

CANFIELD STREET

Burlington

Lakeview Terrace, Haswell St., Canfield St. and Berry St.

The neighborhood formed by Lakeview Terrace, Haswell St., Canfield St. and Berry St. is located adjacent to lower North Avenue - a major artery connecting Burlington's New North End with the rest of the city. Lakeview Terrace runs parallel to North Avenue, while the other three short streets connect the two. With the exception of Sunset Ct., these are the only streets located on the western side of North Avenue in Burlington's Old North End.

The land which incorporates this neighborhood was originally owned by a property owner named Haswell in 1853. He most likely sold this property to the Vermont Central Railroad when it came to Burlington in the 1860s. By 1869, all land west of North Avenue was owned by the railroad except for some lake front property owned by lumber companies and a small parcel along North Ave. owned by an M. Noyes. East of North Avenue, where Ward St., Strong St. and Drew St. are now located, was the Chittenden Co. Fair Grounds. These grounds were used to train and drill the 13th Regiment of Vermont, which later fought at Gettysburg during the Civil War. The soldiers may have camped on the Lakeview Terrace side of North Avenue (as one resident suggests) and walked their horses down to the lake to water them.

After the Civil War, Noyes laid out a plan of three short streets on his parcel of land - Bissell St. (which was later extended north and renamed Lakeview Terrace), Haswell St. and Canfield St.. An 1890 map by C.M. Hopkins illustrates that subdivision and development had begun before the turn of the century. In fact, both sides of the southern part of North Avenue began to develop rapidly during the end of the 19th century. As the lake side lumber industry expanded, so did the housing need for immigrant French Canadian, Irish, and German workers. The completion of the trolley line along North Avenue in 1888 also made the area a more desirable place to live.

The early residents of most of these houses were working class. A large number of them were employed by lumber companies such as J.R. Booth and W.& D.G. Crane, which were conveniently located on the waterfront. Many also worked for the American Woolen Company in Winooski and the Central Vermont Railroad. Other residents were plumbers, carpenters, painters and laborers. The neighborhood had a German flavor and many of the houses were built by local contractors such as the Kieslichs, Heiningers and Haukes who were of German decent. Oscar Heininger built the Goethe Lodge on Crowley St. (off of North Avenue) as a community center for his laborers and friends. The building remains today and still operates as a club.

Most of the construction along Lakeview Terrace was done between 1900 and 1920. However, a few structures still remain (#s 9,13,37,65-67) that were probably built before the turn of the century. The houses in the neighborhood have mostly simple vernacular designs and gable fronts, although there is a mixture of

other styles. This is in slight contrast to lower North Avenue which has a large number of Queen Ann and Italianate style houses. Some of the houses on Lakeview Terrace may have been built by their original owners given the number of residents who worked in the lumber industry. One possible example is 89 Lakeview Terrace which is distinctive for its unique vernacular styling.

Over the past two decades many of the houses on Lakeview Terrace that were owned by one family for several generations have been sold. Some of the new owners have expanded or altered their houses to take advantage of lake views. There has also been some new construction (#27) and two condominium associations have been formed. This activity has certainly changed the character of the neighborhood. Some long time residents fear that the lake views and the rise in property values are causing this once working class neighborhood to be gentrified. A proposed development for condominiums on lower North Avenue may further impact the area.

SOURCES:

Presdee & Edwards map, 1853.
C. Wainwright map, 1862.
Beers Atlas map, 1869.
C.M. Hopkins, C.E., map, 1890.
Sanborn insurance maps, 1924, 1938 and 1942.

Burlington City Directories, assorted years 1890-1930.
Sturtevant, Ralph Orson. Pictorial History: Thirteenth Regiment Vermont Volunteers.
Survey Summary by Karen Czaikowski, August 1983.

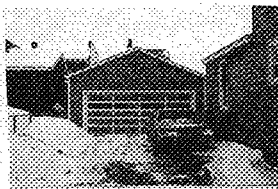
INTERVIEWS:

Lillian Baker Carlisle
John & Ann Lorrain
Janet E. Newman
Muriel Langlois
Francis Handl

Recorded by:
Scott Gurley

Organization:
City of Burlington

Date Recorded:
January, 1993



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

93-A-83, #9 / 93-A-85, #12A

UTM REFERENCES:

Zone/Easting/Northing

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

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: single family dwelling

ORIGINAL USE: single family dwelling

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good

Fair Poor

STYLE: vernacular

DATE BUILT: c.1934

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 1 Canfield St.

