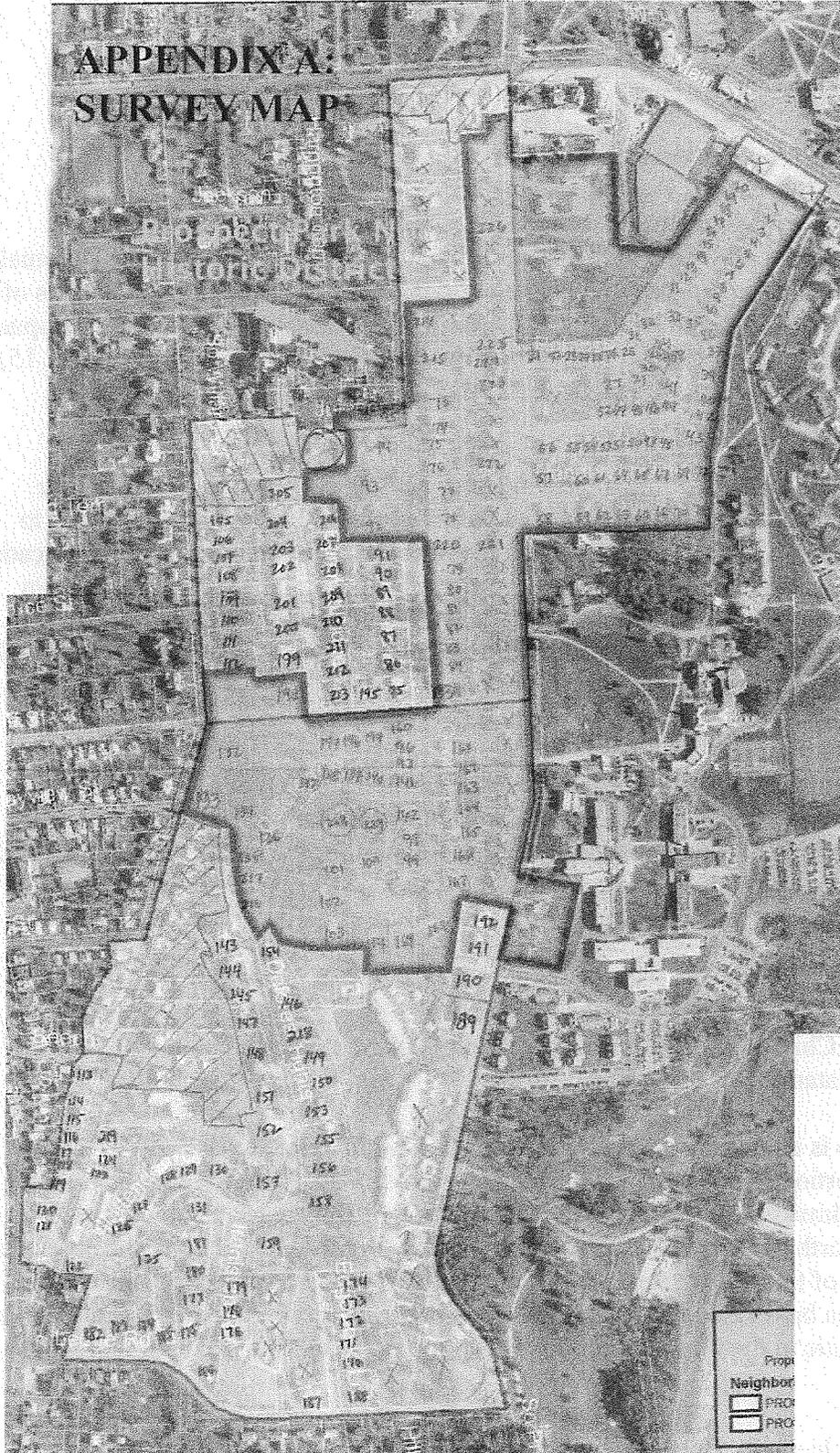
APPENDIX A: SURVEY MAP WITH STREET ADDRESSES



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SURVEY MAP WITH SURVEY NUMBERS

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APPENDIX B: UPDATED HISTORIC CONTEXT INFORMATION

Architects:

1. Freeman, French & Freeman

Established in 1937, Freeman, French, Freeman continues in Burlington to this day, working on a diverse range of structures for educational, commercial, advanced technology, health care and residential use. Best known for their work with the Colonial Revival style, the firm has worked with contemporary styles as well. Many examples of their work can be found around Burlington, including the University of Vermont campus. Properties in the survey designed or altered by Freeman, French, Freeman are #s: 12, 15, 82, 103, 134, 138, 165, 168, 174, 184, 196, 222 & 228.

2. Louis Newton

Louis Newton was born in 1871 on a farm in Hartford, VT, educated at St. Johnsbury academy, and a student of architecture in Boston. Working in Burlington from 1921 to 1953, he is best known for his Colonial Revival work and the Streamline Moderne façade alterations to the Abraham's building on the corner of College and Main. Properties in the survey designed by Louis Newton are #s: 79, 94, 99, 102, 104, 140, 141, 142, & 164. Also by Louis Newton was the conversion of the 1859 LeCannon Carriage House (385 S. Prospect) into a single family residence in 1930.

