CATHERINE STREET
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 Reverand 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.). Bungaloid, 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 striked 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.





	83-A-139
STATE OF VERMONT	UTM REFERENCES:
Division for Historic Preservation	Zone/Easting/Northing
Montpelier, VT 05602	18/642980/4924180
HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form	U.S.G.S. QUAD. MAP: Burlington 7.5
	PRESENT FORMAL NAME: Karl Brown House
COUNTY: Chittenden	ORIGINAL FORMAL NAME:
TOWN: Burlington	The state of the s
LOCATION: 15 Catherine Street	PRESENT USE: House
Three lots east from corner of Hayward	OD TO TATE TO STORE
Street	ARCHITECT/ENGINEER: Unknown
COMMON NAME:	Unknown
	BUILDER/CONTRACTOR:
FUNCTIONAL TYPE: House	Unknown
OWNER: Karl & Ruth Brown	PHYSICAL CONDITION OF STRUCTURE:
ADDRESS: 15 Catherine Street	Excellent 🗌 Good
Burlington	Fair Poor
ACCESSIBILITY TO PUBLIC:	
Yes□ No <b>M</b> Restricted□ LEVEL OF SIGNIFICANCE:	STYLE: yernacular
	DATE BUILT:
Local State National	c.1910
GENERAL DESCRIPTION:	
Structural System	
l. Foundation: Stone Brick	☐ Concrete ☐ Concrete Block
2. Wall Structure	
a. Wood Frame: Post & Bear	m Balloon 🗱
b. Load Bearing Masonry:	Brick Stone Concrete
Concrete Block	
c. Iron□ d. Steel□ e.	Other:
3. Wall Covering: Clapboard	Board & Batten  Wood Shingle
Shipiap Noveity Asb	estos Shingle   Sheat Matali
Aluminum Asphalt Shing	le  Brick Veneer  Stone Veneer
Bonding Partern:	Other:
4. Roof Structure	
a. Truss: Wood Iron D. Other:	
5. Roof Covering: Slate Woo	od Shingle Asphalt Shingle
sneet Metail Built Op	Rolled Tile Other:
o. rudrueering Structure:	有重要的特殊的 网络麻木 有原物 化二氯甲二氯
7. Other:	
Appendages: Porches Towers Co	upolas Dormers Chimneys
Sheds Ells Wings Bay Wine	Tow Other.
KOOI Style: Gable 🗱 - Bible Shedil	Flat Managed Control
Jerkinnead Saw Tooth With Mo	Onitor With Bollonet
with Parapet[] with False Front[	Other:
Number of Stories: 21/2	
Number of Bays: 2 x 2	Entrance Location: Gable front
Approximate Dimensions: 18' x 20'	right
MITTO TO THE CONTROL OF THE CONTROL	
THREAT TO STRUCTURE:	LOCAL ATTITUDES:
No Threat Zoning Roads	Positive Negative
Development Deterioration	Mixed Other:
Alteration Other:	
	§ The second of the second

SURVEY NUMBER:
0402
NEGATIVE FILE NUMBER:

### 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.

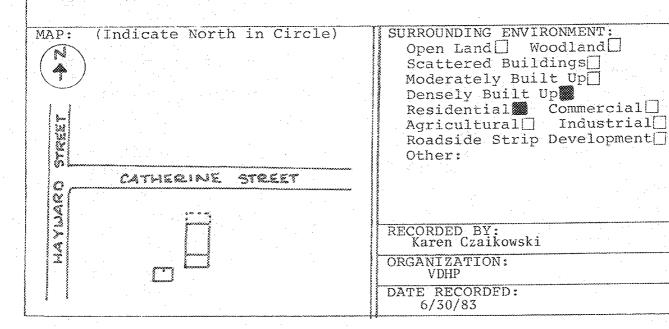
### RELATED STRUCTURES: (Describe)

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:







