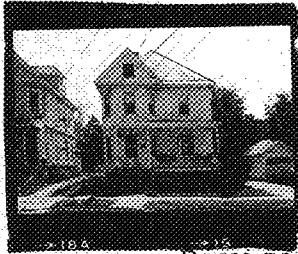


BROOKS AVENUE



STATE OF VERMONT

Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:
11 Brooke's Avenue

NEGATIVE FILE NUMBER:
78-A-216

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
Russell W. Parish

PRESENT USE: residence

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
Excellent Good
Fair Poor

STYLE: Colonial Revival

DATE BUILT: c. 1905

COUNTY: Chittenden

TOWN: Burlington

LOCATION:
11 Brooke's Avenue

COMMON NAME:

FUNCTIONAL TYPE: residence

OWNER: Gary G. Giles

ADDRESS: 11 Brooke's Avenue
Burlington, Vt.

ACCESSIBILITY TO PUBLIC:
Yes No Restricted

LEVEL OF SIGNIFICANCE:
Local State National

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure on addition
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle
Shiplap Novelty Asbestos Shingle Sheet Metal
Aluminum Asphalt Shingle Brick Veneer Stone Veneer
Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle
Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys
Sheds Ells Wings Bay Window Other: garage

Roof Style: Gable Hip Shed Flat Mansard Gambrel
Jerkinhead Saw Tooth With Monitor With Bellcast
With Parapet With False Front Other:

Number of Stories: 2½

Number of Bays: 2 (3 part bay) x 4 Entrance Location: left

Approximate Dimensions: _____

THREAT TO STRUCTURE:
No Threat Zoning Roads
Development Deterioration
Alteration Other:

LOCAL ATTITUDES:
Positive Negative
Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish; pedimented gabled 2 1/2 story polygonal bay windows on west and facade elevations; 1 story shed addition & 2nd story porch in rear.

Fenestration - 2 x 4, 1/1 sash, some Queen Anne sash.

Entrance - 2 x 1, 1 story end porch, Doric colonnettes on panelled pedestals, simple balustrade, plain entablature, gablet over entry; Queen Anne glass and panel door.

Cornice - Boxed on rafter tails.

Clapboards with cornerboards on 1st story; shingled 2nd story & gable ends.

RELATED STRUCTURES: (Describe)

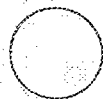
STATEMENT OF SIGNIFICANCE:

This Colonial Revival house is typical of the housing built at the beginning of the 20th century in middle class neighborhoods. It is compatible in size, scale and style to the general profile of the street. The first known resident of the house was Russell W. Parish, a watchmaker, jeweller and optician.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



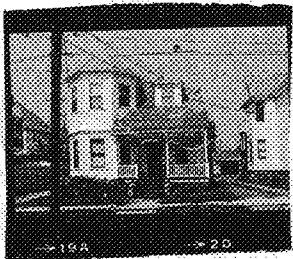
SURROUNDING ENVIRONMENT:

Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:
Gloria Scott

ORGANIZATION:
VT. Div. for Historic Preservation

DATE RECORDED: August 14, 1978



OF VERMONT
 on for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	12 Brooke's Avenue
COMMON NAME:	
FUNCTIONAL TYPE:	residence
OWNER:	Harrison J. Audette
ADDRESS:	12 Brooke's Avenue Burlington, Vt.
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys Sheds Ells Wings Bay Window Other: garage

Roof Style: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:

Number of Stories: 2½

Number of Bays: 3 (3 part tower) x 3 Entrance Location: center

Approximate Dimensions: _____

SURVEY NUMBER:
12 Brooke's Avenue

NEGATIVE FILE NUMBER: 78-A-216

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
Edward L. Degree

PRESENT USE: residence

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
Excellent Good
Fair Poor

STYLE: Queen Anne/Colonial Revival

DATE BUILT: c. 1902

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish; polygonal hipped roof 2 level tower on southwest corner, oriel on west elevation; rear 1 story ell with 2nd story porch in rear; eaves on facade extend down over porch; hipped roof dormer on facade.

Fenestration - 3 x 3, 1/1 sash.

Entrance - 2 x 1, 1 story entrance porch, turned posts, simple valance & balustrade; plain entablature, Queen Anne glass and panel door.

Cornice - Cropped; boxed on tower.

1st story is clapboarded with cornerboards; 2nd story and dormer are shingled with a slight flared stringcourse.

RELATED STRUCTURES: (Describe)

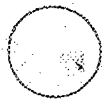
STATEMENT OF SIGNIFICANCE:

This modest Colonial Revival house possesses a unique facade with its squat tower with elements of the Queen Anne style. The building adds variety in massing and proportion to the character of the streetscape. The first known resident was Edgar Degree, a travelling salesman.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

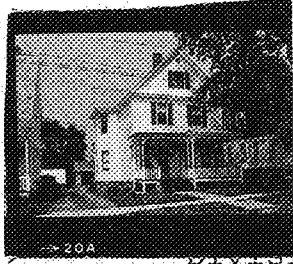
RECORDED BY:

Gloria Scott
ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 14, 1978



OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER:
 14-16 Brooke's Avenue

NEGATIVE FILE NUMBER:
 78-A-216

UTM REFERENCES:
 Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
 Henry C. Root

PRESENT USE: apartments
 ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Queen Anne

DATE BUILT: c. 1902

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION:
 14-16 Brooke's Avenue

COMMON NAME:

FUNCTIONAL TYPE: residence

OWNER: John P. Harrington & Maureen
 ADDRESS: Cagliuso w/ L/U to Germude
 Harrington

ACCESSIBILITY TO PUBLIC:
 Yes No Restricted

LEVEL OF SIGNIFICANCE:
 Local State National

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys Sheds Ells Wings Bay Window Other:

Roof Style: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:

Number of Stories: 2 1/2

Number of Bays: 3 (3 part bay) x 3 Entrance Location: 2 entrances on the left of the gable front

Approximate Dimensions:

THREAT TO STRUCTURE:
 No Threat Zoning Roads Development Deterioration Alteration Other:

LOCAL ATTITUDES:
 Positive Negative Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular; pedimented gable end to street; gabled 2 1/2 story canted bay window on west elevation; 2 story & shed additions to rear; 1 story polygonal bay window on facade.

Fenestration - 3 x 3, 1/1 sash.

Entrance - 2 x 1, 1 story end porch, turned posts, simple balustrade, plain entablature, scrolled braces.

Cornice - Boxed, pent eaves in gable ends.

House was re-sided with aluminum.

RELATED STRUCTURES: (Describe)

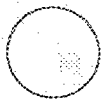
STATEMENT OF SIGNIFICANCE:

Although this Queen Anne house has been sided in aluminum, much of its character remains, and as such continues the middle class residential character of this neighborhood. Henry Root is the first known resident of the house.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



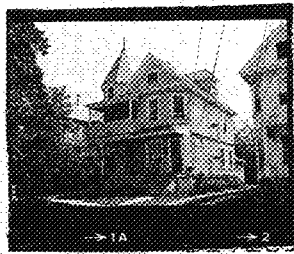
SURROUNDING ENVIRONMENT:

Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:
Gloria Scott

ORGANIZATION:
VT. Div. for Historic Preservation

DATE RECORDED:
August 14, 1978



OF VERMONT
 Commission for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER:
 15-17 Brooke's Avenue

NEGATIVE FILE NUMBER:
 78-A-217

UTM REFERENCES:
 Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
 William Hall

PRESENT USE: apartments

ORIGINAL USE:

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Queen Anne/Colonial Revival

DATE BUILT:
 c. 1905

COUNTY: Chittenden

TOWN: Burlington

LOCATION:
 15-17 Brooke's Avenue

COMMON NAME:

FUNCTIONAL TYPE: residence

OWNER: June E. LeClair

ADDRESS: 56 Maryland St.
 South Burlington, Vt.

ACCESSIBILITY TO PUBLIC:
 Yes No Restricted

LEVEL OF SIGNIFICANCE:
 Local State National

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle
 Shiplap Novelty Asbestos Shingle Sheet Metal
 Aluminum Asphalt Shingle Brick Veneer Stone Veneer
 Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle
 Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys
 Sheds Ells Wings Bay Window Other:

Roof Style: Gable Hip Shed Flat Mansard Gambrel
 Jerkinhead Saw Tooth With Monitor With Bellcast
 With Parapet With False Front Other:

Number of Stories: 2 1/2

Number of Bays: 4 x 3 Entrance Location: left/right

Approximate Dimensions: _____

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish, rear 1 story shed and 2nd story additions, pedimented gabled 2 1/2 story canted bay window on facade; hipped roof dormers on east & west elevations; 3 level polygonal tower with polygonal roof & finial on north-east corner.

Fenestration - 4 x 3, 1/1 sash, some Queen Anne sash.

Entrance - 2 x 1, 1 story end porch, modern wrought iron posts & railing, plain entablature, 2 Queen Anne glass and panel doors; 2nd story porch has wood posts on shingled base, plain entablature.

Cornice - Boxed on rafter tails.

Clapboards with cornerboards on 1st story; shingles on 2nd story, tower and dormers.