3. William Bergholtz

The Canadian architect, William Bergholtz, designed the 1859 "Overlake" estate of LeGrand Cannon in a whimsical collection of eclectic styles for each building including French Chateauxesque for the main house, Gothic Revival for the caretaker's cottage and French Second Empire for the carriage house.

Streets:

Chittenden Drive

Built circa 1960, Chittenden Drive connects South Willard, the southern end of Deforest Heights and Iranistan Road.

Chittenden Drive is on the site of what was once the Overlake Estate, and more recently, the "glenway" portion of an Olmstead designed neighborhood. While Henry Holt hired Frederick Law Olmstead to design and layout a portion of Burlington South of Ledge Road, the area North of Ledge remained open woodlot. As recently as 1937 the open and natural character of this lot was lauded an important part of the character of Burlington. Although this area has been developed now, many of the streets and homes were laid in a manner sympathetic to the Olmstead principles with natural, curving roads and organic landscaping.

From a 1937 article written by Charles C. Burlingham

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“In no other residential section of Burlington are the woods and glens so near, nor is the out-of-doors so inviting as in Prospect Park. Those nature lovers who for many years, both winter and summer, have enjoyed the glenway that runs from lower Prospect Street to Shelburne Road will readily visualize its future development, banked with wild-flower and rock gardens, ferneries, and shading groves, with a path following the brook course for the enjoyment of all residents of the Park.

In winter, ski runs, snow-shoe trails, toboggan slides and children’s skating rinks in the glenway, will provide healthful winter sports for all ages at every householder’s door-step.

The Park is now part of a large tract of forest and field protected as a state game preserve and bird sanctuary. The greens and gracious fairways of the Country Club adjoin on the east. Inviting woodland trails and bridle paths wander through the still undeveloped portions of the Park. A tract of virgin pines and hemlocks owned by the University of Vermont lies near by on the south.

The Park is happily situated just where town and country meet. Its development contemplates that it shall always remain a part of both.”

Cliff

While Cliff Street has existed as a connection between South Willard and South Prospect since at least 1869, it has remained unpopulated for the majority of this time. South Willard and South Prospect have historically been the sites for large homes for Burlington’s lumber barons and giants of industry. Most of the area of upper Cliff Street was originally part of the large “Overlake” estate of LeGrand Cannon, a railroad and steamboat magnate of the 19th century. Cannon built his opulent French Chateau-motif estate in 1859 in the area that is now upper Cliff Street. Although the main house is gone, the 1859 carriage house on the corner of Cliff and South Prospect still exists today. It was converted into a private residence in 1926 by Burlington architect Louis Newton.

Cliff Street saw further development following this conversion, the next occupant appearing at 155 in 1934. Following WWII further houses were built, the most recent being 144 in 1966. Of the notable buildings on Cliff Street are the contemporary apartment complexes at 177, 178, and 222.

Deforest Heights

Built circa 1956 as a continuation of Deforest Road and connection to Chittenden Drive, Deforest Heights is on the site of what was once the Overlake Estate, and more recently, the “glenway” portion of an Olmstead designed neighborhood. (For more information, see entry for “Chittenden Drive”)

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Deforest Road

Built at the same time as Overlake Park, Deforest Road runs at a sharp angle from South Willard, and then angles back up to connect with Overlake Park. Constructed circa 1934, the first homes on this street are 108 and 116. 108 was first owned by Mrs. Frances H Sparhawk, who was a widow of Sam Sparhawk. 116 was first owned by Mrs. Lulu A Bartlett, the widow of Benjamin D Bartlett. Both of these homes were designed to take advantage of the lake view from their location on the hill by making their primary façade facing away from the street with large windows.

Deforest Road is representative of the suburban spread from central Burlington, mostly filled with a variety of the popular Colonial Revival. A few exceptions to this exist however, the most notable being what was once the home of the Freemans, of the architectural firm Freeman, French, and Freeman. A modernistic home with 31 foot second floor living room with 17 foot glass corner, Mrs. Ruth Reynolds Freeman in a 1946 interview by Panorama magazine states that it “vastly upset the neighbors at first”. Most of the Freeman, French, and Freeman designs are more standard Colonial Revival. Other examples of their designs on this street include 144 and 147.

Another architect whose work can be found on this street is Louis Newton. Working in Burlington from 1921 to 1953, his works on this street are 152, 160, 172, and 173.

Edgewood Lane

Built circa 1940, Edgewood Lane is a dead-end road running North off of Ledge Road.

Edgewood Lane is on the site of what was once the Overlake Estate, and more recently, the “glenway” portion of an Olmstead designed neighborhood. (For more information, see entry for “Chittenden Drive”)

Henderson Terrace

Originally shown as Vermont Avenue, developed after 1912, on the 1919 map there is no mention of Vermont Ave. or Henderson Terrace in the directories until 1925 when Henderson Terrace addresses appear. Henderson Terrace first appears on the 1942 Sanborn map with almost all its present homes.