	83-A-177
STATE OF VERMONT	
Division for Historic Preservation	UTM REFERENCES:
	Zone/Easting/Northing
Montpelier, VT 05602	18/642020/4925260
HISTORIC SITES & STRUCTURES SURVEY	U.S.G.S. QUAD. MAP:
Individual Structure Survey Form	Burlington 7.5
	PRESENT FORMAL NAME:
	Albert Morin House
COUNTY: Chittenden	
	ORIGINAL FORMAL NAME:
TOWN: Burlington	Kaatz-Weddell Duplex House
LOCATION: 40-42 Catherine Street. Three	PRESENT USE: Duplex
Lots west from corner of Caroline Street	ORIGINAL USE: Duplex
	ARCHITECT/ENGINEER:
COMMON NAME:	
	Unknown BUILDER/CONTRACTOR:
FUNCTIONAL TYPE: Duplex	Unknown
OWNER: Albert and Lodia Morin	DAYCTCAT CONDITION OF COM
ADDRESS: 40 Catherine Street	PHYSICAL CONDITION OF STRUCTURE:
	Excellent Good
Burlington	Fair Poor
ACCESSIBILITY TO PUBLIC:	
Yes No Restricted	STYLE: Vernacular-Colonial Revival
LEVEL OF SIGNIFICANCE:	DATE BUILT:
Local State National	1917
GENERAL DESCRIPTION:	and the same of th
Structural System	
1. Foundation: Stone Brick	Conomoto II am no second
2. Wall Structure	- concrete Li concrete Block
a Wood Frame. Dank o new	
a. Wood Frame: Post & Beam	Balloon 🐷
b. Load Bearing Masonry: E	Brick Stone Concrete
concrete Block	
c. Iron□ d. Steel□ e.	Other:
3. Wall Covering: Clapboard	Board & Ratton [ Wood Chings .
Shiplap Novelty Ashe	stos Shingle Sheet Metal
Aluminum [] Asphalt Shingl	e Brick Veneer Stone Veneer
Bonding Pattern:	Other:
4. Roof Structure	Ucher:
Write No. No. 3	المستوان والمستوان
a. Truss: Wood Iron 🗍 b. Other:	Steel   Concrete
D. Coner:	
5. Roof Covering: Slate Woo	d Shingle Asphalt Shingle
onset merail sufficient	Rolled Tile Other:
o. ingineering Structure:	
7. Other:	
Appendages: Porches Towers Cu	DOLAST Dormore Chimnen
Shed Ells Wings Bay Wind	ow! Other
Roof Style. Gablell Hin Bradil	own other:
Roof Style: Gable Hip Shed	Flat Mansard Gambrel Gambrel
Jerkinhead Saw Tooth With Mo	nitor With Bellcast
With Parapet□ With False Front□	Other:
Number of Stories: 21/2	
Number of Bays: 4x4	Entrance Location: Front Center
Approximate Dimensions: 20x28	The second secon
THREAT TO STRUCTURE:	LOCAL ATTITUDES:
No Threat Zoning Roads	
Development Deterioration	Positive Negative
Alteration Other:	Mixed Other:
AND COMMUNICATION OF THE STATE	

SURVEY NUMBER:

0402 NEGATIVE FILE NUMBER:

## 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, doublt 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: SURROUNDING ENVIRONMENT: Open Land☐ Woodland☐ (Indicate North in Circle) MAP: Scattered Buildings Moderately Built Up□ Densely Built Up Residential Commercial Agricultural Industrial Roadside Strip Development Other: 200 mm CATHERINE STREET RECORDED BY: Karen Czaikowski ORGANIZATION: ORDED:

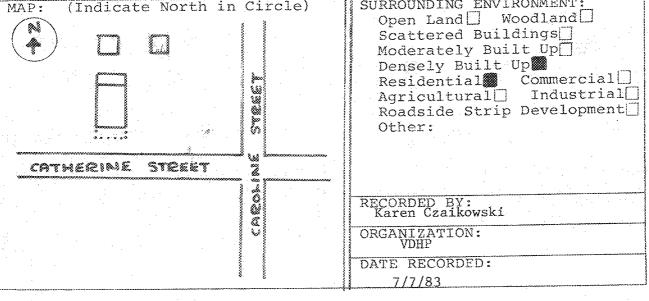




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COMM CONTRACTOR AND	83-A-177
STATE OF VERMONT	UTM REFERENCES:
Division for Historic Preservation	Zone/Easting/Northing
Montpelier, VT 05602	18/642000/4925280
HISTORIC SITES & STRUCTURES SURVEY	U.S.G.S. QUAD. MAP:
Individual Structure Survey Form	Burlington 7.5
	PRESENT FORMAL NAME:
COUNTY: Chittenden	Paul LaFayette House ORIGINAL FORMAL NAMF:
TOWN: Burlington	Frank G. Gravelle House
LOCATION: 44-46 Catherine Street.	PRESENT USE: Multi family
Two lots west from corner of Caroline	ORIGINAL USE: Multi family
Street.	ARCHITECT/ENGINEER:
COMMON NAME:	
	Unknown BUILDER/CONTRACTOR:
FUNCTIONAL TYPE: House	Unknown
OWNER: Paul and Karen Lafayette	
ADDRESS: 44-46 Catherine Street	PHYSICAL CONDITION OF STRUCTURE:
Perlination	Excellent Good
Burlington ACCESSIBILITY TO PUBLIC:	Fair Poor T
Yes No Restricted	
LEVEL OF SIGNIFICANCE:	STYLE: Vernacular
Local□ State National□	DATE BUILT:
GENERAL DESCRIPTION:	1924
Structural System	
1. Foundation: Stone Brick	
2. Wall Structure	☐ Concrete ☐ Concrete Block
	7-7-1
a. Wood Frame: Post & Bear	Balloon 🐷
b. Load Bearing Masonry: I	3rick Stone Concrete
COUCLE LE PLOCKLI	•
c. Iron□ d. Steel□ e.	Other:
3. Wall Covering: Clapboard	Board & Batten Wood Shingle
PHYNTADIL NOVELEVEL ASOS	SETOS SNINGIO I Chash Malaici
Araminam [] Repliant Suings	Le Brick Veneer Stone Veneer
bounding ractern;	Other:
4. Roof Structure	
a. Truss: Wood Iron	Steel Concrete C
A STORY .	
5. Roof Covering: Slate Woo Sheet Metal Built Up	od Shingle Asphalt Shingle
Sheet Metal Built Up	Rolled Tile Other:
o " mangaracer and becate	
7. Other:	
Appendages: Porches Towers Cu	DOJAST Dormore Chimpoud
NOUL DEVIE: [Gabie]   Hiber Shadil	2724
OCTUATION DOWN TOOKING WITH WALL	mitor With Dollary
wren rarabeth with raise Front	Othor:
Number of Stories: 24	o chea
Number of Bays: 4x3	Em to remain man X and the
Approximate Dimensions: 20x28	Entrance Location: Front off-center
A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	and the control of th
THREAT TO STRUCTURE:	LOCAL ATTITUDES:
No Threat ☐ Zoning ☐ Roads ☐ ☐	
Development Deterioration	Positive Negative Mixed Other:
Alteration Other:	Mixed   Other:
ing and the state of	

SURVEY NUMBER: 0402

## 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 SURROUNDING ENVIRONMENT: Open Land Woodland (Indicate North in Circle) MAP: Scattered Buildings Moderately Built Up□ Densely Built Up