RELATED STRUCTURES: (Describe)

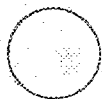
STATEMENT OF SIGNIFICANCE:

A common house type in Burlington, this Colonial Revival/Queen Anne house has undergone few changes since its original construction. It continues the general profile of the street by being compatible in scale, style and proportion to its neighbors. William Hall was the first known resident.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

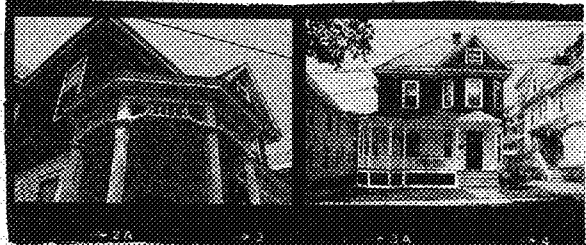
Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:
Gloria Scott

ORGANIZATION:
VT. Div. for Historic Preservation

DATE RECORDED:

August 14, 1978



DIVISION FOR HISTORIC Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	18-20 Brooke's Avenue
COMMON NAME:	
FUNCTIONAL TYPE:	residence
OWNER:	Philip M. & Theda S.
ADDRESS:	McKenzie 20 Brooke's Ave., Burlington
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys Sheds Ells Wings Bay Window Other: garage

Roof Style: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:

Number of Stories: 2 1/2

Number of Bays: 3 x 3 (3 part bay) Entrance Location: right

Approximate Dimensions: _____

SURVEY NUMBER:	18-20 Brooke's Avenue
NEGATIVE FILE NUMBER:	78-A-217
UTM REFERENCES:	Zone/Easting/Northing
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	George A. Kaine
PRESENT USE:	apartments
ORIGINAL USE:	residence
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE:	Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>
STYLE:	Queen Anne/Colonial Revival
DATE BUILT:	c. 1902

THREAT TO STRUCTURE:
No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input type="checkbox"/> Alteration <input type="checkbox"/> Other:

LOCAL ATTITUDES:
Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish; rear 2 story stairway and enclosed porch addition; pedimented gabled 2 1/2 story canted bay windows on west and facade elevations.
Fenestration - 3 x 3, 1/1 sash, some Queen Anne sash.
Entrance - 5 x 2, 1 story end porch with gazebo effect on west end; chamfered posts, simple balustrade, cavetto shaped braces on simple valance; gablet over entry; plain entablature; Queen Anne glass and panel door.
Cornice - Boxed on rafter tails, pent eaves in gable ends.
 1st story in clapboarded; shingles on 2nd story flare slightly at the string-course, shingles in the gable ends.

RELATED STRUCTURES: (Describe)

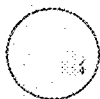
STATEMENT OF SIGNIFICANCE:

Representative of its era, this house displays much Queen Anne detailing, is largely unchanged in appearance and is in excellent condition. Notable features include the highly decorative porch, the surface treatment and the Queen Anne windows. The home of a prosperous Church St. grocer, George Raine, the house is indicative of the prosperity and ambience of this early 20th century neighborhood.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
 Scattered Buildings
 Moderately Built Up
 Densely Built Up
 Residential Commercial
 Agricultural Industrial
 Roadside Strip Development
 Other:

RECORDED BY:

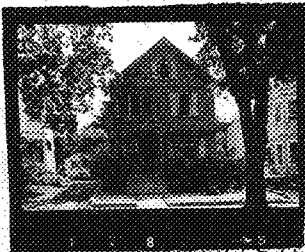
Gloria Scott

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 14, 1978



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	19 Brooke's Avenue
COMMON NAME:	
FUNCTIONAL TYPE:	residence
OWNER:	Richard E. & Sherrie N. Musty
ADDRESS:	19 Brooke's Avenue Burlington, Vt.
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys Sheds Ells Wings Bay Window Other: garage

Roof Style: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:

Number of Stories: 2½

Number of Bays: 3 x 3 (3 part bay) Entrance Location: left

Approximate Dimensions: _____

SURVEY NUMBER:
 19 Brooke's Avenue
 NEGATIVE FILE NUMBER: 78-A-217

UTM REFERENCES:
 Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
 Mrs. Lucille Pierson

PRESENT USE: apartments
 ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Colonial Revival/Queen Anne
 DATE BUILT: c. 1905

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular, gable end to street; gabled 2 1/2 story canted bay window on west elevation; gabled 2 1/2 story rectangular bay window with canted corner on east elevation; rear 1 story porch on west elevation.

Fenestration - 3 x 3, 1/1 sash, some Queen Anne sash.

Entrance - 2 x 1, 1 story end porch, turned posts, simple balustrade, scrolled braces, plain entablature, gablet over entry, solid panel door, 2nd story gallery above entry with turned posts.

Cornice - Boxed, partial returns in gable ends.

Clapboarded with cornerboards; shingles on bay windows and gable ends.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

A common Burlington house type in the early 20th century, this Colonial Revival/Queen Anne house sports a 2nd story gallery, variety in textures of materials and Queen Anne detailing. It is a positive contribution to the prosperous middle class residential character of the street. Mrs. Lucille Pierson was its first resident.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

- Open Land
- Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential Commercial
- Agricultural Industrial
- Roadside Strip Development
- Other:

RECORDED BY:
Gloria Scott

ORGANIZATION:
VT. Div. for Historic Preservation

DATE RECORDED:
August 14, 1978



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	23 Brooke's Avenue
COMMON NAME:	
FUNCTIONAL TYPE:	residence
OWNER:	Francis S. Barrett
ADDRESS:	23 Brookes Avenue Burlington, Vt.
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

SURVEY NUMBER:	23 Brooke's Avenue
NEGATIVE FILE NUMBER:	78-A-217
UTM REFERENCES:	Zone/Easting/Northing
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	J. F. Lynch
PRESENT USE:	residence
ORIGINAL USE:	residence
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE:	Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>
STYLE:	Colonial Revival
DATE BUILT:	c. 1923

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys Sheds Ells Wings Bay Window Other: garage

Roof Style: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:

Number of Stories: 2½

Number of Bays: 3 (3 part bay) x 4 Entrance Location: center

Approximate Dimensions: _____

THREAT TO STRUCTURE:

No Threat Zoning Roads Development Deterioration Alteration Other:

LOCAL ATTITUDES:

Positive Negative Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish, gabled 2 1/2 story canted bay windows on west & facade elevations; hipped roof dormer on east elevation.

Fenestration - 3 x 4, 1/1 sash, some Queen Anne sash.

Entrance - 1 x 1, 1 story gabled entrance porch with turned posts, simple balustrade, scrolled braces, plain entablature; Queen Anne glass and panel door.

Cornice - Boxed, pent eaves in gable ends.

House has been re-sided with aluminum, shingles remain exposed in the gable ends.

RELATED STRUCTURES: (Describe)

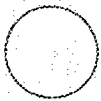
STATEMENT OF SIGNIFICANCE:

A typical modest Colonial Revival residence, this house is compatible to its neighbors and continues the residential rhythm of the streetscape. The first known occupant was a retired life insurance agent named J. Frederick Lynch.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:
Gloria Scott

ORGANIZATION:
VT. Div. for Historic Preservation

DATE RECORDED: August 14, 1978



Division of Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER: 24 Brooke's Avenue

NEGATIVE FILE NUMBER:
78-A-217

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
Mrs. Jennie Fassett

PRESENT USE: apartments

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
Excellent Good
Fair Poor

STYLE: Colonial Revival

DATE BUILT: c. 1902

COUNTY: Chittenden
TOWN: Burlington
LOCATION: 24 Brooke's Avenue
COMMON NAME:
FUNCTIONAL TYPE: residence
OWNER: Lucian J. & Juliette B.
ADDRESS: Lacharite
13 Sandalwood Road, S. Bur.
ACCESSIBILITY TO PUBLIC:
Yes No Restricted
LEVEL OF SIGNIFICANCE:
Local State National

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete Concrete Block on addition

2. Wall Structure
a. Wood Frame: Post & Beam Balloon
b. Load Bearing Masonry: Brick Stone Concrete
Concrete Block
c. Iron d. Steel e. Other:

3. Wall Covering: Clapboard Board & Batten Wood Shingle
Shiplap Novelty Asbestos Shingle Sheet Metal
Aluminum Asphalt Shingle Brick Veneer Stone Veneer
Bonding Pattern: Other:

4. Roof Structure
a. Truss: Wood Iron Steel Concrete
b. Other:

5. Roof Covering: Slate Wood Shingle Asphalt Shingle
Sheet Metal Built Up Rolled Tile Other:

6. Engineering Structure:

7. Other:

Appendages: Porches Towers Cupolas Dormers Chimneys
Sheds Ells Wings Bay Window Other: rear house

Roof Style: Gable Hip Shed Flat Mansard Gambrel
Jerkinhead Saw Tooth With Monitor With Bellcast
With Parapet With False Front Other:

Number of Stories: 2½

Number of Bays: 3 (3 part bay) x 4 Entrance Location: center

Approximate Dimensions:

THREAT TO STRUCTURE:

No Threat Zoning Roads
Development Deterioration
Alteration Other:

LOCAL ATTITUDES:

Positive Negative
Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish; gabled 2 1/2 story canted bay window on facade; gabled 2 1/2 story rectangular bay window on west elevation; large shed roof dormer addition on rear, 2 story glass enclosed rear porch; west side porch is like facade porch.

Fenestration - 3 x 4, 1/1 sash, some Queen Anne sash.

Entrance - 2 x 1, 1 story entrance porch, chamfered posts, simple balustrade and valance, curvilinear braces, plain entablature, gablet over entry, glass and panel door.

Cornice - Boxed on rafter tails.

Clapboarded with cornerboards; clapboard diamond shaped applique on facade bay window, canted shingles in gable ends.

RELATED STRUCTURES: (Describe)

22 1/2 - 24 1/2 Brooke's Avenue: Converted barn, 1 1/2 story, gabled asphalt shingle roof, large flat roof dormer addition on facade, 6 bays wide, clapboarded; 3 x 1, 1 story end porch, Doric colonnettes on shingled base, 4 multipaned rectangular glass doors. The building is in fair condition. c. 1912.