Built in the post-WWI boom, Henderson Terrace housed a variety of workers and employees of the University of Vermont. The majority of the houses were built in a short time, between 1925 and 1931. Following the trends of the time, these houses were built in a variety of popular Colonial Revival styles

Iranistan Road

Originally listed on the 1937 Sanborn Insurance map as Overlake Terrace, the road becomes known as Iranistan in the 1944 the Burlington City Directory. Overlake Terrace was never listed in the Burlington City Directory. When Chittenden Drive was built circa

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1960 to connect the southern end of Deforest Heights to South Willard Street, Iranistan road connected at its northern terminus.

The homes on Iranistan Road are a mix of Tudor Revival, Colonial Revival and Contemporary design. A wealthy neighborhood, most of the residents were executives or faculty at the University of Vermont.

Iranistan Road is on the site of what was once the Overlake Estate, and more recently, the “glenway” portion of an Olmstead designed neighborhood. (For more information, see entry for “Chittenden Drive”)

Ledge Road

First seen on the 1869 Beers map of Burlington, Ledge Road likely existed for some time previous to this. The Burlington City Directory of this time period refer to the lane connecting the end of South Prospect and South Willard, so it was likely little more than a small lane, perhaps a foot path prior to 1869.

Two buildings from the 19th century still exist on Ledge road. 50 Ledge appears on the 1869 Beers map, listing M Collins as the owner. 56 Ledge was built sometime between 1869 and 1877. Both of these houses have had major alterations which affect their historic significance.

Ledge Road today has a mixture of Bungalow and Colonial Revival styles. Some of the houses have alterations designed by Freeman, French, Freeman, a prominent Burlington architectural firm.

Overlake Park

A Continuation of the Overlake Park statement of significance written in 1983

Built between 1926 and 1929 during the post-war boom, Overlake Park is an extension of Summit Street with many examples of the Colonial Revival Style. The first two homes listed on this street by the 1929 BCD are 105 and 45. 105 was designed by Louis Newton for Chester M. Way, an employee of Porters Screen Company. 45 Overlake Park is likely a Sears, Roebuck and Co. home, first owned by Major Jacob Frank – President of the Joseph Frank Stores Inc. and Major in the United States Army.

Built on what had been a part of Cannon’s “Overlake” estate, this portion of Burlington continued its tradition of housing the more affluent members of society. Several examples of buildings designed by prominent Burlington architects such as Louis Newton and Freeman, French, Freeman are seen here. Examples of Freeman French & Freeman’s work on this street include 36, 44, 74, 100, and alterations to 105. Examples of Newton’s work on this street include 55 and 92.

Robinson Parkway

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Dr. Carl Robinson who owned and lived in the Davis House, 262 South Prospect, developed the rear of the property into Robinson Parkway in the 1920s. Robinson was later elected mayor of Burlington in 1935. Built circa 1926, Robinson Parkway was paved in portions, the furthest from South Prospect still unpaved as late as 1942. The road attaches on the East side of South Prospect and has entrances on both the North and South of the 1860's Davis (now Ruggle) House.

The majority of the houses on Robinson Parkway were built in the post-war booms following the two world wars. Built in styles popular during the 1930's and 1940's, the neighborhood exhibits a range of the Colonial Revival, Tudor Revival, and later the Ranch style.

A wealthy community, the majority of the initial residents were executives and professionals. This is a precedent that has been set for the Southern portion of Burlington beginning in the 19th century. South Willard and South Prospect have historically been the sites for large homes for Burlington's lumber barons and giants of industry. As Burlington grew, streets like Robinson Parkway were established to provide homes for the new upper class.

South Prospect

South Willard and South Prospect have historically been the sites for large homes for Burlington's lumber barons and giants of industry. Most of the area of South Prospect Street was originally part of two estates: the large "Overlake" estate of LeGrand Cannon, a railroad and steamboat magnate of the 19th century on the west side; and the Buell estate on the east side. Cannon built his opulent French Chateau-motif estate in 1859 in the area that is now upper Cliff Street. Only the carriage house at 385 South Prospect (now listed as 189 Cliff) and the caretaker's cottage at 393 South Prospect remain. Buell, a lumber magnate, built his estate in 1888 including the main house and many outbuildings which were bought by UVM in the 1920s and now form the Redstone Campus. Closer to Main Street, other large houses were built in the 1860s and 1870s including the Italianate Villa (262 S. Prospect) of Mial Davis, another lumber baron.

As Burlington grew around 1900, streets were extended southward to provide homes for the new upper classes. Prospect Street was formally extended south c. 1910 and was soon lined with the Colonial Revival homes of Burlington's expanding population of white collar workers. Many of the first occupants of South Prospect Street were professors at UVM. The expansion of the University had an enormous impact on the surrounding neighborhoods and especially on the newly created neighborhoods to the south which accommodated the growth.

South Willard

South Willard and South Prospect have historically been the sites for large homes for Burlington's lumber barons and giants of industry. South Willard Street was also the location of some quite early, high quality multiple unit dwellings, a trend which

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continued south along the street with time. Colonial Revival houses from the 1920s and 30s are mixed with earlier houses from the 19th century south of Beech Street. North of Beech Street, the neighborhood has been documented in the South Willard Street Historic District.

Summit

Built 1830-1853, Summit Street runs North-South from Main Street to Cliff Street. Many of the homes on the first block adjacent to Main Street are typically older than the homes further south. Built between two of the most affluent neighborhoods in Burlington, Summit Street is representative of the expansion of Burlington.

