

CAROLINE STREET  
Burlington

## SOUTH END OF BURLINGTON:

(Adams Street, Alfred Street, Caroline Street, Catherine Street, Charlotte Street, Ferguson Avenue, Flynn Avenue, Foster Avenue, Hayward Street, Hoover Street, Lakeside Avenue, Overlake Park, Perrotta Place, Scarff Avenue.)

As real estate speculators such as Charles W. Scarff and A.O. Ferguson spurred the development of factories near Lake Champlain in the south end of Burlington, the need for housing grew proportionately. About six dwelling houses existed in the area, until Henry Conger began selling Lakeside lots at \$250-500 for double housing units in 1894. At this time, the trolleys transported goods and people from downtown Burlington along Pine Street.

Though the industries took no interest in developing workers' housing, men such as S.P. Saxe and the Reverend Edward Hungerford responded to the need and built many tenement blocks in the area.

One hundred acres purchased by Scarff and Ferguson from the Foster Farm, northeast of the lakeside factory development, was divided into eighteen city blocks (south on Home Avenue, north on Flynn Avenue, east on Shelburne Road, west along the railroad tracks by the lake). The streets were named for the influential entrepreneurs in the city of Burlington (Richardson, Wells, Lyman, Flynn, etc.). Bungalow, Colonial Revival and Dutch Colonial Revival homes sprang up, reflecting the popular building trends of this period.

The factories continued successfully into the twentieth-century but it was the 1920's war prosperity that brought improvement and growth to the neighborhoods. The Queen City Cotton Company established a baseball park, nursery, first aid station with a visiting nurse, sidewalks and shade trees. "There is a big community spirit at Lakeside now," said the Burlington Free Press (Feb 19, Aug 20, 1920).

Northeast of the Lakeside development, other streets, named after the developer's daughters (Caroline, Catherine, Charlotte, Margaret, Marian), or for the trees that lined curbs, (Locust) exhibited popular housing styles.

Neighborhood decline began by 1925, but was not apparent until 1935-37, when workers struck against the cotton mills; business dropped and land went up for sale, with tenants and employees having first options. The plants changed hands with General Electric taking over the old Queen City Cotton Company buildings in 1947.

Since the building boom in the 1920's and 1930's, the original Lakeside neighborhoods have remained basically unchanged.

While the farmlands were being developed west of Shelburne Road, to the east lay the Hickok, Buell and Cannon Estates. Individual contractors such as Alfred Perrotta began building on parcels of these lands, that were gradually sold for development (#8, 12, 22 Perrotta Place). The Willard Ledge Quarry, south of Ledge Road, which had been operating since 1805, ceased production in 1919 and eventually became Adams Court, Ludwig Court and Hoover Street, where the redstone walls abutt the backyards.

Street pattern growth has continued along both sides of Shelburne Road during the 1940's - 1960's, as the southern part of Burlington has expanded to today's suburban fringe.



STATE OF VERMONT  
 Division for Historic Preservation  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

SURVEY NUMBER:

0402

NEGATIVE FILE NUMBER:

83-A-177

UTM REFERENCES:

Zone/Easting/Northing  
 18/642960/4924340

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

Burlington 7.5

PRESENT FORMAL NAME:

Edytha Elkins House

ORIGINAL FORMAL NAME:

Clayton L. Elkins House

PRESENT USE: House

ORIGINAL USE: --

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent  Good   
 Fair  Poor

STYLE: vernacular

DATE BUILT: 1926

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 40 Caroline Street

Two lots south from corner of Catherine Street

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Edytha Elkins

ADDRESS: 40 Caroline Street  
 Burlington

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  Chimney   
 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: 2 x 2

Approximate Dimensions: 18' x 20'

Entrance Location: Gable front  
 right

THREAT TO STRUCTURE:

No Threat  Zoning  Roads   
 Development  Deterioration   
 Alteration  Other:

LOCAL ATTITUDES:

Positive  Negative   
 Mixed  Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

2½-story, gable front, rectangular plan block shingled house with box cornice, fascia trim, course and sill boards. Front porch with pedimented gable, box cornice, box posts with collar ring and base and shingle apron. 4 vertical panes over 1 sash windows with plain surrounds. Tripart front window with upper vertical panes. Rear porch with exposed rafter ends and an altered wrought iron railing. Altered cinder block chimney. Rock face concrete block foundation.

