

CHARLOTTE STREET

Burlington

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## 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.). Bungalowoid, 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).

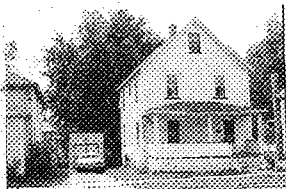
Northeast of the Lakeside development, other streets, named after the developer's daughters (Caroline, Catherine, Charlotte, Margaret, Marian), or for the trees that lined curbs, (Locust) exhibited popular housing styles.

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.



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  
 18/642910/4924190

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

Burlington, 7.5

PRESENT FORMAL NAME:

James Howley House

ORIGINAL FORMAL NAME:

Edward Paya House

PRESENT USE: House

ORIGINAL USE:

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent  Good   
 Fair  Poor

STYLE: Vernacular

DATE BUILT:

c.1923

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 65 Charlotte Street Six lots  
 south from corner of Catherine Street

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: James and Jacqueline Howley  
 ADDRESS: 65 Charlotte 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: 2½

Number of Bays: 2x2

Approximate Dimensions: 16x20

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:

Two and one half story gable front rectangular plan house with box cornice, corner boards and wide sill board. Front porch with exposed rafter ends, shingled posts, apron and skirt. 1/1 sash windows with lip molds. Rock face concrete block foundation. Rear enclosed entrance porch. Center chimney.

RELATED STRUCTURES: (Describe)

Garage-single bay, clapboard, shed asphalt roof; double hinge plank doors with lower crossbucks and surrounds; concrete foundation (8'x10') c.1925.

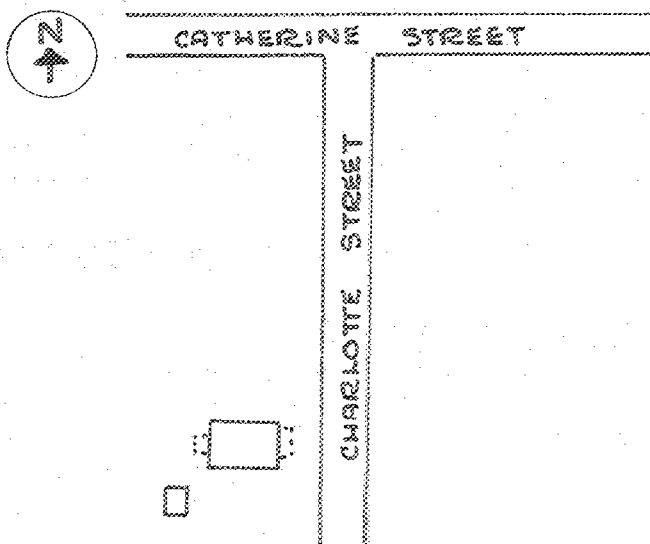
STATEMENT OF SIGNIFICANCE:

This vernacular house contributes to the 1920-40 middle-class neighborhood's appearance. It was built to accommodate the increased population brought on by South Burlington's industrial expansion.

REFERENCES:

Burlington Directory, 1923

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:

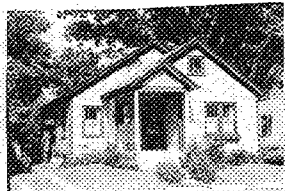
Karen Czaikowski

ORGANIZATION:

Division for Historic Preservation

DATE RECORDED:

July 7, 1983



STATE OF VERMONT  
 Division for Historic Preservation  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

COUNTY: Chittenden  
 TOWN: Burlington  
 LOCATION: 77 Charlotte Street Ten lots  
 south from corner of Catherine Street  
 COMMON NAME:  
 FUNCTIONAL TYPE: house  
 OWNER: John Armstrong  
 ADDRESS: 77 Charlotte 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: 1½  
 Number of Bays: 3x3  
 Approximate Dimensions: 20x28  
 Entrance Location: gable front center

