

CATHERINE 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-139

UTM REFERENCES:

Zone/Easting/Northing

18/642980/4924180

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

Burlington 7.5

PRESENT FORMAL NAME:

Karl Brown House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: --

ARCHITECT/ENGINEER: Unknown

BUILDER/CONTRACTOR: Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good

Fair Poor

STYLE: vernacular

DATE BUILT: c.1910

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 15 Catherine Street
 Three lots east from corner of Hayward Street
 COMMON NAME:
 FUNCTIONAL TYPE: House
 OWNER: Karl & Ruth Brown
 ADDRESS: 15 Catherine 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 rectangular plan gable front house with full shingled pediment, matchstick soffits, box cornice, corner and sill boards. Front hip roof porch with box cornice, Tuscan columns, square balustrade and lattice skirt. Large Queen Anne front window with tinted small pane transom. 1/1 sash windows with lip molds. Rear center chimney. 1-story rear shed roof addition. Rock face concrete block foundation.

RELATED STRUCTURES: (Describe)

Hip roof, double bay garage with paired double hinge doors. Corner boards, novelty siding, asphalt shingle roof and concrete foundation. (c. 1920)

STATEMENT OF SIGNIFICANCE:

This house, though altered with aluminum siding, is a well preserved example of the vernacular gable-front structures, built during the early 1900s before neighborhood development expanded in the south end of Burlington.

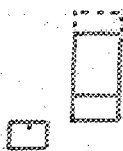
REFERENCES:

MAP: (Indicate North in Circle)



HAYWARD STREET

CATHERINE STREET



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:
VDHP

DATE RECORDED:
6/30/83



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
18/642020/4925260

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

PRESENT FORMAL NAME:
Albert Morin House

ORIGINAL FORMAL NAME:
Kaatz-Weddell Duplex House

PRESENT USE: Duplex

ORIGINAL USE: Duplex

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: 40-42 Catherine Street. Three
 Lots west from corner of Caroline Street

COMMON NAME:

FUNCTIONAL TYPE: Duplex

OWNER: Albert and Lodia Morin

ADDRESS: 40 Catherine 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
 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: 2½

Number of Bays: 4x4

Approximate Dimensions: 20x28

Entrance Location: Front Center

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 duplex with box cornice, fascia trim, and sill boards. Stories divided by 3' shingled belt course. Shingled hip dormers with 1/1 sash windows with lip molds, box cornice and fascia trim. Front hip roof porch with box cornice, square posts, double entry pediment, and clapboard apron. Rear 1-story shed roof addition. Cement covered rear chimney.

RELATED STRUCTURES: (Describe)

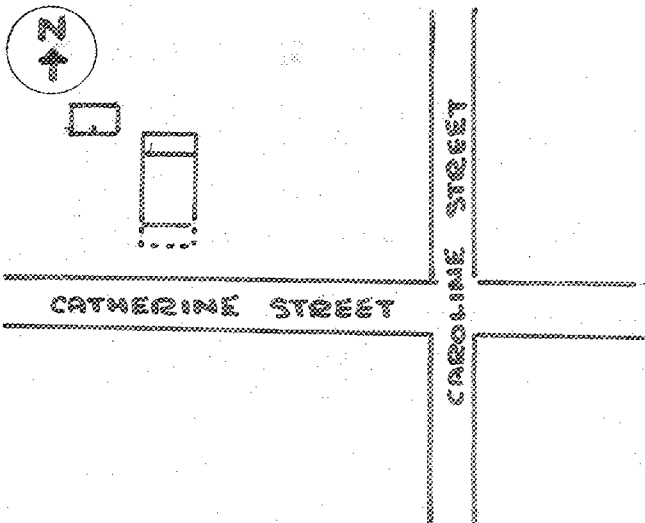
Garage- two bay clapboard asphalt hip roof, concrete foundation, paired double hinge panel doors with lower crossbucks. 16'x12' c. 1917

STATEMENT OF SIGNIFICANCE:

This well-preserved four-square plan house is one of a few duplex structures built on the streets named for the developer's daughters. Duplex structures are scattered throughout Burlington, though not in large, well preserved numbers.