The buildings in the study area range in age from 1923 to 1987, with the greatest number built in the 1920's (8) during the post war boom following WWI and the 1960's (10) during another period of growth in Burlington.

An article in the January 4, 1962 Burlington Free Press discusses this growth with a quote by John F Fitzpatrick, a building inspector.

...."convinced that Burlington has completely recovered from a building slump they say was part of a recession affecting the area in late 1952 and carrying into 1960"

1962 had an increase of \$5,509,378 over 1961 in building expenses.

A few of the homes on Summit Street were built by local architects Louis Newton and the firm of Freeman, French, and Freeman.

Summit Ridge

Built 1960-1963, Summit Ridge is located between South Willard and Summit Street with an entrance on Cliff Street. Previously on this location was a building that was unnamed on the Sanborn Insurance maps, but labeled as fireproof and having no exposure to any street. The buildings built along this road are a mix of Colonial Revival and Ranch, the majority being built in a spurt of growth in 1963. No indication was found that these houses were built by one development company. Only 1 Summit Ridge was traced to local architectural firm, that of Freeman, French, Freeman.

The occupations of the first owners are predominately high-income, continuing the historic use of the southern section of Burlington by the most affluent.

University Terrace

Built circa 1926, University Terrace has gradually filled in over the years until the final house was built in 1946. The initial construction occurred during the post-war boom years of the 1920's, continuing steadily until the years following the Second World War.

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In accordance with architectural trends of the time, the homes on this street are a variety of Colonial Revival.

Due to the streets proximity to the University of Vermont, a large proportion of the initial residents are part of the faculty and staff of the university. A few houses were designed by the notable architectural firm of Freeman, French, and Freeman.

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**APPENDIX C: INVENTORY OF FIRST BURLINGTON DIRECTORY
LISTINGS FOR HOUSES**

Chittenden Drive

29 First listed in BCD in 1969, John H Pearson – Broker for Pomerleau Real Estate

32 First listed in BCD in 1980, Charles J Guyette – employee for BPD (assumed to be Burlington Police Department)

46 First listed in BCD in 1971/72, Bush Grant – Engineer IBM

56 First listed in BCD in 1964, Donald R Yandow – President of Yandow Motor Co.

62 First listed in BCD in 1964, Charles S Lord – Manager of Insurance department for Pomerleau Insurance Agency

68 First listed in BCD in 1978, Robert C. Kaphan – President of Bard Home Decorating Center

Cliff

(177, 178, 222) 178 First listed in the Burlington City Directory in 1952, Dorothy Lyman (widow of Elias), Clyde H Walcott (assistant treasurer, Burlington Savings Bank), Simon B Cohen (Salesman, General Home Equipment), Ernest Stark (Doctor of pathology at BDeG Hospital and assistant Prof. at UVM)

155 First listed in the Burlington City Directory in 1934, Louis F Dow – President of Dow and Peterson

144 First listed in the Burlington City Directory in 1966, John Heisse – Physician

145 First listed in the Burlington City Directory in 1949, Ralph P Shaw – Branch manager Westinghouse Electric Supply Co.

135 First listed in the Burlington City Directory in 1948, Clyde H Walcott – assistant treasurer at Burlington Savings Bank
Designed by Freeman, French Freeman

125 First listed in the Burlington City Directory in 1940, Benjamin E Bristol – treasurer at Burlington Savings Bank

Deforest Heights

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117 First listed in the Burlington City Directory in 1958, Antonio B Pomerleau – Proprietor of Pomerleau Real Estate and Pomerleau Insurance Agency

106 First listed in the Burlington City Directory in 1960, James E Heywood – Plant manager for IBM

96 First listed in the Burlington City Directory in 1970, Simonds C. Durrell Jr. – President of C. Durrell Simonds Co. (women's clothing and accessories)

99 First listed in the Burlington City Directory in 1956, but only with the name of George J Lumbra – President of the Champlain Valley Fruit Co. The address appears in 1958.

84 First listed in the Burlington City Directory in 1987, Elizabeth (student) and William (executive) Moore

75 First listed in the Burlington City Directory in 1958, John T Hanna – Treasurer for Charles P Smith Jr. Inc.

76 First listed in the Burlington City Directory in 1966, Cushman F Rowley – Secretary and solicitor for Hickok and Boardman Inc. and member of the Champlain College faculty

62 First listed in the Burlington City Directory in 1969, Robert M Stevens – Vice-president of Business Systems of VT

65 First listed in the Burlington City Directory in 1964, William R Hauke Jr. – Contractor

55 First listed in the Burlington City Directory in 1969, Eugene F Morrissey – Vice-president of Steel Builders Inc., Contractor, President and treasurer of Wright and Morrissey Inc and Secretary for Northern Equipment and Rigging

56 First listed in the Burlington City Directory in 1969, Barry Jansson – Engineer

32 First listed in the Burlington City Directory in 1980, Nordahl L Brue – Director of Counseling for Trinity College and Lawyer