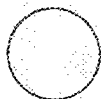
STATEMENT OF SIGNIFICANCE:

Although some additions have been made to this house, its Colonial Revival character has been maintained. The building in the rear appears to be a converted barn, and was a residence as early as 1912. Typical of many houses available to the middle class, this main house helps to maintain the turn-of-the-century, quiet residential quality of this neighborhood.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:

Gloria Scott

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 14, 1978



Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	25 Brooke's Avenue
COMMON NAME:	
FUNCTIONAL TYPE:	residence
OWNER:	Z. Philip & Jane P. Ambrose
ADDRESS:	25 Brookes Avenue Burlington, Vt.
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete Concrete Block
 2. Wall Structure
 - a. Wood Frame: Post & Beam Balloon
 - b. Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - c. Iron d. Steel e. Other:
 3. Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Other:
 4. Roof Structure
 - a. Truss: Wood Iron Steel Concrete
 - b. Other:
 5. Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
 6. Engineering Structure:
 7. Other:
- Appendages: Porches Towers Cupolas Dormers Chimneys Sheds Ells Wings Bay Window Other:
- Roof Style: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:
- Number of Stories: 2½
- Number of Bays: 3 (3 part tower) x 4 Entrance Location: left
- Approximate Dimensions: _____

THREAT TO STRUCTURE:

No Threat Zoning Roads
Development Deterioration
Alteration Other:

SURVEY NUMBER:

25 Brooke's Avenue

NEGATIVE FILE NUMBER:

78-A-217

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

Charles W. Cross

PRESENT USE: residence

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good
Fair Poor

STYLE: Queen Anne/Colonial Revival

DATE BUILT:

1908

LOCAL ATTITUDES:

Positive Negative
Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular, gable end to street; gabled 2 1/2 story canted bay windows on east & west elevations; polygonal 2 level tower with polygonal roof on northwest corner; rear 1 story porch.

Fenestration - 3 x 4, 1/1 sash, some Queen Anne sash.

Entrance - 1 x 1, 1 story gabled entrance porch, turned posts, simple balustrade, plain entablature, scrolled braces, pediment on porch gable has cavetto butt shingles; Queen Anne glass and panel door.

Cornice - Boxed, pent eaves in gable ends.

Clapboarded with cornerboards; alternating rows of plain and cavetto butt shingles between 1st & 2nd story (which flare slightly at stringcourse), on tower and in gable ends.

RELATED STRUCTURES: (Describe)

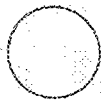
STATEMENT OF SIGNIFICANCE:

The home of Charles W. Cross, a clerk this excellent example of Queen Anne/Colonial Revival architecture, is well-kept, retains its original appearance and reflects the popularity of its style for middle class housing, as well as the prosperity of its owner.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:
Gloria Scott

ORGANIZATION:
VT. Div. for Historic Preservation

DATE RECORDED:
August 14, 1978



Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	28 Brooke's Avenue
COMMON NAME:	
FUNCTIONAL TYPE:	residence
OWNER:	Helen M. Dion
ADDRESS:	15 Bittersweet Lane Burlington, Vt.
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

SURVEY NUMBER:	28 Brooke's Ave.
NEGATIVE FILE NUMBER:	78-A-217
UTM REFERENCES:	Zone/Easting/Northing
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	Walter V. H. Stanford
PRESENT USE:	apartments
ORIGINAL USE:	residence
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE:	Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>
STYLE:	Queen Anne/Colonial Revival
DATE BUILT:	c. 1902

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block on addition
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys Sheds Ells Wings Bay Window Other: garage

Roof Style: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:

Number of Stories: 2½

Number of Bays: 2 (3 part tower) x 6 Entrance Location: right

Approximate Dimensions: _____

THREAT TO STRUCTURE:	LOCAL ATTITUDES:
No Threat <input checked="" type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/>	Positive <input type="checkbox"/> Negative <input type="checkbox"/>
Development <input type="checkbox"/> Deterioration <input type="checkbox"/>	Mixed <input type="checkbox"/> Other: <input type="checkbox"/>
Alteration <input type="checkbox"/> Other: <input type="checkbox"/>	

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular, 3 level polygonal tower with polygonal roof & finial on southwest corner; gabled 2 1/2 story canted bay windows on east & west elevations, rear c. 1930 3 story addition, rear 1 story shed, hipped roof dormer on facade.

Fenestration - 2 x 6, 1/1 sash, some Queen Anne sash.

Entrance - 4 x 3, 1 story enclosed porch with beaded posts on shingled base, full entablature, gablet over entry, glass and panel door.

Cornice - Boxed, pent eaves in gable ends.

Clapboarded with cornerboards on 1st story; shingled 2nd story; canted shingles in gable ends, on tower and dormer.

RELATED STRUCTURES: (Describe)

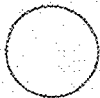
STATEMENT OF SIGNIFICANCE:

A typical Queen Anne/Colonial Revival house from the beginning of the 20th century, this house was originally the home of Walter Stamford, a clerk at the "Old Bee Hive" dry goods store on Church St. As such, it indicates the level of prosperity achieved by the middle class as well as reflecting the tastes and styles preferred by the turn-of-the-century middle class.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

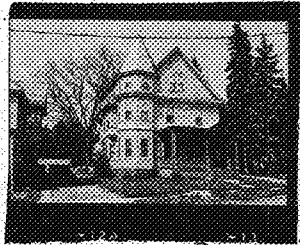
Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:
Gloria Scott

ORGANIZATION:
VT. Div. for Historic Preservation

DATE RECORDED:

August 14, 1978



OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	32 Brooke's Avenue
COMMON NAME:	
FUNCTIONAL TYPE:	residence
OWNER:	Helen M. Dion
ADDRESS:	15 Bittersweet Lane Burlington, Vt.
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

SURVEY NUMBER:	32 Brooke's Avenue
NEGATIVE FILE NUMBER:	78-A-217
UTM REFERENCES:	Zone/Easting/Northing
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	Robert J. White
PRESENT USE:	apartments
ORIGINAL USE:	residence
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE:	Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>
STYLE:	Queen ANne/Colonial Revival
DATE BUILT:	1908

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys Sheds Ells Wings Bay Window Other: large garage

Roof Style: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:

Number of Stories: 2 1/2-3

Number of Bays: 3 (3 part tower) x 5 Entrance Location: right

Approximate Dimensions: _____

THREAT TO STRUCTURE:

No Threat Zoning Roads Development Deterioration Alteration Other:

LOCAL ATTITUDES:

Positive Negative Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular, pedimented gable end to street, rear 2 story c. 1930 addition; 3 level polygonal tower with polygonal roof on southwest corner; gabled 2 1/2 story rectangular bay window on east elevation; 2 story canted bay window on west elevation; large shed roof dormer c. 1930 additions on east & west elevations.

Fenestration - 3 x 5, 1/1 sash, some stained glass Queen Anne sash.

Entrance - 2 x 1, 1 story end porch, bowed Doric colonnettes on panelled pedestals, simple balustrade, plain entablature, cavetto butt shingles in pediment of gablet over entry.

Cornice - Boxed, pent eaves in gable ends.

Clapboarded with beaded cornerboards; cavetto butt shingles between 1st and 2nd stories with sawtooth shingle that flare at stringcourse; alternating rows of sawtooth, cavetto butt & plain shingles in gable ends & on tower.

RELATED STRUCTURES: (Describe)

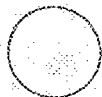
STATEMENT OF SIGNIFICANCE:

Originally the home of Robert J. White a lumber dealer, this rather large house has many visually interesting Queen Anne characteristics. The massing with bay windows, and a tower and the richly textured surface of the house reflect the overwhelming popularity of the Queen Anne style for middle class housing. Although several additions have been made to the building, its essential character remains, and is a positive contribution to the overall street profile.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
 Scattered Buildings
 Moderately Built Up
 Densely Built Up
 Residential Commercial
 Agricultural Industrial
 Roadside Strip Development
 Other:

RECORDED BY:
Gloria Scott

ORGANIZATION:
VT. Div. for Historic Preservation

DATE RECORDED:

August 14, 1978



OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER:
 33 Brooke's Avenue

NEGATIVE FILE NUMBER:
 78-A-217

UTM REFERENCES:
 Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
 P. G. Godfrey

PRESENT USE: apartments

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Colonial Revival

DATE BUILT: c. 1903

COUNTY: Chittenden

TOWN: Burlington

LOCATION:
 33 Brooke's Avenue

COMMON NAME:

FUNCTIONAL TYPE: residence

OWNER: Charles D. & Barbara N. Ordway

ADDRESS:
 67 Robinson Parkway
 Burlington, Vt.

ACCESSIBILITY TO PUBLIC:
 Yes No Restricted

LEVEL OF SIGNIFICANCE:
 Local State National

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete Concrete Block
2. Wall Structure
 - a. Wood Frame: Post & Beam Balloon
 - b. Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - c. Iron d. Steel e. Other:
3. Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Other: vinyl
4. Roof Structure
 - a. Truss: Wood Iron Steel Concrete
 - b. Other:
5. Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
6. Engineering Structure:
7. Other:

Appendages: Porches Towers Cupolas Dormers Chimneys Sheds Ells Wings Bay Window Other:

Roof Style: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:

Number of Stories: 2½

Number of Bays: 3 (3 part bay) x 4 Entrance Location: both left

Approximate Dimensions:

THREAT TO STRUCTURE:
 No Threat Zoning Roads Development Deterioration Alteration Other:

LOCAL ATTITUDES:
 Positive Negative Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular, cross gable roof, 2 1/2 story canted bay windows on east & west elevations; 2 story canted bay window on facade; rear 1 story addition c. 1930.

Fenestration - 3 x 4, 1/1 sash, some Queen Anne sash.

Entrance - 2 x 1, 1 story end porch, turned posts, modern wrought iron railing, curvilinear braces, plain entablature, gablet over entry.

Cornice - Boxed, brackets on facade; partial returns in gable ends.

House has been re-sided in vinyl and has pedimented gable.

RELATED STRUCTURES: (Describe)

Rear apartment is made out of converted garage.