REFERENCES:

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

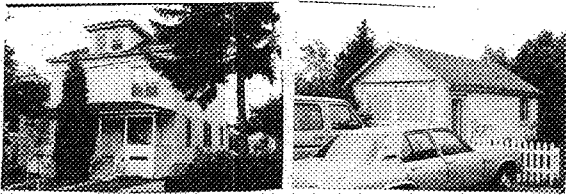
- Open Land Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential Commercial
- Agricultural Industrial
- Roadside Strip Development
- Other:

RECORDED BY:
Karen Czaikowski

ORGANIZATION:

VDHP

DATE RECORDED:
7/7/83



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
18/642000/4925280

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

PRESENT FORMAL NAME:
Paul LaFayette House

ORIGINAL FORMAL NAME:
Frank G. Gravelle House

PRESENT USE: Multi family

ORIGINAL USE: Multi family

ARCHITECT/ENGINEER:
Unknown

BUILDER/CONTRACTOR:
Unknown

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Vernacular

DATE BUILT:
1924

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 44-46 Catherine Street.
Two lots west from corner of Caroline Street.

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Paul and Karen Lafayette
 ADDRESS: 44-46 Catherine 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 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: 2½

Number of Bays: 4x3

Approximate Dimensions: 20x28

Entrance Location: Front off-center

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 box cornice, fascia trim, lintel course, corner and sill boards. Three hip roof dormers with box cornice, fascia trim, and paired 1/1 sash windows. Front porch with Tuscan columns and block shingle apron with staggered butt shingles along top row. Front cottage window and 1/1 sash windows. Rear chimney.

RELATED STRUCTURES: (Describe)

2 identical garages - single bay clapboard gable front, asphalt roof, exposed rafter ends, cement foundation. Double hinge panel doors with surrounds, side entry. 10'x12' each. c. 1925-30

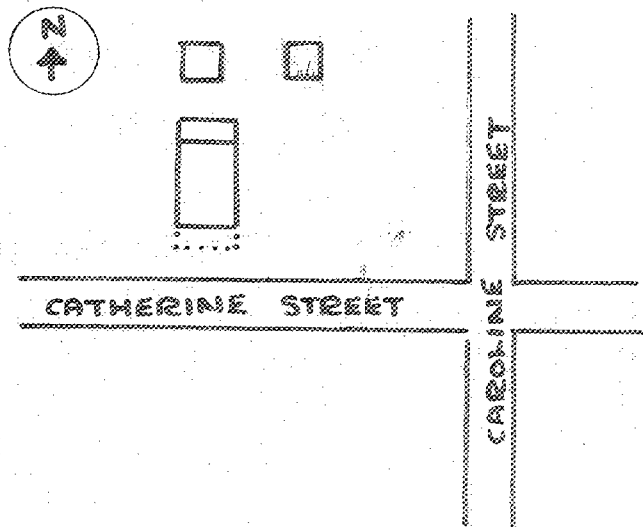
STATEMENT OF SIGNIFICANCE:

This well preserved multi-family house was supposedly transported in sections from Hardwick, VT and rebuilt on Catherine Street next to an earlier duplex house. Both structures are found throughout Burlington though the multi-family building is more common than the duplex style house. The double garage, contemporary with the house, and the house are significant to the historic time period of the streetscape.

REFERENCES:

Interview with neighbor, July 7, 1983
Burlington directory, 1924

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

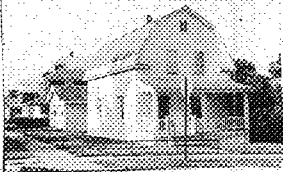
- Open Land Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential Commercial
- Agricultural Industrial
- Roadside Strip Development
- Other:

RECORDED BY:
Karen Czaikowski

ORGANIZATION:
VDHP

DATE RECORDED:

7/7/83



STATE OF VERMONT
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 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

18/642980/4924300

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

Burlington 7.5

PRESENT FORMAL NAME:

Harley Watkins House

ORIGINAL FORMAL NAME:

Walla A. Stearns House

PRESENT USE: house

ORIGINAL USE:

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good

Fair Poor

STYLE: Vernacular-Dutch Colonial Revival

DATE BUILT:

1918

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 53 Catherine Street Southwest
 corner of Catherine and Caroline Streets

COMMON NAME:

FUNCTIONAL TYPE: house

OWNER: Harley & Maude Watkins

ADDRESS: 53 Catherine 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: 2x2

Approximate Dimensions: 18x22

Entrance Location: gambrel front left

TREAT TO STRUCTURE:

No Threat Zoning Roads

Development Deterioration

Alteration Other:

LOCAL ATTITUDES:

Positive Negative

Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Two and one half story gambrel front house with box cornice and cornice returns. Front shed roof porch with box posts with base, square balustrade and trellis skirt. Original front panel door. Large cottage window. Five vertical panes over one sash windows. Four pane fixed attic window in gambrel peak. Center interior chimney.

RELATED STRUCTURES: (Describe)

Gable end, aluminum sided, double bay garage with asphalt shingle roof; altered by the siding (14'x12') (c.1920-30's).