COMMON NAME:

PROPERTY TYPE: dwelling

OWNER: Valley, David B. & Marion D.

ADDRESS: same as above

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 Siding 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: 3x3 + addition

Entrance Location: lt. side hall

Approximate Dimensions: 30x35

SIGNIFICANCE: Architectural

Historic

Archeological

Historic Contexts:

Level of Significance:

Local State National

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

This two and a half story gable front vernacular has a rear one story addition. The addition spans the back facade and is approximately two bays deep. It has an asphalt shingle roof, the rest of the house has a slate roof. A third floor gable roof dormer on the east side of the house has an imbricated course, the rest of the slate shingles are square. The roof and the dormer both have cornice returns. A front porch features a hipped roof, wrought iron railings and a brick foundation. The replacement windows have 1/1 sash.

RELATED STRUCTURES: (Describe)

Rear two bay wide garage with a metal roof and overhead sectional door. A Sanborn map from 1938 illustrates that there were originally two large structures behind the house. A storage shed was located next to a garage on the rear of the property. Both have since been torn down. The present garage appears to have been built c.1965.

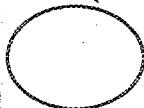
STATEMENT OF SIGNIFICANCE:

This vernacular home was one of the last buildings to be built in this neighborhood. Most of the construction along Lakeview Terrace, Haswell St. and Canfield St. was done between 1900 and 1920. This house was built c. 1934. The first listed resident here according to the 1935 Burlington Directory was Donald Badger who was an engineer for the Central Vermont Railway Co.

REFERENCES:

Sanborn Maps, Burlington Directories.

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: Scott Gurley

ORGANIZATION: City of Burlington

DATE RECORDED: 10/18/93



SURVEY NUMBER:

NEGATIVE FILE NUMBER:
93-A-83, #10 93-A-85, #13A

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

UTM REFERENCES:
Zone/Easting/Northing

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

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

PRESENT FORMAL NAME:

COUNTY: Chittenden

ORIGINAL FORMAL NAME:

TOWN: Burlington

PRESENT USE: apartments

LOCATION: 2 Canfield St.

ORIGINAL USE:

COMMON NAME:

ARCHITECT/ENGINEER:

PROPERTY TYPE: dwelling

BUILDER/CONTRACTOR:

OWNER: Valley, David B. & Marion D.

PHYSICAL CONDITION OF STRUCTURE:

ADDRESS: 1 Canfield St.

Excellent Good

Burlington, Vt 05401

Fair Poor

ACCESSIBILITY TO PUBLIC:

STYLE: vernacular

Yes No Restricted

LEVEL OF SIGNIFICANCE:

DATE BUILT: c.1898

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 Siding 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: 1 1/2

Number of Bays: 2x2 + additions

Entrance Location: rt. side hall

Approximate Dimensions: 30x30

SIGNIFICANCE: Architectural Historic Archeological

Historic Contexts:

Level of Significance:

Local State National

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

One and a half story, gable front vernacular with multiple one story appendages. Two of the appendages are in the rear, and one is on the east side of the house. The east side appendage contains a shed roof which joins the main roof. This section of the house may have originally been a porch. A 2x1 bay section of the rear of the house was either an early addition or built contemporaneously. Another appendage was added in the rear more recently. The windows are 2/2 and the surrounds are covered.

RELATED STRUCTURES: (Describe)

A two bay wide garage with an overhead sectional door is located on the east side of the house. The garage was built c.1950 and is non-contributing due to age.

STATEMENT OF SIGNIFICANCE:

This house is similar to many of the houses along Lakeview Terrace because of it's gable front and modest scale. The first known resident here according to the 1898 Burlington Directory was a painter named Jacob Hoffman. Hoffman's widow, Caroline, lived here until around 1930.

REFERENCES:

Sanborn maps, Burlington Directories.