STATEMENT OF SIGNIFICANCE:

This Colonial Revival house is a common Burlington house type from the turn of the century. Although vinyl siding covers the exterior of the house, the style, scale and massing of the house remain and contribute to the residential character of the neighborhood. The first known occupant was a dentist, P. G. Godfrey.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

- Open Land Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential Commercial
- Agricultural Industrial
- Roadside Strip Development
- Other:

RECORDED BY:

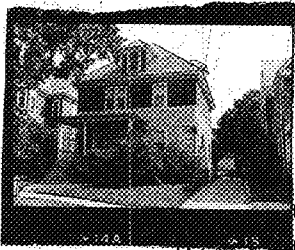
Gloria Scott

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 14, 1978



STATE OF VERMONT
 Commission for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER:
 35-37 Brooke's Avenue

NEGATIVE FILE NUMBER:
 78-A-217

UTM REFERENCES:
 Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
 Henry J. Vancor

PRESENT USE: apartments

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Colonial Revival

DATE BUILT: c. 1903

COUNTY: Chittenden

TOWN: Burlington

LOCATION:
 35-37 Brooke's Avenue

COMMON NAME:

FUNCTIONAL TYPE: residence

OWNER: Lennabell Dudley

ADDRESS: 35 Brookes Avenue
 Burlington, Vt.

ACCESSIBILITY TO PUBLIC:
 Yes No Restricted

LEVEL OF SIGNIFICANCE:
 Local State National

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle
 Shiplap Novelty Asbestos Shingle Sheet Metal
 Aluminum Asphalt Shingle Brick Veneer Stone Veneer
 Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle
 Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys
 Sheds Ells Wings Bay Window Other:

Roof Style: Gable Hip Shed Flat Mansard Gambrel
 Jerkinhead Saw Tooth With Monitor With Bellcast
 With Parapet With False Front Other:

Number of Stories: 2 1/2

Number of Bays: 4 x 4 Entrance Location: Left

Approximate Dimensions: _____

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish; hipped roof dormers on each roof slope; northwest corner of the facade is canted with latticework overhangs & pendant; rear 1 story enclosed porch c. 1930.

Fenestration - 4 x 4, 1/1 sash & 25/1 sash in the dormers.

Entrance - 2 x 1, 1 story entrance porch, Tuscan columns, simple balustrade, plain entablature, recessed glass and panel door.

Cornice - Boxed on rafter tails, plain frieze.

Clapboarded with beaded cornerboards on 1st story; shingled 2nd story and dormers.

RELATED STRUCTURES: (Describe)

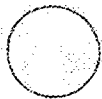
STATEMENT OF SIGNIFICANCE:

This house was built shortly after the turn of the century for Henry J. Vancor, foreman of the chair department at the Champlain Manufacturing Company, a wood products firm on the waterfront. Vancor's choice of this neighborhood typifies the drive for upward mobility in Burlington's early industrial society. It is a common Burlington house type - Colonial Revival and adds its Colonial Revival traits to the general residential character of the neighborhood.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
 Scattered Buildings
 Moderately Built Up
 Densely Built Up
 Residential Commercial
 Agricultural Industrial
 Roadside Strip Development
 Other:

RECORDED BY:

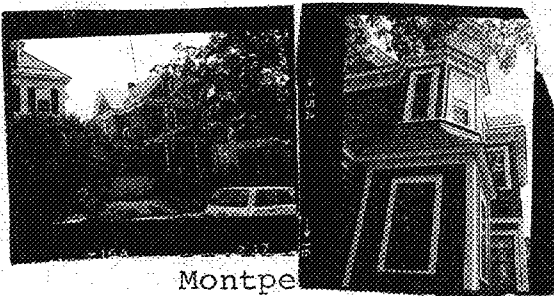
Gloria Scott

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 14, 1978



Historic Preservation
Montpelier 602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:
39 Brooke's Avenue
NEGATIVE FILE NUMBER:
78-A-217
UTM REFERENCES:
Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
Horace L. White
PRESENT USE: residence
ORIGINAL USE: residence
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE:
Excellent Good
Fair Poor
STYLE: Queen Anne
DATE BUILT: c. 1903

COUNTY: Chittenden
TOWN: Burlington
LOCATION:
39 Brooke's Avenue
COMMON NAME:
FUNCTIONAL TYPE: residence
OWNER: William C. & Elizabeth Metcalfe
ADDRESS: 39 Brookes Avenue
Burlington, Vt.
ACCESSIBILITY TO PUBLIC:
Yes No Restricted
LEVEL OF SIGNIFICANCE:
Local State National

GENERAL DESCRIPTION:
Structural System
1. Foundation: Stone Brick Concrete Concrete Block
2. Wall Structure
a. Wood Frame: Post & Beam Balloon
b. Load Bearing Masonry: Brick Stone Concrete
Concrete Block
c. Iron d. Steel e. Other:
3. Wall Covering: Clapboard Board & Batten Wood Shingle
Shiplap Novelty Asbestos Shingle Sheet Metal
Aluminum Asphalt Shingle Brick Veneer Stone Veneer
Bonding Pattern: Other:
4. Roof Structure
a. Truss: Wood Iron Steel Concrete
b. Other:
5. Roof Covering: Slate Wood Shingle Asphalt Shingle
Sheet Metal Built Up Rolled Tile Other:
6. Engineering Structure:
7. Other:
Appendages: Porches Towers Cupolas Dormers Chimneys
Sheds Ells Wings Bay Window Other:
Roof Style: Gable Hip Shed Flat Mansard Gambrel
Jerkinhead Saw Tooth With Monitor With Bellcast
With Parapet With False Front Other:
Number of Stories: 2½
Number of Bays: 3 x 3
Entrance Location: left
Approximate Dimensions:

THREAT TO STRUCTURE:
No Threat Zoning Roads
Development Deterioration
Alteration Other:

LOCAL ATTITUDES:
Positive Negative
Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish with unusual square & polygonal tower polygonal roof & finial and 1st story belcast eaves on northwest corner; gabled 2 1/2 rectangular bay windows on east & west elevations; gablet on facade.

Fenestration - 3 x 3, 1/1 sash.

Entrance - 2 x 1, 1 story gabled entrance porch, turned posts, simple balustrade & valance, plain entablature, matched beaded boarding in pedimental porch gable; Queen Anne glass and panel door.

Cornice - Projecting eaves on brackets, plain frieze, pent eaves in gable ends. The gable front is pedimented.

Clapboarded with beaded cornerboards; plain shingles on tower belcast eaves; canted shingles in gable ends.

RELATED STRUCTURES: (Describe)

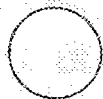
STATEMENT OF SIGNIFICANCE:

Originally owned by Horace L. White, a chemistry professor at UVM, this Queen Anne house has a unusual and highly decorative tower on its facade which adds variety to the character of the street. Retaining its original appearance, it is an excellent example of its style and enhances the turn-of-the-century residential character of the street. Located in a neighborhood close to UVM, it was in a popular area to live for those employed by the University.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:
Gloria Scott

ORGANIZATION:
VT. Div. for Historic Preservation

DATE RECORDED: August 14, 1978



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER: 43 Brooke's Avenue
NEGATIVE FILE NUMBER: 78-A-217
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME: Mary Murrin
PRESENT USE: residence
ORIGINAL USE: residence
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>
STYLE: Colonial Revival
DATE BUILT: c. 1903

COUNTY: Chittenden
TOWN: Burlington
LOCATION: 43 Brooke's Avenue
COMMON NAME:
FUNCTIONAL TYPE: residence
OWNER: Gerald F. & Katherine M. ADDRESS: McGinnis 43 Brooke's Avenue, Burl.
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle
 Shiplap Novelty Asbestos Shingle Sheet Metal
 Aluminum Asphalt Shingle Brick Veneer Stone Veneer
 Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle
 Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys
 Sheds Ells Wings Bay Window Other:

Roof Style: Gable Hip Shed Flat Mansard Gambrel
 Jerkinhead Saw Tooth With Monitor With Bellcast
 With Parapet With False Front Other:

Number of Stories: 2 1/2

Number of Bays: 2 x 3 Entrance Location: left

Approximate Dimensions: _____

THREAT TO STRUCTURE: No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input checked="" type="checkbox"/> Deterioration <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Other:
--

LOCAL ATTITUDES: Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other:
--

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular block; gabled 2 1/2 story canted bay windows on east & west elevations, hipped roof dormers on north & south elevations; rear 1 story addition with attached carport.

Fenestration - 2 x 3, 1/1 sash, louvered blinds, some Queen Anne sash, colonettes frame window in north dormer.

Entrance - 2 x 1, 1 story end porch, plain columns, simple balustrade, plain entablature; glass and panel door. 2nd story recessed corner gallery, above entry with horseshoe arches, is shingled.

Cornice - Projecting eaves on triangular brackets, wide friezeband, partial returns and scrolled overhangs on bay windows.

Clapboarded with beaded cornerboards on 1st story; shingled 2nd story & dormers.

RELATED STRUCTURES: (Describe)

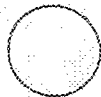
STATEMENT OF SIGNIFICANCE:

This modest Colonial Revival house is basically unchanged in appearance since it was first built. Although small in comparison to its neighbors, the building is harmonious in massing, style and rhythm to its more imposing neighbors. It is representative of turn-of-the-century middle class aspirations for upward mobility by moving into houses "up on the hill" near the University.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:

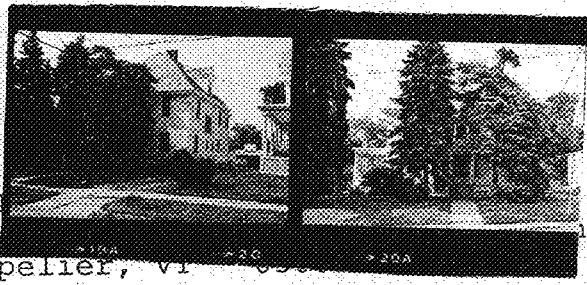
Gloria Scott

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 14, 1978



STATE
Divi
Montpelier, VT

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:
44 Brooke's Avenue
NEGATIVE FILE NUMBER: 78-A-217

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
Thomas B. Garvey

PRESENT USE: residence
ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
Excellent Good
Fair Poor

STYLE: Georgian Revival

DATE BUILT: 1899-1903

COUNTY: Chittenden
TOWN: Burlington
LOCATION: 44 Brooke's Avenue

COMMON NAME:

FUNCTIONAL TYPE: residence
OWNER: David and Rhonda McKenzie
ADDRESS: 44 Brooke's Avenue
Burlington, Vt.