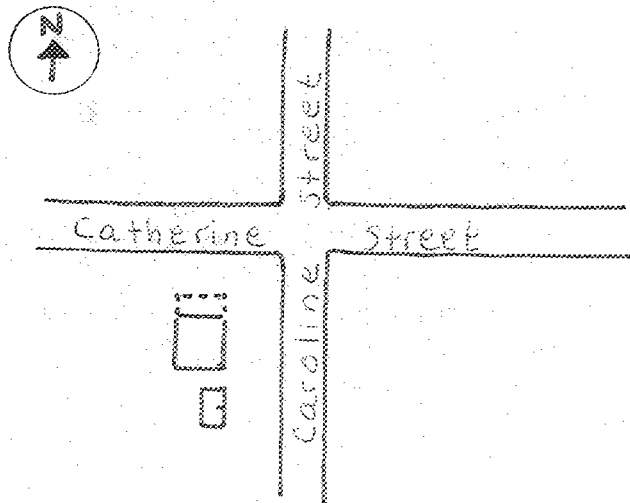
STATEMENT OF SIGNIFICANCE:

This is a typical Dutch Colonial Revival style house, one of a few unaltered examples in South Burlington. This house contributes to the streetscape with its square plan and corner lot location, although altered by aluminum siding.

REFERENCES:

Burlington Directory, 1918.
Interview with Harley Watkins, 7/7/83.

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:

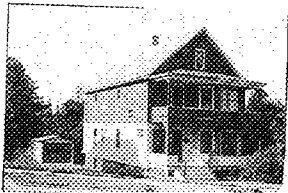
Karen Czaikowski

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

June 30, 1983



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 75-77 Catherine Street Four
 lots west from corner of St. Paul Street
 COMMON NAME:
 Multiple Family
 FUNCTIONAL TYPE:
 OWNER: Harley & Marjorie Saxton
 ADDRESS: 75 Catherine 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: 2 1/2
 Number of Bays: 3x4
 Approximate Dimensions: 18x26
 Entrance Location: gable front left

SURVEY NUMBER:
 0402
 NEGATIVE FILE NUMBER:
 83-A-139
 UTM REFERENCES:
 Zone/Easting/Northing
 18/642000/4925365
 U.S.G.S. QUAD. MAP:
 Burlington, 7.5
 PRESENT FORMAL NAME:
 Harley Saxton House
 ORIGINAL FORMAL NAME:
 Benjamin R. Wing House
 PRESENT USE: multiple family
 ORIGINAL USE:
 ARCHITECT/ENGINEER:
 Unknown
 BUILDER/CONTRACTOR:
 Unknown
 PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor
 STYLE: Vernacular-Colonial Revival
 DATE BUILT:
 1915

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

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Two and one half story gable front duplex with box cornice, cornice returns and 1/1 sash window in peak. Two-story Colonial Revival front porch with shingled columns and altered aluminum sided skirts. Front two-story three-sided bay window with 2/2 sash and plain surrounds. Paired half pane-half panel front doors, and second story entrance. Rear two-story porches, half enclosed. Altered exterior with aluminum siding.

RELATED STRUCTURES: (Describe)

Gable end, aluminum sided single bay garage, overhead door (c.1960-70's).

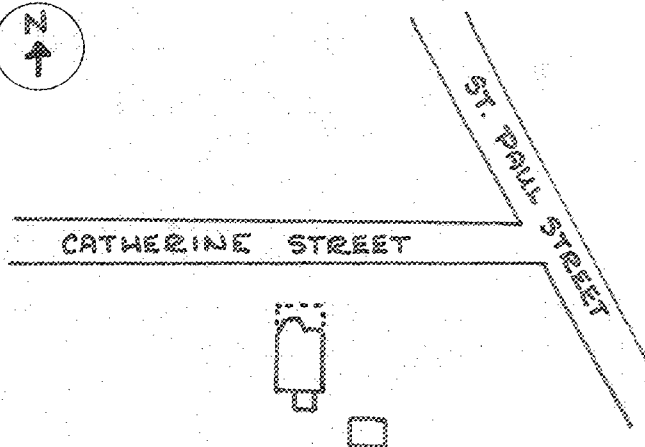
STATEMENT OF SIGNIFICANCE:

This house contributes to the streetscape of surrounding gable front structures. Though altered with aluminum siding, the house has unique shingled porch posts, a feature on a few early 1900 structures in the south end of Burlington.

REFERENCES:

Burlington Directory

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:

Vermont Div. for Hist. Pres.

DATE RECORDED:

June 30, 1983