SURVEY NUMBER:  
 0402  
 NEGATIVE FILE NUMBER:  
 83-A-139  
 UTM REFERENCES:  
 Zone/Easting/Northing  
 18/642900/4924220  
 U.S.G.S. QUAD. MAP:  
 Burlington, 7.5  
 PRESENT FORMAL NAME:  
 John Armstrong House  
 ORIGINAL FORMAL NAME:  
 Edward C. Ramsey House  
 PRESENT USE: house  
 ORIGINAL USE: house  
 ARCHITECT/ENGINEER:  
 Unknown  
 BUILDER/CONTRACTOR:  
 Unknown  
 PHYSICAL CONDITION OF STRUCTURE:  
 Excellent  Good   
 Fair  Poor   
 STYLE: Vernacular-Colonial Revival  
 DATE BUILT:  
 1931

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 gable front rectangular plan house with overlapping offset right front gable projection and gable porch with open pediment, box cornice, Tuscan columns, fascia trim, and corner boards. 4 vertical pane/2 sash windows with lip molds. Single pane raking window at gable front. South side hooded entrance with plywood brackets. Rear one-story shed roof addition. Off-center rear chimney.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This well preserved and unique house, with its double overlapping gable facade, is one of the later structures built on a street, which began its suburban, growth in the early 1920's. The present occupant believes the land was developed by Paul D. Kelly, who named the streets after his five daughters.

REFERENCES:

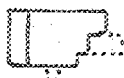
Burlington Directory, 1931  
Interview with John Armstrong, 6/30/83

MAP: (Indicate North in Circle)



CATHERINE STREET

CHARLOTTE 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:

Division for Historic Preservation

DATE RECORDED:

June 30, 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

18/642800

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

Burlington 7.5

PRESENT FORMAL NAME:

Leo Abair House

ORIGINAL FORMAL NAME:

George W. Cunningham House

PRESENT USE: Multiple Family

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent  Good

Fair  Poor

STYLE: Bungalow

DATE BUILT:

1929

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 83 Charlotte Street halfway  
 between Catherine Street and Locust  
 Street; west side.

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Leo & Mary Abair

ADDRESS: Broadlake Road  
 Colchester, 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  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: 3x2

Entrance Location: Gable front right

Approximate Dimensions: 20x20

THREAT TO STRUCTURE:

No Threat  Zoning  Roads

Development  Deterioration

Alteration  Other:

LOCAL ATTITUDES:

Positive  Negative

Mixed  Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

2 story gable front rectangular plan house with first story clapboard sheathing with corner and sill boards, and second story block shingle. Large raking eaves, exposed rafters and tails, and knee brackets-Colonial Revival paladian 1/1 sash windows with plain surrounds. Front shingled hip-roofed porch with chamfered posts, flaired block shingle skirt exposed purlins. South side porte cochere with similar stylistic details. Rear entrance porch with attached shed. Interior offset right rear chimney; corbeled cap.

RELATED STRUCTURES: (Describe)

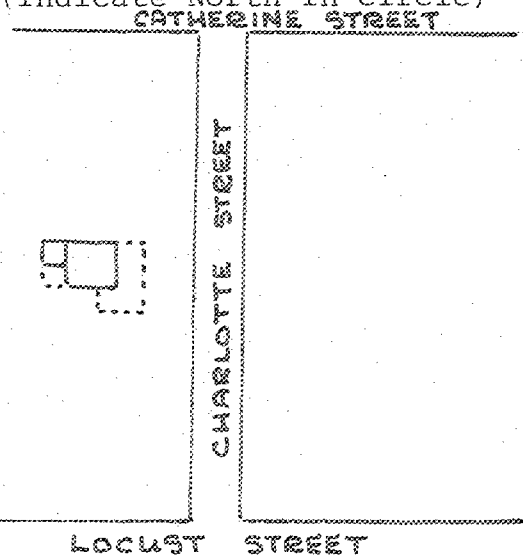
STATEMENT OF SIGNIFICANCE:

This well preserved Bungalow house with extended eaves and is unique among the structures in south Burlington. It contributes to the linear patterning of the mostly gable front streetscape.

REFERENCES:

Burlington Directory, 1929.