ACCESSIBILITY TO PUBLIC:
Yes No Restricted

LEVEL OF SIGNIFICANCE:
Local State National

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys Sheds Ells Wings Bay Window Other:

Roof Style: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:

Number of Stories: 2½
Number of Bays: 3 x 3
Approximate Dimensions: _____

Entrance Location: center

THREAT TO STRUCTURE:
No Threat Zoning Roads Development Deterioration Alteration Other:

LOCAL ATTITUDES:
Positive Negative Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish, rear 2 story porch, 1 story porch which is glass enclosed on west side; paired gabled roof dormers on west elevation; 1 gabled roof dormer on east elevation; 2nd story gabled rectangular bay window in the center of the facade.

Fenestration - 3 x 3, 6/1 plain sash; segmental arched windowhead over 3-part window on east elevation; Palladian Motif window on facade with baskethandle arch windowhead and large keystone; oval oculus on facade with keystone in windowhead.

Entrance - 5 bay semicircular portico, Doric columns, multipaned 3/4 sidelights around door; simple balustrade on deck-roof above portico.

Cornice - Boxed on consoles.

House is clapboarded with Doric pilasters strips convex entablature & denticular cornice.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

The first house built on the nearly cut Brooke's Ave., this Georgian Revival house is also the highest style house in the area. At the time of its construction specific setback limits and open spaces were designated and written into the land deed, and are still abided. Thus, it set this visual quality of the street. Architecturally, it is resplendent in Georgian Revival detail the classic portico, Palladian motif window, massing, and style. At one point in its history 1953, the house was first known resident was Thomas B. Garvey, a travelling salesman, who, judging by the magnificance of this house was very successful at his trade. The house stands on land originally owned by the VanPatten family a well known Burlington family.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912, Owners.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
 Scattered Buildings
 Moderately Built Up
 Densely Built Up
 Residential Commercial
 Agricultural Industrial
 Roadside Strip Development
 Other:

RECORDED BY:

Gloria Scott

ORGANIZATION:

VI. Div. for Historic Preservation

DATE RECORDED:

August 14, 1978



Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	48 Brooke's Avenue
COMMON NAME:	
FUNCTIONAL TYPE:	residence
OWNER:	Robert S. Deane
ADDRESS:	48 Brookes Avenue Burlington, Vt.
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete Concrete Block
2. Wall Structure
 - a. Wood Frame: Post & Beam Balloon
 - b. Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - c. Iron d. Steel e. Other:
3. Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Other:
4. Roof Structure
 - a. Truss: Wood Iron Steel Concrete
 - b. Other:
5. Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
6. Engineering Structure:
7. Other:

Appendages: Porches Towers Cupolas Dormers Chimneys Sheds Ells Wings Bay Window Other: garage

Roof Style: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:

Number of Stories: 2 1/2

Number of Bays: 3 (3 part bay) x 4 (3 part bay) Entrance Location: center

Approximate Dimensions: _____ bay)

SURVEY NUMBER:
48 Brooke's Avenue

NEGATIVE FILE NUMBER: 78-A-218

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
Merritt E. Sornborger

PRESENT USE: residence

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
Excellent Good
Fair Poor

STYLE: Queen Anne

DATE BUILT: c. 1903

THREAT TO STRUCTURE:
No Threat Zoning Roads Development Deterioration Alteration Other:

LOCAL ATTITUDES:
Positive Negative Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish; rear 2 story ell; 1 story rear c. 1930 addition; gabled 2 1/2 story canted bay windows on west & facade elevations; gabled roof dormer on east elevation.

Fenestration - 3 x 4, 1/1 sash, cornice caps; lozenge shaped transom on 1st floor facade window; lozenge shaped tracery in semicircular window on east elevation with hood mold & incised keystone.

Entrance - 3 x 4, 1 story veranda with thick Doric colonnettes on panelled pedestals, modern wrought iron railing, plain entablature; gablet over entry has scrolled wood applique on vergeboards and swag applique on its entablature; pendant valance over entry; bevelled glass and panel door.

Cornice - Projecting eaves; gable ends have plain vergeboards with peaked projecting strip on brackets & scrollwork; peaked lintel strip over gable windows. Clapboarded with beaded cornerboards; canted shingles in gable ends & between 1st & 2nd story on bay windows; board & batten on bay window bases.

RELATED STRUCTURES: (Describe)

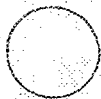
STATEMENT OF SIGNIFICANCE:

Like several other houses on Brooke's Avenue, this Queen Anne house is very richly decorated with an unusual porch, and much of its original appearance. Typifying the prosperity of the middle class at the turn-of-the-century, the first known resident of the house was Merritt Sornborger, a post office clerk. One of the key houses in the maintenance of this street as a quiet residential neighborhood, this excellently kept building is tight in design, comfortable in plan and visually interesting in appearance.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
 Scattered Buildings
 Moderately Built Up
 Densely Built Up
 Residential Commercial
 Agricultural Industrial
 Roadside Strip Development
 Other:

RECORDED BY:

Gloria Scott

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 15, 1978



Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	54 Brooke's Avenue
COMMON NAME:	
FUNCTIONAL TYPE:	residence
OWNER:	John C. Twitchell
ADDRESS:	54 Brookes Avenue Burlington, Vt.
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

SURVEY NUMBER:	54 Brooke's Avenue
NEGATIVE FILE NUMBER:	78-A-218
UTM REFERENCES:	Zone/Easting/Northing
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	Merton C. Grandy
PRESENT USE:	residence
ORIGINAL USE:	residence
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE:	Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>
STYLE:	Colonial Revival/Shingle Style
DATE BUILT:	c. 1901

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other: on porch
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys Sheds Ells Wings Bay Window Other: garage

Roof Style: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:

Number of Stories: 2 1/2

Number of Bays: 3 x 3 Entrance Location: center

Approximate Dimensions: _____

THREAT TO STRUCTURE:

No Threat Zoning Roads Development Deterioration Alteration Other:

LOCAL ATTITUDES:

Positive Negative Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish; 2 story rear porch; 2 story polygonal bay window on east elevation; hipped roof dormer in center of facade.
Fenestration - 3 x 3; 6/1 sash; architrave molding; 3 part window in center of facade; dormer windows have diamond paned transoms.
Entrance - 3 x 1, 1 story end porch with thick Stick Style chamfered posts, Stick Style braces form arches, plain balustrade, plain entablature; gablet over entry; architrave molding around Queen Anne glass and panel door.
Cornice - Projecting eaves on rafter tails; plain entablature; partial returns in gable ends.
Clapboarded 1st story; shingled 2nd story (slight flare at stringcourse) and shingled dormers.

RELATED STRUCTURES: (Describe)

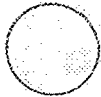
STATEMENT OF SIGNIFICANCE:

One of several well designed houses on Brooke's Avenue, this Colonial Revival/Shingle Style house, like its neighbor, is a key asset to the quiet ambiance of the street. Built for Merton C. Grandy, a bookkeeper for a wholesale tobacconist the house reflects the newest architectural trends in Burlington at that time and its style punctuates and diversifies the general "Queen Anne" character of the neighborhood.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:

Gloria Scott

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 15, 1978



HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

CITY: Chittenden
 Burlington

LOCATION: 57 Brooke's Avenue

COMMON NAME:

FUNCTIONAL TYPE: residence

OWNER: Robert J. & Joyce E.
 ADDRESS: Desautels
 57 Brookes Avenue, Burl.

ACCESSIBILITY TO PUBLIC:
 Yes No Restricted

LEVEL OF SIGNIFICANCE:
 Local State National

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete Concrete Block
2. Wall Structure
 - a. Wood Frame: Post & Beam Balloon
 - b. Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - c. Iron d. Steel e. Other:
3. Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Other: 1st. story
4. Roof Structure
 - a. Truss: Wood Iron Steel Concrete
 - b. Other:
5. Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
6. Engineering Structure:
7. Other:

Appendages: Porches Towers Cupolas Dormers Chimneys Sheds Ells Wings Bay Window Other: garage

Roof Style: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:

Number of Stories: 2½

Number of Bays: 4 x 5

Entrance Location: center

Approximate Dimensions:

THREAT TO STRUCTURE:

- No Threat Zoning Roads Development Deterioration Alteration Other:

LOCAL ATTITUDES:

- Positive Negative Mixed Other:

SURVEY NUMBER: 57 Brooke's Avenue

NEGATIVE FILE NUMBER: 78-A-218

UTM REFERENCES:
 Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME: Charles S. VanPatten

PRESENT USE: residence

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Tudor Revival

DATE BUILT: c. 1905

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular; gable end to street; 2 story east wing with hipped roof dormer on facade; 1 story polygonal bay window on west elevation; 1 story screened-in porch on west elevation; large gabled wall dormer on east elevation.
Fenestration - 4 x 5; 1/1 sash on 1st story; quarreled lights/1 sash on 2nd story; some paired windows; 1st story windows have gauged brick jack arches, wood sills.

Entrance - 2 x 1, 1 story gabled end porch with paired gunstock posts, simple balustrade, plain entablature, pedimental gable with projecting eaves on rafter tails; multipaned 3/4 sidelights and wood & plaster panel transom around 5-panel door.

Cornice - Projecting eaves on rafter tails.

Brick veneer on 1st story; 2nd story and dormers have Tudor style half-timbering.