STATE OF VERMONT	83-A-139 UTM REFERENCES:
Division for Historic Preservation	Zone/Easting/Northing
Montpelier, VT 05602	18/642980/4924300
HISTORIC SITES & STRUCTURES SURVEY	U.S.G.S. QUAD. MAP:
Individual Structure Survey Form	Burlington 7.5
	PRESENT FORMAL NAME:
3	
COUNTY: Chittenden	Harley Watkins House ORIGINAL FORMAL NAMF:
DOWN: Burlington	Walla A. Stearns House
LOCATION: 53 Catherine Street Southwest	PRESENT USE:house
corner of Catherine and Caroline Streets	ORIGINAL USE:
COMMON NAME:	ARCHITECT/ENGINEER:
Control white.	Unknown
FUNCTIONAL TYPE: house	BUILDER/CONTRACTOR:
OWNER: Harley & Maude Watkins	Unknown
ADDRESS: 53 Catherine Street	PHYSICAL CONDITION OF STRUCTURE:
Rurlington	Excellent Good Fair Poor
Burlington ACCESSIBILITY TO PUBLIC:	POOL C
Yes No Restricted	STYLE: Vernacular-Dutch Colonial Revival
LEVEL OF SIGNIFICANCE:	DATE BUILT:
Local State National	1918
GENERAL DESCRIPTION:	
Structural System	
l. Foundation: Stone  Brick	☐ Concrete <b>■</b> Concrete Block ☐
- vall buldule	· · · · · · · · · · · · · · · · · · ·
a. Wood Frame: Post & Bean	Balloon 🕷
u. Load Bearing Masonry: E	Brick Stone Concrete
Concrete Block	
c. Iron d. Steel e. 3. Wall Covering: Clapboard de	Other: Board & Batten [] Wood Shingle []
Shiplap Novelty 7 Ach	stos Shingle Sheet Metal
Aluminum Asphalt Shipal	e Brick Veneer Stone Veneer
Bonding Pattern:	ell Brick veneer Stone Veneer
- KOOI Structure	
a. Truss: Wood Iron	Steel Canarata []
b. Other:	T TOOLLE COMETECE [1]
5. Roof Covering: Slate Woo	d Shingle   Asphalt Shingle
THE PARTY DULLE OF I	Rolled Tile Other:
o. midricerand structure:	
7. Other:	
Appendages: Porches Towers Cu	polas Dormers Chimneys
Sheds Ells Wings Bay Wind  Coof Style: Gable Hip Shed  Jerkinhead Saw Tooth With Mo  With Parapet With False Front	ow Other:
Jerkinhord Con month	Flat Mansard Gambrel
With Paranet With motor With Mo	nitor With Bellcast
With Parapet With False Front Wumber of Stories: 2½	Other:
Approximate Dimensions: 18x22	Entrance Location: gambrel front left
'HREAT TO STRUCTURE:	
No Threat Zoning Roads	LOCAL ATTITUDES:
Development ☐ Deterioration ☐	Positive Negative N
Alteration Othor	Mixed Other:

SURVEY NUMBER:

0402 NEGATIVE FILE NUMBER:

## 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)

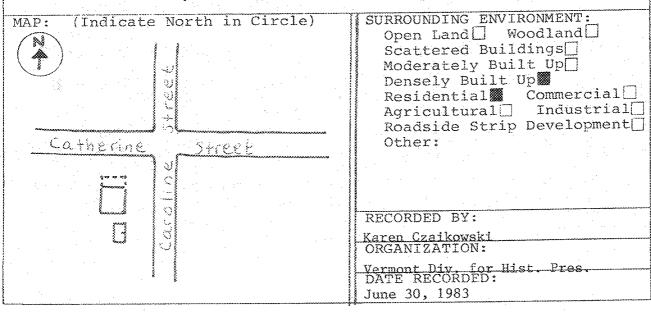
Gable end, aluminum sided, double bay garage with asphalt shingle roof; altered by the siding (14'x12') (c.1920-30's).