RELATED STRUCTURES: (Describe)

Garage - double bay, gable front asphalt roof with double sliding door; vertical board siding (14' x 12') c.1950-60's.

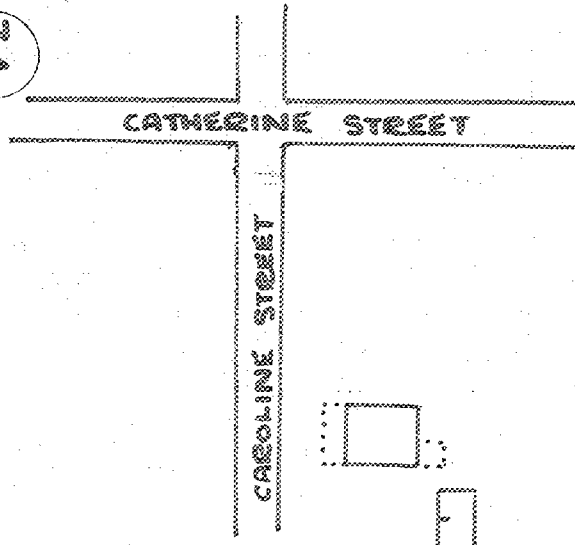
STATEMENT OF SIGNIFICANCE:

This well-preserved vernacular style house represents the development of middle-class neighborhoods in South Burlington during 1920-40. The gable front orientation of this structure contributes to the gable and hip roof character of Caroline Street.

REFERENCES:

Burlington Directory, 1926

MAP: (Indicate North in Circle)



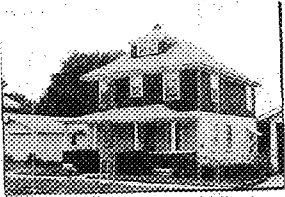
SURROUNDING ENVIRONMENT:

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

RECORDED BY:  
Karen Czaikowski

ORGANIZATION:  
Vt. Div. for Historic Preservation

DATE RECORDED: July 7, 1983



STATE OF VERMONT  
 Division for Historic Preservation  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

SURVEY NUMBER: 0402

NEGATIVE FILE NUMBER: 83-A-177

UTM REFERENCES:  
 Zone/Easting/Northing  
 18/642970/4924300

U.S.G.S. QUAD. MAP: Burlington 7.5

PRESENT FORMAL NAME: Gilbert Langlois House

ORIGINAL FORMAL NAME: Emily Lawson House

PRESENT USE: House

ORIGINAL USE: --

ARCHITECT/ENGINEER: Unknown

BUILDER/CONTRACTOR: Unknown

PHYSICAL CONDITION OF STRUCTURE:  
 Excellent  Good   
 Fair  Poor

STYLE: vernacular-Colonial Revival

DATE BUILT: 1917

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 41 Caroline Street  
 Two lots South from the corner of  
 Catherine Street

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Gilbert & Marie Langlois  
 ADDRESS: 41 Caroline Street  
 Burlington

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  Dormer  Chimney   
 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: 20' x 20'

Entrance Location: Front offset right

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

LOCAL ATTITUDES:  
 Positive  Negative   
 Mixed  Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

2½-story, four-square plan house with first story clapboard with corner boards, second story shingles with box cornice, fascia trim, course and sill boards. Center hip roof shingled dormer with paired 3/1 vertical pane sash window, with box cornice and fascia trim. Colonial Revival front porch with hip roof, Tuscan columns, box cornice and shingled apron; 3/4 glass pane door. 6/1 sash windows with lip molds. North side hooded entrance with matchstick and scroll-sawn truss supports. Rock face concrete block foundation. Interior left front chimney.

RELATED STRUCTURES: (Describe)

Garage - two bay, gable front asphalt roof, vertical paneling, concrete foundation, overhead door (14' x 12') c.1960's-70's.

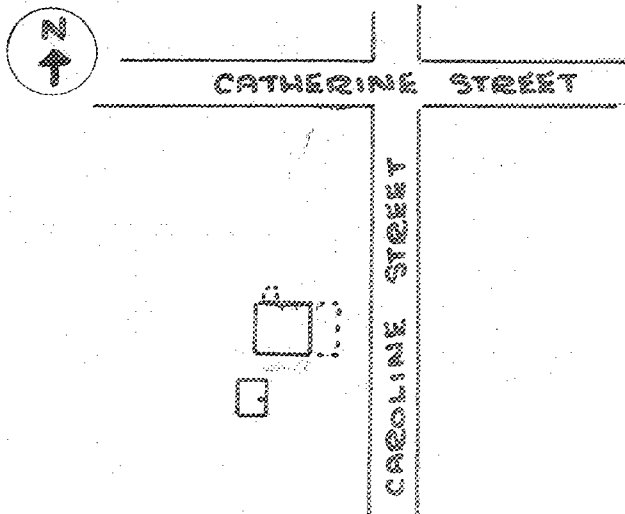
STATEMENT OF SIGNIFICANCE:

This well-preserved typical four-square plan house is an excellent example of middle class housing built during the early development of Caroline Street (c.1910-40).