35 First listed in the Burlington City Directory in 1974, Andre Nys – Engineer for IBM

25 First listed in the Burlington City Directory in 1969, William R Hauke Jr. – Contractor, moves from 65 to 25

28 First listed in the Burlington City Directory in 1968, Donald G Forgays – Professor Psychology at UVM

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15 First listed in the Burlington City Directory in 1969, Lula Ducas – Assistant manager at the VT state Employment Center

5 First listed in the Burlington City Directory in 1982, Bruce Cassler – Manager of Casslers Inc.

Deforest Road

4 First listed in BCD in 1949, Raymond Bennett – Proprietor of R.J. Bennett Supply

15 First listed in BCD in 1940, Paul D Clark – Medical director for the state Department of Health, physician and assistant professor at UVM

22 First listed in BCD in 1944, George Kellogg – employee of B.A. Corp. Designed by Freeman, French Freeman as their own residence, an obligation to the Navy prevented the Freeman family from moving in immediately

75 First listed in BCD in 1960, Gregory A Falls – associate professor, UVM

58 First listed in BCD in 1952, Frank L Willis – CPA at Willis Moody & Co.

100 First listed in BCD in 1940, Proctor H Page – General agent National Life Insurance

108 First listed in BCD in 1934, Mrs. Frances H Sparhawk – Widow of Sam

116 First listed in BCD in 1934, Mrs. Lulu A Bartlett – Widow of Benjamin D

136 First listed in BCD in 1951, W Curtis Johnson – Employee of the A&P market on Pearl Street

144 First listed in BCD in 1936, Hiram E Upton – Physician.
Designed by Freeman, French Freeman

147 First listed in BCD in 1938, Bernard A Barton – President and treasurer, B.A. Barton Construction Co.
Designed by Freeman, French Freeman

152 First listed in BCD in 1936, Harold C Avery – General agent, State Mutual Assurance Co. Altered in 1937 by Lewis Newton, a Burlington architect

160 First listed in BCD in 1938, P Frederick Jurgs – Francis C Derby Co. Designed by Louis Newton

161 First listed in BCD in 1940, William H Edmunds – Lawyer at 215 College Street

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172 First listed in BCD in 1936 as under construction. 1937, T Arnold Haigh – Treasurer and manager for the T.A. Haigh Lumber Co. Designed by Louis Newton

173 First listed in BCD in 1940, Charles E Braun – no job listed. Designed by Louis Newton

Edgewood Lane

18 First listed in the Burlington City Directory in 1944 as vacant. 1946, Winthrop M Flagg – Physician and Surgeon

26 First listed in the Burlington City Directory in 1944, George W Brown – No job listed

32 First listed in the Burlington City Directory in 1949, William J Slavin – Instructor at UVM and Physician

40 First listed in the Burlington City Directory in 1951, Charles E Willard – President of Green Mountain Motors. 1949 lists 38 as being under construction, which likely became 40

46 First listed in the Burlington City Directory in 1960 as house under construction, 1961, Henry W. Stead – Contractor for Flanders Lumber and Blodgett Supply
Designed by Freeman, French, Freeman

Henderson Terrace

20 First listed in the Burlington City Directory in 1929, Charles H.W. Farnham – Commercial Traveler

21 First listed in the Burlington City Directory in 1925, Frank M Post – Druggist

27 First listed in the Burlington City Directory in 1928, Edward J Morin, Advertising Manager for the Burlington Daily News

28 First listed in the Burlington City Directory in 1926, Lee S. Ramsay – Commercial Traveler

33 First listed in the Burlington City Directory in 1931, Leslie Rowlands - Special Agent Century Indemnity Co.

34 First listed in the Burlington City Directory in 1926, Elliott Backup – Chemist at Am Woolen Co.

41 First listed in the Burlington City Directory in _____, Charles K Johnson – Physician at 217 S. Union

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42 First listed in the Burlington City Directory in 1928, Leonard P Dickinson – Prof.
UVM

48 First listed in the Burlington City Directory in 1929, Benjamin H Robinson – Postal
Clerk

49 First listed in the Burlington City Directory in 1929, Charlotta Tracy – No job listed

54 First listed in the Burlington City Directory in 1989, Kathryn and Shannon Bradley –
no jobs listed and 1990 lists “no info”

55 Not listed in the 1990 directory, the most recent available at the UVM special
collections

65 First listed in the Burlington City Directory in 1928, Charles H. Jones – Chemist,
UVM

66 First listed in the Burlington City Directory in 1925, Harry P Young – Farm Manager
dem., UVM

Iranistan Road

9 First listed in the Burlington City Directory in 1960, Robert K Doten – Associate Prof.
at UVM

18 First listed in the Burlington City Directory in 1949, Elizabeth D Jones – No job listed

1 First listed in the Burlington City Directory in 1944, Warren R Austin – Lawyer with
Austin & Edmunds

27 First listed in the Burlington City Directory in 1944, George D Samson – Dentist at
266 Main

32 First listed in the Burlington City Directory in 1944, Kenneth M Page – Sales Manager
for the Blodgett Supply Company

29 First listed in the Burlington City Directory in 1949, Noe O Duchaine – President and
Treasurer for Duchaine Inc., a metal contractor company