RELATED STRUCTURES: (Describe)

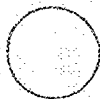
STATEMENT OF SIGNIFICANCE:

Built c. 1905 for Charles Van Patten, son of patent medicine magnate William Van Patten (head chemist and partner in the giant Wells, Richardson Co.). Charles Van Patten was made secretary of his father's new Malted Cereals Co., working out of the new Pine St. plant, in 1902, and built this home several years after. Visually the most noticeable house on Brooke's Ave., this well maintained Tudor Revival house, while a radical departure in style from its neighbors, maintains the scale, proportions and spatial quality of the street. Hence, it works well and is compatible to its neighbors. Tudoresque homes are generally not found in Burlington, making this an excellent and rare example of that style.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:

Gloria Scott

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 15, 1978



OF VERMONT
 on for Historic Preservation
 lier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER:
 67-69 Brooke's Avenue

NEGATIVE FILE NUMBER: 78-A-218

UTM REFERENCES:
 Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
 Mrs. L. M. Sherman & Walter

PRESENT USE: apartments F. Smith

ORIGINAL USE: apartments

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Colonial Revival

DATE BUILT: 1907

COUNTY: Chittenden

TOWN: Burlington

LOCATION:
 67-69 Brooke's Avenue

COMMON NAME:

FUNCTIONAL TYPE: residence

OWNER: Clement C. & Dorothy

ADDRESS: M. Comeau
 67 Brooke's Avenue, Burl.

ACCESSIBILITY TO PUBLIC:
 Yes No Restricted

LEVEL OF SIGNIFICANCE:
 Local State National

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete Concrete Block
2. Wall Structure
 - a. Wood Frame: Post & Beam Balloon
 - b. Load Bearing Masonry: Brick Stone Concrete
 Concrete Block
 - c. Iron d. Steel e. Other:
3. Wall Covering: Clapboard Board & Batten Wood Shingle
 Shiplap Novelty Asbestos Shingle Sheet Metal
 Aluminum Asphalt Shingle Brick Veneer Stone Veneer
 Bonding Pattern: Other:
4. Roof Structure
 - a. Truss: Wood Iron Steel Concrete
 - b. Other:
5. Roof Covering: Slate Wood Shingle Asphalt Shingle
 Sheet Metal Built Up Rolled Tile Other:
6. Engineering Structure:
7. Other:

Appendages: Porches Towers Cupolas Dormers Chimneys
 Sheds Ells Wings Bay Window Other: garage

Roof Style: Gable Hip Shed Flat Mansard Gambrel
 Jerkinhead Saw Tooth With Monitor With Bellcast
 With Parapet With False Front Other:

Number of Stories: 2½

Number of Bays: 6 x 3 (3 part bay) Entrance Location both center

Approximate Dimensions:

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish; 2 story rear porch and rear shed c. 1930 addition; large shed roof dormer c. 1930 additions in rear; gabled 2 1/2 story canted bay windows on east & west elevations; hipped roof dormer in center of facade.

Fenestration - 6 x 3; 1/1 sash; paired windows on facade; 3-part windows on 1st story of facade with diamond paned transoms.

Entrance - 5 x 1; 1 story end porch with Doric colonnettes on posts, simple balustrade, plain entablature; gablet over entry with applied swag in pediment; drop pendant valance over entry; 2 glass and panel doors.

Cornice - Boxed, plain frieze band, pent eaves in gable ends, applique swag on frieze of facade dormer.

House re-sided in aluminum.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

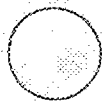
Originally built as a two-family dwelling, this Colonial Revival house has retained much of its basic character even though additions and changes have been made. The size, massing and proportion of this house contribute to the overall residential profile of the neighborhood.

The first tenants, c. 1907, were Lydia Sherman, a widow, and Walter Smith, a travelling salesman.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:

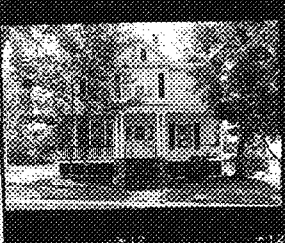
Gloria Scott

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 15, 1978



OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	75 Brooke's Avenue
COMMON NAME:	
FUNCTIONAL TYPE:	residence
OWNER:	John J. & Sheila A. Hartnett
ADDRESS:	75 Brooke's Avenue Burlington, Vt.
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

SURVEY NUMBER:	75 Brooke's Avenue
NEGATIVE FILE NUMBER:	78-A-218
UTM REFERENCES:	Zone/Easting/Northing
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	John O'Malley
PRESENT USE:	residence
ORIGINAL USE:	residence
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE:	Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>
STYLE:	Colonial Revival
DATE BUILT:	1907

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block on addition
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys Sheds Ells Wings Bay Window Other:

Roof Style: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:

Number of Stories: 2 1/2

Number of Bays: 3 x 3 (3 part bay) Entrance Location: center

Approximate Dimensions: _____

THREAT TO STRUCTURE:

No Threat Zoning Roads Development Deterioration Alteration Other:

LOCAL ATTITUDES:

Positive Negative Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish; rear 2 story ell; rear 1 story shed c. 1930 addition; gabled 2 1/2 story canted bay window on west elevation; hipped roof dormers on east & west elevations; gabled 2nd story rectangular bay window in center of facade.

Fenestration - 3 x 3; 1/1 sash; facade bay has 3-part lozenge shaped lights in window, paired semicircular windows above this window.

Entrance - 3 x 1, 1 story end porch with paired Doric columns, simple balustrade, plain entablature, east end of porch is screened-in; lozenge shaped 12/ sidelights over horizontal panels surround glass and panel door.

Cornice - Boxed.

House was re-sided with aluminum.

RELATED STRUCTURES: (Describe)

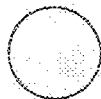
STATEMENT OF SIGNIFICANCE:

Although resided with aluminum, this Colonial Revival house is compatible to its neighbors in scale, style, rhythm and proportions and serves to maintain the quiet, residential ambiance of the street.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
 Scattered Buildings
 Moderately Built Up
 Densely Built Up
 Residential Commercial
 Agricultural Industrial
 Roadside Strip Development
 Other:

RECORDED BY:

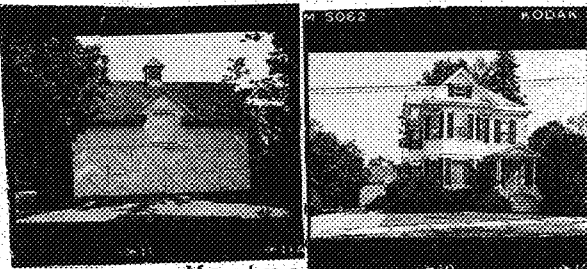
Gloria Scott

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 15, 1978



Montpelier Preservation
 76 Brooke's Avenue Burlington, VT 05402

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER:
 76 Brooke's Avenue

NEGATIVE FILE NUMBER:
 78-A-218

UTM REFERENCES:
 Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
 Mrs. E. B. Collins

PRESENT USE: residence

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Queen Anne/Colonial Revival

DATE BUILT: c. 1902

COUNTY: Chittenden

TOWN: Burlington

LOCATION:
 76 Brooke's Avenue

COMMON NAME:

FUNCTIONAL TYPE: residence

OWNER: Ralph F. & June D. Nye

ADDRESS: 76 Brookes Avenue
 Burlington, Vt.

ACCESSIBILITY TO PUBLIC:
 Yes No Restricted

LEVEL OF SIGNIFICANCE:
 Local State National

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle
 Shiplap Novelty Asbestos Shingle Sheet Metal
 Aluminum Asphalt Shingle Brick Veneer Stone Veneer
 Bonding Pattern: Other: vinyl
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle
 Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys
 Sheds Ells Wings Bay Window Other: barn

Roof Style: Gable Hip Shed Flat Mansard Gambrel
 Jerkinhead Saw Tooth With Monitor With Bellcast
 With Parapet With False Front Other:

Number of Stories: 2½

Number of Bays: 2 (3 part bay) x 5 (3 part bay) Entrance Location: right

Approximate Dimensions: _____

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular; gabled 2 1/2 story canted bay windows on west & facade elevations; hipped roof dormer on west elevation; gabled 2 story bow window on east elevation; 2 story rear ell & porch; 1 story side porch.

Fenestration - 2 x 5; 1/1 sash; louvered blinds.

Entrance - 1 x 1, 1 story gabled entrance porch with Doric colonnettes on pedestals, simple balustrade, full entablature, vertical boarding in pedimental gable; elaborate Queen Anne glass and panel door.

Cornice - Boxed on curvilinear brackets; plain frieze; pent eaves in gable ends.

This house has vinyl siding, however the decorative canted shingles between the 1st & 2nd story on the bay windows (that flare slightly at the string-course) and the canted shingles in the gable ends have been left intact.

RELATED STRUCTURES: (Describe)

Barn/garage is 1 story, 3 bays wide; gabled slate roof, gabled wall dormer in the center of the facade; cupola in center of roof ridge; matched beaded boarding on doors with crisscross woodwork. It is in fair condition.

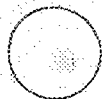
STATEMENT OF SIGNIFICANCE:

Although this house has been re-sided in vinyl, much of the Queen Anne character was retained and contributes to the turn-of-the-century residential character of the street. Unusual to this house is the relatively high style Colonial Revival barn/garage to the rear. The fact that this house has its own barn reflects the prosperity of its original owner, Mrs. E. B. Collins, a widow.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



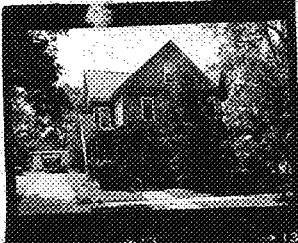
SURROUNDING ENVIRONMENT:

Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:
Gloria Scott

ORGANIZATION:
VT. Div. for Historic Preservation

DATE RECORDED:
August 15, 1978



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER:
 83 Brooke's Avenue

NEGATIVE FILE NUMBER:
 78-A-218

UTM REFERENCES:
 Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
 Thomas Wagner

PRESENT USE: apartments

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Colonial Revival

DATE BUILT: c. 1901

COUNTY: Chittenden

TOWN: Burlington

LOCATION:
 83 Brooke's Avenue

COMMON NAME:

FUNCTIONAL TYPE: residence

OWNER: Seymoure and Annette C.
 ADDRESS: Smith
 83 Brooke's Avenue, Burl.