MAP: (Indicate North in Circle)



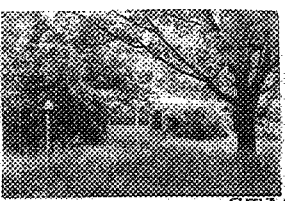
SURROUNDING ENVIRONMENT:

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

RECORDED BY: Scott Gurley

ORGANIZATION: City of Burlington

DATE RECORDED: 10/18/93



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 7 Canfield Street, Southeast corner of Canfield Street and Lakeview Terrace.
 COMMON NAME:
 FUNCTIONAL TYPE: House
 OWNER: Irvin & Annette Suitor
 ADDRESS: 7 Canfield Street
 Burlington, VT 05401
 ACCESSIBILITY TO PUBLIC:
 Yes No Restricted
 LEVEL OF SIGNIFICANCE:
 Local State National

SURVEY NUMBER:
 0402
 NEGATIVE FILE NUMBER:
 83-A-89 (5)
 UTM REFERENCES:
 Zone/Easting/Northing
 18/641240/4927080
 U.S.G.S. QUAD. MAP:
 Burlington 7.5
 PRESENT FORMAL NAME:
 Irvin Suitor House
 ORIGINAL FORMAL NAME:
 PRESENT USE: House
 ORIGINAL USE: --
 ARCHITECT/ENGINEER:
 Unknown
 BUILDER/CONTRACTOR:
 Mose Robair
 PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor
 STYLE: Vernacular Colonial Revival
 DATE BUILT: 1926

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 Chimney
 Shed 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
 Number of Bays: 2 x 4
 Approximate Dimensions: 20 x 26
 Entrance Location: Gable front, left

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

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Two story, jerkinhead roof, L-plan house with raking boxed eaves, west side clip gable ell and single gable dormer with 6/1 sash window. Front northeast corner jerkinhead roof porch with widely spaced square corner posts with trellis infill and trellis railing. Front 1/2 glazed panel door. Rear one story shed addition (1976). 6/1 sash windows with plain surrounds. Vinyl siding (1977).

RELATED STRUCTURES: (Describe)

- 1. Gable front, single bay garage; aluminum sided; overhead door (1976) (12' x 10').

STATEMENT OF SIGNIFICANCE:

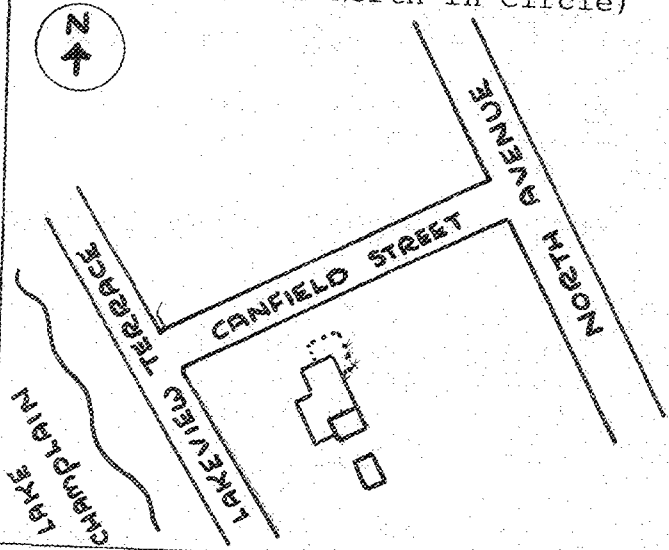
This well-preserved jerkinhead, Colonial Revival house, altered only by vinyl siding, is unique in Burlington's architecture. Though not documented as a literal "catalogue house" the style of this house can be found in the Sears, Roebuck and Company's Honor Bilt Homes catalog of 1921. Burlington has only a few structures positively identified as catalog homes.

This structure contributes visual variety to the gable front streetscape, particularly because of the unusual semi-detached front porch.

REFERENCES:

- Burlington Directory, 1926.
- Interview with Irvin & Annette Suitor. 6/9/83.
- Sears, Roebuck & Company, 1921 Catalog.

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:
KAREN CZAIKOWSKI

ORGANIZATION:
DIVISION FOR HISTORIC PRESERVATION

DATE RECORDED:

JUNE 9, 1983