39 First listed in the Burlington City Directory in 1958, Lyle B Miller – Plant Manager
for SMO Company

59 First listed in the Burlington City Directory in Samuel R Saiger – President of S.R.
Saiger Company

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Ledge Road

140 First listed in the Burlington City Directory in 1923, Charles H Shipman –
Bookkeeper

120 First listed in the Burlington City Directory in 1916, J. E. Tracy – City editor
Burlington Daily News
Alterations designed by Freeman, French Freeman

68 First listed in the Burlington City Directory in 1956, Ernest E Farrington – Foreman at
G.E

38 First listed in the Burlington City Directory in 1926, William A. Carr – Manager of
Eastern Dairies

30 First listed in the Burlington City Directory in 1926, Percy L Ballard – P.L. Ballard
Insurance Service

50 One of the older buildings on Ledge Road, 50 lists Charles Frost in the 1901 the
Burlington City Directory at the address. Prior to 1901, the Burlington City Directory
had no street directories, leaving only map analysis. The 1869 Beers Map of Burlington
shows a building in the correct location with a similar footprint to present day 50. The
map names M. Collins as the owner. Unfortunately, the 1853 map does not cover this
area of Burlington.

Alterations designed by Freeman, French Freeman

56 One of the older buildings on Ledge Road, 56 lists George L Tiffany (painter), John
Henderson (Coachman) and Bridget Gainey (Nurse) in the 1901 the Burlington City
Directory at this address. Prior to 1901, the Burlington City Directory had no street
directories, leaving only map analysis. The 1877 Birds Eye View map of Burlington
shows ledge road, and only one house is situated on the relative position of 56, which
matches the footprint of 50. As two houses appear on the location on the 1890 Beers map
of Burlington, 56 was likely built between 1877 and 1890

Overlake Park

11 First listed in the Burlington City Directory in 1933 as vacant. 1934, Barney Magram
– Employee at the Fashion Shop

12 First listed in the Burlington City Directory in 1930, Carl H Shearer – President,
treasurer and manager at the Appleyard Motor Co. and treasurer manager for the
Bingham Motor Co.

17 First listed in the Burlington City Directory in 1931, Dugald Stewart and the Stewart
Construction Corp.

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20 First listed in the Burlington City Directory in 1932, Chester W Browne – Sales agent for Elias Lyman Coal Co.

28 First listed in the Burlington City Directory in 1930, B Holmes Wallace – Associate prof., UVM

36 First listed in the Burlington City Directory in 1937, William R Adams Jr. – instructor UVM. Designed by Louis Newton
Designed by Freeman, French Freeman

44 First listed in the Burlington City Directory in 1939, Frederick J Reed – Accountant for the Porter Screen Co.
Designed by Freeman, French Freeman

45 First listed in the Burlington City Directory in 1929, Major Jacob Frank – President of the Joseph Frank Stores Inc. and Major in the United States Army

52 First listed in the Burlington City Directory in 1934, Katherine F Worcester (artist) and Harriet L Van Patten (widow)

55 First listed in the Burlington City Directory in 1931, Willias S Appleyard – President and general manager of Burlington Rapid Transit, president and general manager of VT Transit Co., and vice-president-director of the Appleyard Motor Co. Designed by Louis Newton in 1930

62 First listed in the Burlington City Directory in 1931, Job R Tozer – Superintendent of the Burlington Electric Light Dept.

74 First listed in the Burlington City Directory in 1942, Robert Patrick – Assistant treasurer and manager of the oven dept. at the G.S. Blodgett Co and assistant treasurer of the Eastern Magnesia Talc Co
Designed by Freeman, French Freeman

76 was recently changed from 82

92 First listed in the Burlington City Directory in 1943, Frederick W Thayer – Assistant treasurer at the Burlington Savings bank and treasurer trustees of the diocese of VT Episcopal. Designed by Louis Newton

100 First listed in the Burlington City Directory in 1942, Willard B Pope – assistant professor UVM
Designed by Freeman, French Freeman

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105 First listed in the Burlington City Directory in 1929, Chester M. Way – employee Porters Screen Co. Designed by Louis Newton
Alterations by Freeman, French Freeman for Harrison Cooke

101 First listed in the Burlington City Directory in 1930, Mary B Stetson – Matron at Grassmount

97 First listed in the Burlington City Directory in 1980, Donald R Berner – No job listed

Robinson Parkway

15 First listed in the Burlington City Directory in 1930 as 17 Robinson Parkway, the address changes to 15 in 1934. Edward F. Murray - Proprietor – VT Plumbing Supply House and Proprietor M Meghan Plumbing and Heating Company

21 First listed in the Burlington City Directory in 1930, Roland O'Layfield – Betty Ann Underwear Co.

26 First listed in the Burlington City Directory in 1931, Charles K Johnson – Prof. at UVM and Physician at 266 Main Street.

31 First listed in the Burlington City Directory in 1930, Wesley T Abell – Manager for AD Pease Grain Co.

33 First listed in the Burlington City Directory in 1931, Albert E Haseloff – Treasurer and superintendent for Burlington Rapid Transit Company and Secretary-Superintendent for VT Transit Co.

34 First listed in the Burlington City Directory in 1931, Raymond C Perkins - Salesman

39 First listed in the Burlington City Directory in 1930, Kenneth G Cowles – Insurance agent for San Life Assurance Co. By 1935, it has changed to the Alpha Xi Delta Sorority.