ACCESSIBILITY TO PUBLIC:
 Yes No Restricted

LEVEL OF SIGNIFICANCE:
 Local State National

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle
 Shiplap Novelty Asbestos Shingle Sheet Metal
 Aluminum Asphalt Shingle Brick Veneer Stone Veneer
 Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle
 Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- Other:

Appendages: Porches Towers Cupolas Dormers Chimneys
 Sheds Ells Wings Bay Window Other: garage

Roof Style: Gable Hip Shed Flat Mansard Gambrel
 Jerkinhead Saw Tooth With Monitor With Bellcast
 With Parapet With False Front Other:

Number of Stories: 2½

Number of Bays: 4 (3 part bay) x 3 Entrance Location: left

Approximate Dimensions:

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - "L" plan; 2 story rear ell; rear stairway; gabled 2 1/2 story canted bay window on northwest corner; hipped roof dormer on west elevation; covered stairway addition on east elevation.

Fenestration - 4 x 3; 1/1 sash, some Queen Anne stained glass transoms.

Entrance - 5 x 3, 1 story veranda, southwest end is screened-in; bowed Doric colonnettes on plain pedestals, simple balustrade; full entablature, vertical boarding in gablet over entry; 2 Queen Anne multipaned glass panel doors.

Cornice - Boxed on curvilinear brackets, plain frieze, pedimented gables. Clapboarded with beaded cornerboards; canted shingles in gable ends.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Built for Thomas Magner, a life insurance agent, this Colonial Revival house is representative of the styles and tastes in housing of the aspiring middle class at the turn of the century. Retaining the spatial quality of its neighbors, the house is also compatible to the residential rhythm of the surrounding houses, and is a good example of this popular Burlington housetype.

REFERENCES:

Burlington Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
 Scattered Buildings
 Moderately Built Up
 Densely Built Up
 Residential Commercial
 Agricultural Industrial
 Roadside Strip Development
 Other:

RECORDED BY:

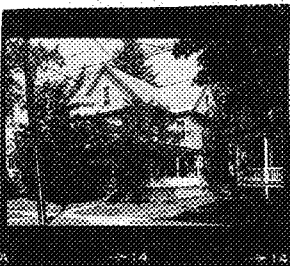
Gloria Scott

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 15, 1978



OF VERMONT
 on for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER:

86 Brooke's Avenue

NEGATIVE FILE NUMBER:

78-A-218

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME: Charles F. Rockwood

PRESENT USE:

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good

Fair Poor

STYLE: Colonial Revival/Queen Anne

DATE BUILT:

c. 1901

COUNTY: Chittenden

TOWN: Burlington

LOCATION:

86 Brooke's Avenue

COMMON NAME:

FUNCTIONAL TYPE: residence

OWNER: Sydney & Beatrice R. Samuelson

ADDRESS: 86 Brookes Avenue

Burlington, Vt.

ACCESSIBILITY TO PUBLIC:

Yes No Restricted

LEVEL OF SIGNIFICANCE:

Local State National

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete Concrete Block

2. Wall Structure

a. Wood Frame: Post & Beam Balloon

b. Load Bearing Masonry: Brick Stone Concrete

Concrete Block

c. Iron d. Steel e. Other:

3. Wall Covering: Clapboard Board & Batten Wood Shingle

Shiplap Novelty Asbestos Shingle Sheet Metal

Aluminum Asphalt Shingle Brick Veneer Stone Veneer

Bonding Pattern: Other:

4. Roof Structure

a. Truss: Wood Iron Steel Concrete

b. Other:

5. Roof Covering: Slate Wood Shingle Asphalt Shingle

Sheet Metal Built Up Rolled Tile Other:

6. Engineering Structure:

7. Other:

Appendages: Porches Towers Cupolas Dormers Chimneys

Sheds Ells Wings Bay Window Other:

Roof Style: Gable Hip Shed Flat Mansard Gambrel

Jerkinhead Saw Tooth With Monitor With Bellcast

With Parapet With False Front Other:

Number of Stories: 2 1/2

Number of Bays: 3 x 5

Entrance Location: right

Approximate Dimensions: _____

THREAT TO STRUCTURE:

No Threat Zoning Roads

Development Deterioration

Alteration Other:

LOCAL ATTITUDES:

Positive Negative

Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - "L" plan; rear 2 story ell; 1 story rear ell c. 1930 addition; polygonal 2 level tower with polygonal roof & finial on southwest corner.
Fenestration - 3 (3 part bay) x 5, 1/1 sash.
Entrance - 4 x 2, 1 story veranda with bowed Doric colonnettes on pedestals, simple balustrade, plain entablature, vertical boarding in gablet over entry; recessed Queen Anne multipaned glass and panel door.
Cornice - Boxed on curvilinear brackets, plain frieze.
 Clapboarded with beaded cornerboards on 1st story; shingled 2nd story, tower & dormer.

RELATED STRUCTURES: (Describe)

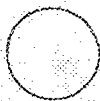
STATEMENT OF SIGNIFICANCE:

Built contemporaneously with 92 & 98 Brooke's Avenue, this Colonial Revival/Queen Anne house is identical in style and plan and was probably built as early tract housing. It is representative of the type of housing available to the middle class in the early 1900's. The first known owner was Charles Rockwood, who worked for a wholesale cigar firm. The house is a positive contribution to the profile of the street.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

- Open Land Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential Commercial
- Agricultural Industrial
- Roadside Strip Development
- Other:

RECORDED BY:

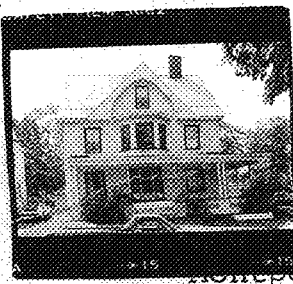
Gloria Scott

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 15, 1978



STATE OF VERMONT
 Commission for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER:
 91 Brooke's Avenue

NEGATIVE FILE NUMBER:
 78-A-218

UTM REFERENCES:
 Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
 Edward P. Woodbury

PRESENT USE: apartments

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Colonial Revival/Shingle Style

DATE BUILT: c. 1900

COUNTY: Chittenden

TOWN: Burlington

LOCATION:
 91 Brooke's Avenue

COMMON NAME:

FUNCTIONAL TYPE: residence

OWNER: Barbara Forman

ADDRESS: 91 Brookes Avenue
 Burlington, Vt.

ACCESSIBILITY TO PUBLIC:
 Yes No Restricted

LEVEL OF SIGNIFICANCE:
 Local State National

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete Concrete Block
2. Wall Structure
 - a. Wood Frame: Post & Beam Balloon
 - b. Load Bearing Masonry: Brick Stone Concrete
 Concrete Block
 - c. Iron d. Steel e. Other:
3. Wall Covering: Clapboard Board & Batten Wood Shingle
 Shiplap Novelty Asbestos Shingle Sheet Metal
 Aluminum Asphalt Shingle Brick Veneer Stone Veneer
 Bonding Pattern: Other:
4. Roof Structure
 - a. Truss: Wood Iron Steel Concrete
 - b. Other:
5. Roof Covering: Slate Wood Shingle Asphalt Shingle
 Sheet Metal Built Up Rolled Tile Other:
6. Engineering Structure:
7. Other:

Appendages: Porches Towers Cupolas Dormers Chimneys
 Sheds Ells Wings Bay Window Other:

Roof Style: Gable Hip Shed Flat Mansard Gambrel
 Jerkinhead Saw Tooth With Monitor With Bellcast
 With Parapet With False Front Other:

Number of Stories: 2½

Number of Bays: 3 x 4 (3 part bay) Entrance Location: center

Approximate Dimensions:

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish; 1 story rear enclosed porch; 2 story bay window on west elevation; large gabled wall dormer in center of facade above the 2nd story polygonal bay window which is above the entry in the center of the facade.
Fenestration - 3 x 4, 1/1 sash some windows have been replaced with solid sheet glass; architrave molding.

Entrance - 4 x 3, 1 story veranda with grouped Doric columns, turned balustrade, full entablature; glass 3/4 sidelights above panelled bases surround door.

Cornice - Boxed on curvilinear brackets.

Clapboarded 1st story with beaded cornerboards; shingled 2nd story flares slightly at stringcourse; shingled bay windows; 2-point arches in gable ends. Very similar to 28, 83 North Willard St. and 179 Loomis St.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

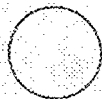
Built c. 1900 for Edward Woodbury, son of industrialist Urban A. Woodbury. Edward Woodbury assumed control of one his father's many businesses, the Crystal Confectionary Co., a candy manufacturer. Like Charles Van Patten, several doors down (#57), Woodbury's ability to purchase a large new house while still in his twenties illustrates the great advantage of inherited wealth in those pre-income tax years.