REFERENCES:

Burlington Directory, 1917

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:

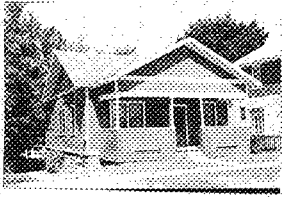
Karen Czaikowski

ORGANIZATION:

Vt. Div. for Historic Preservation

DATE RECORDED:

July 7, 1983



STATE OF VERMONT  
 Division for Historic Preservation  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

SURVEY NUMBER:  
 0402

NEGATIVE FILE NUMBER:  
 83-A-139

UTM REFERENCES:  
 Zone/Easting/Northing  
 18/642960/4924340

U.S.G.S. QUAD. MAP:  
 Burlington 7.5

PRESENT FORMAL NAME:  
 Clarence St. John House

ORIGINAL FORMAL NAME:  
 Lilila Wolcott House

PRESENT USE: House

ORIGINAL USE: --

ARCHITECT/ENGINEER:  
 Unknown

BUILDER/CONTRACTOR:  
 Unknown

PHYSICAL CONDITION OF STRUCTURE:  
 Excellent  Good   
 Fair  Poor

STYLE: Bungaloid

DATE BUILT: 1925

COUNTY: Chittenden  
 TOWN: Burlington  
 LOCATION: 51 Caroline Street  
 Four lots south from corner of  
 Catherine Street  
 COMMON NAME:  
 FUNCTIONAL TYPE: House  
 OWNER: Clarence & Arlene St. John  
 ADDRESS: 51 Caroline Street  
 Burlington  
 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: 1½  
 Number of Bays: 3 x 3  
 Approximate Dimensions: 20' x 24'  
 Entrance Location: Eaves front  
 offset right

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

LOCAL ATTITUDES:  
 Positive  Negative   
 Mixed  Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

One and one-half story, eaves front, rectangular plan house with gable front porch-has fascia trim and raking eaves, and enclosed gable pediment with exposed rafter tails. Attenuated Tuscan columns, and a block shingled apron. Extended gable ends with matchstick soffits, fascia trim, paired windows with lip molds, corner and sill boards. 4 vertical panes over one sash windows with plain surrounds; upper vertical sash over one in gable ends. Rear entrance porch. Rock face concrete block foundation.

RELATED STRUCTURES: (Describe)

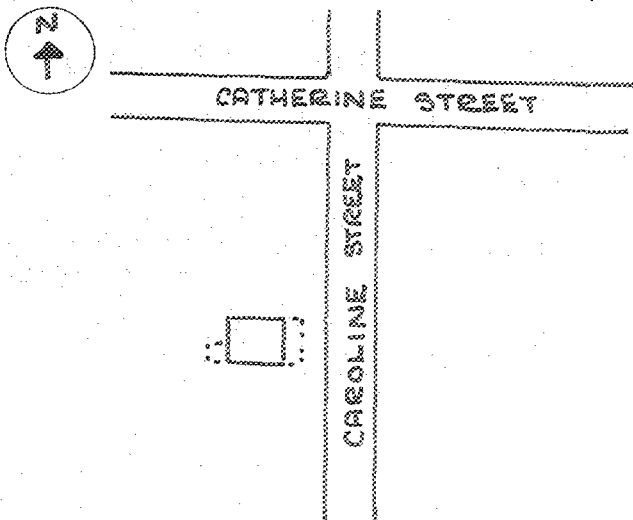
STATEMENT OF SIGNIFICANCE:

This well-preserved Bungaloid style house is scattered throughout Burlington. Each structure has its own distinct characteristics, such as the fascia trim highlighting the gable pediments on this house. It adds variety to the hip roof and gable houses along the street.

REFERENCES:

Burlington Directory, 1925.

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:

Vt. Div. for Historic Preservation

DATE RECORDED:

June 30, 1983