40 First listed in the Burlington City Directory in 1931, Evan Thomas – Prof. Emeritus, UVM

45 First listed in the Burlington City Directory in 1931, John H Burke – Athletic director and Coach, UVM. Altered by Louis Newton in 1941

46 First listed in the Burlington City Directory in 1931, John O Baxendale – Manager of Redfield-Coupe Inc.

49 First listed in the Burlington City Directory in 1933, Arnold D Skelly – Manager of Jenks-Gwynne & Co.

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50 First listed in the Burlington City Directory in 1933 as vacant. 1934 Margaret A McGettrick – no job listed

55 First listed in the Burlington City Directory in 1933, Howard B Ellenberger – UVM Prof

63 First listed in the Burlington City Directory in 1936, John B Norman – State Representative Texas Company

67 First listed in the Burlington City Directory in 1932, Howard B Ellenberger – UVM Prof. In 1933 Spaulding moves from 151 to 67 and Ellenberger moves to 55

70 First listed in the Burlington City Directory in 1934, Carl Brownell – Treas. Burlington Mutual Fire Insurance. In 1940 the house is listed as being under construction, but Carl is still listed there.

77 First listed in the Burlington City Directory in 1954, Eugene F Morrissey – President of Wright and Morrissey Inc., Pres. And treas. Of Northern Equipment

87 First listed in the Burlington City Directory in 1940, Hermon I Miller – assistant Agronomist Economist, UVM

88 First listed in the Burlington City Directory in 1940, Lewis Cheeseman – Salesman and Lewis Cheeseman Jr. -student

93 First listed in the Burlington City Directory in 1942, Harold S F Bates – office manager of the Free Press Assoc.

97 First listed in the Burlington City Directory in 1942, Ralph Evans – employee of VT State Exterior Services

101 First listed in the Burlington City Directory in 1936, Thomas D Cook, Field representative for Eastern State Farmers Exchange

102 First listed in the Burlington City Directory in 1939, Harry L Dausch – Prof. UVM, but vacant in 1940

105 First listed in the Burlington City Directory in 1949, Henry W Stead – President of Jericho Lumber

114 First listed in the Burlington City Directory in 1940, Eric T. Lovell – Manager of Bartley Corp.

115 First listed in the Burlington City Directory in 1942, Robert L Hood – Employee, State Board of Health

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120 First listed in the Burlington City Directory in 1940, Charles H Blasberg – Horticultural Specialist, UVM

124 First listed in the Burlington City Directory in 1989, no info. None in 1990 either

125 First listed in the Burlington City Directory in 1940, Burt R Attridge - Adjuster, fire companies adjustment bureau

129 - First listed in the Burlington City Directory in 1938, Raymond E Palmer – employee Corbin & Palmer

130 First listed in the Burlington City Directory in 1934, Frank C Robinson – retired, Howard K Leatherman – Division accountant General Ice Cream, Patrick Farrell – Salesman National Cash Register Company, H L Walters – No job listed

135 First listed in the Burlington City Directory in 1940 as vacant – 1942, Armand A Piche – City wire inspector, city electrical and superintendent of police signal systems

139 First listed in the Burlington City Directory in 1933, Mark S Carey – Auto Mechanic – Carey's Garage

145 First listed in the Burlington City Directory in 1933, Flora A Griffin – Widow of Willis E. - Matron

151 First listed in the Burlington City Directory in 1932, Ernest J Spaulding – Retired, moves to #67

South Prospect

201 First listed in the Burlington City Directory in 1968, Constance Wheeler and Jas K. Zolotos – No jobs listed for either

247 First listed in the Burlington City Directory in 1923, Phillips M. Bell – Stamp clerk at New England Insurance Exchange

239 First listed in the Burlington City Directory in 1925, John H Burleigh – Salesman

246 First listed in the Burlington City Directory in 1936, Frank Taplin – Manager C.H. Goss Company

255 First listed in the Burlington City Directory in 1923, John D. Whittier – Supervisor of elementary schools

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291 First listed in the Burlington City Directory in 1951, George K Hauck – President and treasurer of the George K Hauck Agency Inc. and the George K Hauck Realtor Inc. Designed by Freeman, French Freeman as apartments

321 First listed in the Burlington City Directory in 1958, Benjamin Singerman – Physician

463 First listed in the Burlington City Directory in 1968, Russell S Homer – not listed in directory

473 First listed in the Burlington City Directory in 1968, Mrs. W. E. Burt, Farrington Post, M.G. Duguid, and Alex Geha

487 First listed in the Burlington City Directory in 1966, Mrs. Frank J Hendee, Mrs. Robert M Deming, Mrs. Joseph T Smith, William F Birl, Fred W Gallagher, Clyde H Walcott, Philips M. Bell, Frank Dickson

499 First listed in the Burlington City Directory in 1966 – 8 residents

308 already registered. Addition was built in 1960 by Freeman, French Freeman for Professor Leon W. Dean

South Willard

300 First listed in the Burlington City Directory in 1968, Donald E O'Brian – Lawyer

308 First listed in the Burlington City Directory in 1974 as vacant. 1979 has Lynn Sweeny (Manager at Garmont USA) and Taha Ashikaga (no job listed)

316 First listed in the Burlington City Directory in 1974, Anne Margolis (student) and Richard & Katherine White (No job listed)

324 First listed in the Burlington City Directory in 1968, Clyde H Walcott. 1969 changes to Juliam L Gaissert – President of VT Gas Systems

332 First listed in the Burlington City Directory in 1969, Eugene Zzi – Salesman at Butura and Son Inc.

340 First listed in the Burlington City Directory in 1963 as house under construction. Vacant for the next two years, the first occupant is in 1966, John M Austin – President Treasurer of Lowell and Austin Inc.