### 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.





STATE OF VERMONT

DIALET OF A HIGHORY	I WITH REFERENCES:
Division for Historic Preservation	Zone/Easting/Northing
Montpelier, VT 05602	18/642000/4925365
HISTORIC SITES & STRUCTURES SURVEY	
Individual Structure Survey Form	U.S.G.S. QUAD. MAP:
THUTATURE DEFRECEDE DUTAGA TOTAL	Burlington, 7.5
	PRESENT FORMAL NAME:
3	Harley Saxton House
COUNTY: Chittenden	ORIGINAL FORMAL NAME:
TOWN: Burlington	Benjamin R. Wing House
LOCATION: 75-77 Catherine Street Four	
	PRESENT USE: multiple family
lots west from corner of St. Paul Street	ORIGINAL USE: ARCHITECT/ENGINEER:
COMMON NAME:	
Multiple Family	_Unknown BUILDER/CONTRACTOR:
FUNCTIONAL TYPE:	DOTTORKY CONTRACTOR:
A P. Of a large way	Unknown PHYSICAL CONDITION OF STRUCTURE:
OWNER: Harley & Marjorie Saxton	PHYSICAL CONDITION OF STRUCTURE:
ADDRESS: 75 Catherine Street	Excellent Good
Burlington	Fair Poor
Burlington ACCESSIBILITY TO PUBLIC:	1001
Yes No Restricted	(20)2777 13
LEVEL OF SIGNIFICANCE:	STYLE: Vernacular-Colonial Revival
	DATE BUILT:
Local State National	1915
GENERAL DESCRIPTION:	
Structural System	
1. Foundation: Stone Brick	☐ Concrete ☐ Concrete Block ☐
2. Wall Structure	m concrete m contents Block
a. Wood Frame: Post & Bear	7.7 7.70
b Tand Daniel Tose a Bear	mLi Balloon
b. Load Bearing Masonry: 1	Brick Stone Concrete
Concrete Block	
c. Iron□ d. Steel□ e.	Other:
3. Wall Covering: Claphoard []	Ponnel s Paids Eller
Shiplap Novelty Dache	School Chingle []
Aliminum Macdon 3 Aliminum	sacos aningre L Sneet Metal L
Bonding Pattern:	stos Shingle Sheet Metal Brick Veneer Stone Veneer
	Other:
4. Roof Structure	
a. Truss: Wood Iron	Steel Concrete [
D. Other:	
5. Roof Covering: Slate Woo	od Shingle Asphalt Shingle
Sheet Metal   Built Holl	Polity Remark Shingle
Sheet Metal Built Up 6. Engineering Structure:	ROLLEG Tile Other:
7. Other:	
7. OCHELL	
Appendages: Porches Towers Cu	polas Dormers Chimney
The state of the s	low Other.
NOOT DEATE: SUDDIESSES PERSON PERSON	[5] [6] [6] [6] [6] [6] [6] [6] [6] [6] [6
Jerkinhead Saw Tooth With Mc	Flat Mansard Gambrel
With Parapet□ With False Front□	nitor With Bellcast
Number of Stories:	Other:
Number of Stories: 213	
Number of Bays: 3x4	Entrance Location:gable front left
Approximate Dimensions: 18x26	gable front left
PHREAT TO STRUCTURE:	AT COCI TITE TO MAKE THE TOTAL THE T
Profile 81	LOCAL ATTITUDES:
	Positive□ Negative□
Development Deterioration	Mixed Other:
Alteration Other:	

SURVEY NUMBER:

0402 NEGATIVE FILE NUMBER:

# 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 twostory three-sided bay window with 2/2 sash and plain surrounds. Paired half pane-half panel front doors, and second story entrance. Rear twostory 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 SURROUNDING ENVIRONMENT: (Indicate North in Circle) MAP: Open Land Woodland Scattered Buildings Moderately Built Up□ Densely Built Up Residential Commercial Agricultural Industrial Roadside Strip Development Other: CATHERINE STREET RECORDED BY: Karen Czaikowski ORGANIZATION: Vermont Div. for Hist. Pres DATE RECORDED: June 30, 1983