Similar to the above listed houses, it is most likely that these houses were built by the same firm. However, the decorative treatment of the facades and different style porches give these houses their individuality. The house is a departure in massing from its neighbors and while maintaining the rhythm and scale of the street, it is an interesting counterpoint to its more formal neighbors.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
 Scattered Buildings
 Moderately Built Up
 Densely Built Up
 Residential Commercial
 Agricultural Industrial
 Roadside Strip Development
 Other:

RECORDED BY:

Gloria Scott

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 15, 1978



Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER: 92 Brooke's Avenue

NEGATIVE FILE NUMBER: 78-A-218

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
H. W. Varnum

PRESENT USE: apartments
ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
Excellent Good
Fair Poor

STYLE: Colonial Revival/Queen Anne

DATE BUILT: c. 1901

COUNTY: Chittenden
TOWN: Burlington
LOCATION: 92 Brooke's Avenue
COMMON NAME:
FUNCTIONAL TYPE: residence
OWNER: Dorian G. & Paula L. Lucey
ADDRESS:
ACCESSIBILITY TO PUBLIC:
Yes No Restricted
LEVEL OF SIGNIFICANCE:
Local State National

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete Concrete Block
2. Wall Structure
 - a. Wood Frame: Post & Beam Balloon
 - b. Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - c. Iron d. Steel e. Other:
3. Wall Covering: Clapboard Board & Batten Wood Shingle
Shiplap Novelty Asbestos Shingle Sheet Metal
Aluminum Asphalt Shingle Brick Veneer Stone Veneer
Bonding Pattern: Other:
4. Roof Structure
 - a. Truss: Wood Iron Steel Concrete
 - b. Other:
5. Roof Covering: Slate Wood Shingle Asphalt Shingle
Sheet Metal Built Up Rolled Tile Other:
6. Engineering Structure:
7. Other:

Appendages: Porches Towers Cupolas Dormers Chimneys
Sheds Ells Wings Bay Window Other: garage

Roof Style: Gable Hip Shed Flat Mansard Gambrel
Jerkinhead Saw Tooth With Monitor With Bellcast
With Parapet With False Front Other:

Number of Stories: 2½
Number of Bays: 3 (3 part bay) x 4
Approximate Dimensions: _____

Entrance Location: right

THREAT TO STRUCTURE:
No Threat Zoning Roads
Development Deterioration
Alteration Other:

LOCAL ATTITUDES:
Positive Negative
Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - "L" plan; rear 2 story ell; 1 story rear shed c. 1930 addition; gabled 2 1/2 story canted bay window on southwest corner; hipped roof dormer on west elevation.

Fenestration - 3 x 4; 1/1 sash, some Queen Anne stained glass transoms.

Entrance - 5 x 4, 1 story veranda, northwest side is screened-in; Doric colomnettes on pedestals; turned balustrade, plain entablature; gablet over entry; recessed glass and panel door.

Cornice - Boxed on curvilinear brackets, plain frieze, pedimented gables. Clapboarded with beaded cornerboards; canted shingles in gable ends.

RELATED STRUCTURES: (Describe)

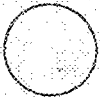
STATEMENT OF SIGNIFICANCE:

Built contemporaneously with 86, and 98 Brooke's Avenue, this Colonial Revival/Queen Anne house is identical in style and plan, and was probably built as early tract housing. It is representative of the type of housing available to the middle class in the early 1900's. The first known owner was H. W. Varnum, a contractor. The house is a positive contribution to the profile of the street.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



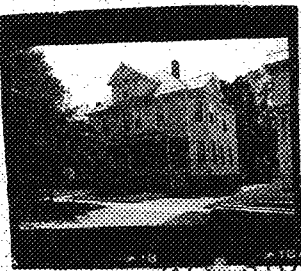
SURROUNDING ENVIRONMENT:

Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:
Gloria Scott

ORGANIZATION:
VT. Div. for Historic Preservation

DATE RECORDED:
August 15, 1978



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 93 Brooke's Avenue
 COMMON NAME:
 FUNCTIONAL TYPE: residence
 OWNER: Mark B. & Helen D. O'Brien
 ADDRESS: 93 Brookes Avenue
 Burlington, Vt.
 ACCESSIBILITY TO PUBLIC:
 Yes No Restricted
 LEVEL OF SIGNIFICANCE:
 Local State National

GENERAL DESCRIPTION:
 Structural System
 1. Foundation: Stone Brick Concrete Concrete Block
 2. Wall Structure
 a. Wood Frame: Post & Beam Balloon
 b. Load Bearing Masonry: Brick Stone Concrete
 Concrete Block
 c. Iron d. Steel e. Other:
 3. Wall Covering: Clapboard Board & Batten Wood Shingle
 Shiplap Novelty Asbestos Shingle Sheet Metal
 Aluminum Asphalt Shingle Brick Veneer Stone Veneer
 Bonding Pattern: Other: vinyl
 4. Roof Structure
 a. Truss: Wood Iron Steel Concrete
 b. Other:
 5. Roof Covering: Slate Wood Shingle Asphalt Shingle
 Sheet Metal Built Up Rolled Tile Other:
 6. Engineering Structure:
 7. Other:
 Appendages: Porches Towers Cupolas Dormers Chimneys
 Sheds Ells Wings Bay Window Other: garage
 Roof Style: Gable Hip Shed Flat Mansard Gambrel
 Jerkinhead Saw Tooth With Monitor With Bellcast
 With Parapet With False Front Other:
 Number of Stories: 2½
 Number of Bays: 3 x 3 (3 part bay) Entrance Location: center
 Approximate Dimensions:

SURVEY NUMBER:
 93 Brooke's Avenue
 NEGATIVE FILE NUMBER:
 78-A-218
 UTM REFERENCES:
 Zone/Easting/Northing
 U.S.G.S. QUAD. MAP:
 PRESENT FORMAL NAME:
 ORIGINAL FORMAL NAME:
 Carl A. Weston
 PRESENT USE: residence
 ORIGINAL USE: residence
 ARCHITECT/ENGINEER:
 BUILDER/CONTRACTOR:
 PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor
 STYLE: Colonial Revival
 DATE BUILT: c. 1901

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish; 2 story rear ell, gabled 2 1/2 story canted bay window on west elevation; hipped roof dormers on east, west & center of facade; 2nd story canted bay window in center of facade.

Fenestration - 3 x 3; 1/1 sash, some Queen Anne stained glass transoms.

Entrance - 3 x 1, 1 story end porch, bowed Doric colonnettes on pedestals, simple balustrade, plain entablature, gablet over entry; diamond paned 3/4 sidelights surround Queen Anne multipaned glass and panel door.

Cornice - Boxed, pedimented gables.

House was re-sided in vinyl recently. According to the owner the house was converted into 2 apartments during World War II, and converted back into a single family dwelling when owners purchased house a few years ago.

RELATED STRUCTURES: (Describe)

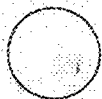
STATEMENT OF SIGNIFICANCE:

Built c. 1901, the first known owner of this Colonial Revival house was Carl Weston, a travelling salesman. It reflects the upward mobility of the middle class to move into finer neighborhoods "up on the hill" in Burlington. Although vinyl siding was put on the house, it still is a positive contribution in size, scale and massing to the residential profile of the street.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912, Mrs. O'Brien, owner.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:

Gloria Scott

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 15, 1978



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER:
 98 Brooke's Avenue

NEGATIVE FILE NUMBER:
 78-A-218

UTM REFERENCES:
 Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
 Don A. Stone/William E. Willard

PRESENT USE: residence

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Colonial Revival/Queen Anne

DATE BUILT: c. 1901

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 98 Brooke's Avenue

COMMON NAME:

FUNCTIONAL TYPE: residence

OWNER: Joseph & Eve F. Evenhart

ADDRESS: 98 Brookes Avenue
 Burlington, Vt.

ACCESSIBILITY TO PUBLIC:
 Yes No Restricted

LEVEL OF SIGNIFICANCE:
 Local State National

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete Concrete Block
2. Wall Structure
 - a. Wood Frame: Post & Beam Balloon
 - b. Load Bearing Masonry: Brick Stone Concrete
 Concrete Block
 - c. Iron d. Steel e. Other:
3. Wall Covering: Clapboard Board & Batten Wood Shingle
 Shiplap Novelty Asbestos Shingle Sheet Metal
 Aluminum Asphalt Shingle Brick Veneer Stone Veneer
 Bonding Pattern: Other:
4. Roof Structure
 - a. Truss: Wood Iron Steel Concrete
 - b. Other:
5. Roof Covering: Slate Wood Shingle Asphalt Shingle
 Sheet Metal Built Up Rolled Tile Other:
6. Engineering Structure:
7. Other:

Appendages: Porches Towers Cupolas Dormers Chimneys
 Sheds Ells Wings Bay Window Other:

Roof Style: Gable Hip Shed Flat Mansard Gambrel
 Jerkinhead Saw Tooth With Monitor With Bellcast
 With Parapet With False Front Other:

Number of Stories: 2 1/2

Number of Bays: 3 (3 part tower) x 4 Entrance Location: right

Approximate Dimensions: _____

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - "L" plan; rear 2 story ell; 1 story rear shed c. 1930 addition; 3 level polygonal tower with polygonal roof & finial on southwest corner; hipped roof dormer on west elevation.

Fenestration - 3 x 4; 1/1 sash, some Queen Anne stained glass transoms.

Entrance - 5 x 4, 1 story veranda with Doric columns, simple balustrade, plain entablature, gablet over entry; doorway was recently enclosed with metal panels & louvered windows; recessed Queen Anne multipaned glass and panel door.

Cornice - Boxed on curvilinear brackets, plain frieze, pedimented gables.

Clapboarded with beaded cornerboards on 1st story; shingled 2nd story, tower, gable ends and dormer.

RELATED STRUCTURES: (Describe)

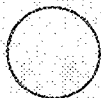
STATEMENT OF SIGNIFICANCE:

Built at the same time as 86 & 92 Brooke's Avenue, this Colonial Revival/Queen Anne style house is identical in plan and style, and was probably built as early tract housing. It is representative of the type of housing available to the middle class in "better" neighborhoods at the turn of the century. The earliest known residents were Don A. Stone and William E. Willard. The house is a positive contribution to the maintenance of this street as a quiet residential neighborhood.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, 1900, 1906, 1912.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:

Gloria Scott

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

August 15, 1978