346/348 First listed in the Burlington City Directory in 1984, William Zabiloskie and Mary Ann Athamas - no job listed for either

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350 First listed in the Burlington City Directory in 1974, Arthur Sebastiano – Manager at IBM

543 First listed in the Burlington City Directory in 1930, Fred F Gadhue – Chauffeur

550 The 1879-1890 Burlington History project done by the UVM Historic Preservation Program lists this property as being built 1883-1885 and first owned by John Maynard, a milk dealer

555 First listed in the Burlington City Directory in 1926, Vern B Shortsleeve – Post Office Clerk

573 First listed in the Burlington City Directory in 1942, Robert T Platka – Treasurer at E.S. Adsit Coal

579 First listed in the Burlington City Directory in 1942, George Lee Millikan – Instructor at UVM

590 First listed in the Burlington City Directory in 1936, W Wesley Boutilier – Proprietor of The Boutilier Decorating Co. at 103 S. Winooski

Summit

221 First listed in the Burlington City Directory in 1961, Ronald J Hauke – Building contractor at Wm R Hauke and The Pine Gable

214 First listed in the Burlington City Directory in 1927, Charles I Taggart – Dentist at 139 Bank Street

Alterations were designed for Charles Taggart in 1951 by Freeman, French Freeman

211 First listed in the Burlington City Directory in 1966, William D Ross – Plant Planning and Services manager at IBM

206 First listed in the Burlington City Directory in 1928, George V Kidder – Professor at UVM

205 First listed in the Burlington City Directory in 1961, Bernard Lisman – Lawyer with Lisman & Lisman and Vice-Chairman for the American Red Cross of Chittenden County

200 First listed in the Burlington City Directory in 1963, Wilbur R Christopherson – Retired

Designed by Freeman, French Freeman

195 First listed in the Burlington City Directory in 1967, Frank Falck – Medical staff at the Center for Disorders of Communication Epidemiology and assistant professor at UVM

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192 First listed in the Burlington City Directory in 1925, Oren S Nims – Dentist at the Masonic Temple

186 First listed in the Burlington City Directory in 1928, William E McBride – No job given

187 First listed in the Burlington City Directory in 1966, Nicolas H Pappas – Manager at Aunt Sarah’s Pancake House

177 First listed in the Burlington City Directory in 1961, Paul E Chausse – Realtor at Chause Real Estate

178 First listed in the Burlington City Directory in 1930, George F. Eckard – Professor at UVM. Designed by Louis Newton in 1926

171 First listed in the Burlington City Directory in 1961, Margaret E Openshaw and Carrie E Roeder (widow)

168 First listed in the Burlington City Directory in 1987, William Caldwell – Doctor

153 First listed in the Burlington City Directory in 1924, Herbert B Small – Dentist

154 First listed in the Burlington City Directory in 1923, Major Paul A Larned – Professor at UVM

146 First listed in the Burlington City Directory in 1926 as vacant. 1928, Alfred L Sherman – Superior Court Judge

University Terrace

Mannings BCD	Street #	First Occupant	Occupation
1931	14	John L Carlson	Post Office Clerk
1927	15	Henry B Coswell	Teacher – Manual Training HS
1928	21	Charles B Moore	Commercial Traveler
1930	24	Vacant	
1931	24	Gilbert D Towne	Broker
1927	25	Arthur S Morgan	Retired
1927	26	Alban B Rooney	Instructor – UVM
1928	27	Albert E Batchelder	Mechanician - UVM
1928	32	Benjamin E Lawrence	Emp. Porter Screen Company
1930	34	Being Constructed	
1931	34	Flora A Griffin	Widow of Willis E – Matron
1932	35	Robert F King	Sub-clerk at Post Office and Bird Dealer
1929	40	William W Gordon	Retired
1940	41	Alvin Midgley	Research Agromonist – UVM
1944	44	C W Riddell	Not listed in directory

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1946	44	Robert Aiken	Physician – state health dept and instructor at UVM
1931	45	John A Newlander	Asst. Prof. UVM
1928	49	House under construction	
1931	49	Clyde F. Barrows	Mechanic
1936	49	Francis H Killary	Contractor and builder of 49?
1938	50	Olin W Webster	Deputy collector – US customs
1936	55	Harry Norcross	Extension economist – UVM
1929	56	William S Simonson	Foreman – S&ML Company
1938	59/61	Being Built	
1939	59	Eugene Youngert	Asst. Prof. UVM
1939	61	Ulric Woodward	Mgr. Burlington Rendering
1935	60	Lawrence Shorey	Prof. UVM