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

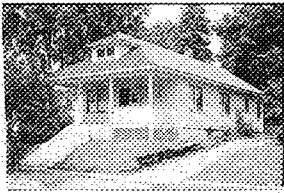
ORGANIZATION:

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

SURVEY NUMBER:  
0402

NEGATIVE FILE NUMBER:  
83-A-177

UTM REFERENCES:  
Zone/Easting/Northing  
18/642820/4924200

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

PRESENT FORMAL NAME:  
Anthony Montagne House

ORIGINAL FORMAL NAME:  
Ralph C. Munett House

PRESENT USE: House

ORIGINAL USE:

ARCHITECT/ENGINEER:  
Unknown

BUILDER/CONTRACTOR:  
Unknown

PHYSICAL CONDITION OF STRUCTURE:  
Excellent  Good   
Fair  Poor

STYLE: Bungaloid

DATE BUILT:  
1929

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 88 Charlotte Street on the  
east side halfway between Locust and  
Catherine Streets.

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Anthony & Linda Montagne

ADDRESS: 88 Charlotte 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: 3x4

Approximate Dimensions: 18x26

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:

1½ story rectangular plan house with boxed cornice, recessed facade with central door flanked by paired windows, wood shingle facade (3/1 sash windows) and clapboard sides. Center hip roof dormer with boxed cornice paired windows, and corner boards. A 1-story front porch with box posts, clapboard apron and checkered block motif skirt. Front 3/4 pane door. Rear interior left chimney.

RELATED STRUCTURES: (Describe)

Garage-1-story single bay, clapboard, gable front asphalt roof with exposed rafter ends, raking eaves; concrete foundation altered off-center overhead door (8'x10') c.1930's.

STATEMENT OF SIGNIFICANCE:

The extended roofline and decorative geometric pattern of the skirt, along with the combined clapboard and shingle siding makes this house visually unique among the other structures on Charlotte Street. This house type is seen only sporadically in Burlington.

REFERENCES:

Burlington Directory, 1929.

MAP: (Indicate North in Circle)



CATHERINE STREET

CHARLOTTE STREET



LOCUST STREET

SURROUNDING ENVIRONMENT:

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

RECORDED BY:

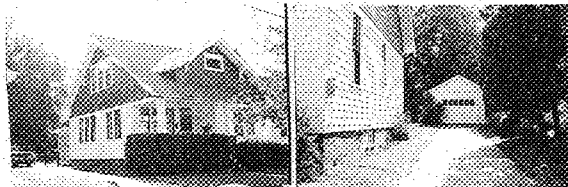
Karen Czaikowski

ORGANIZATION:

Div. For Hist. Pres.

DATE RECORDED:

July 7, 1983



STATE OF VERMONT  
 Division for Historic Preservation  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

COUNTY: Chittenden  
 TOWN: Burlington  
 LOCATION: 110 Charlotte Street  
 six lots north from corner of Locust Street.  
 COMMON NAME:  
 FUNCTIONAL TYPE: House  
 OWNER: Leonard & Louise St. Peter  
 ADDRESS: 110 Charlotte 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: 3x2

Approximate Dimensions: 20x20

Entrance Location: Eaves front, off-center

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

LOCAL ATTITUDES:  
 Positive  Negative  Mixed  Other:

SURVEY NUMBER:  
0402  
 NEGATIVE FILE NUMBER:  
83-A-139  
 UTM REFERENCES:  
 Zone/Easting/Northing  
18/642800/4924260  
 U.S.G.S. QUAD. MAP:  
Burlington 7.5  
 PRESENT FORMAL NAME:  
Leonard St. Peter House  
 ORIGINAL FORMAL NAME:  
Hugh C. Woods House  
 PRESENT USE: House  
 ORIGINAL USE: House  
 ARCHITECT/ENGINEER:  
Unknown  
 BUILDER/CONTRACTOR:  
Unknown  
 PHYSICAL CONDITION OF STRUCTURE:  
 Excellent  Good   
 Fair  Poor   
 STYLE: Bungaloid  
 DATE BUILT:  
1931

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

1½ story eaves front square plan house with broad raking eaves, exposed rafter ends, and knee bracket supports. Broad gables, with triple pane window lip molds. First story clapboard with corner boards; second story shingles. Front gable dormer with raking eaves and knee brackets; single attic window with lip molding, and simple surrounds. Front 1-story porch with battered box posts with molded capitals, resting on brick bases; exposed rafter ends. Recessed facade with front paneled door with 3-pane transom light. 1/1 sash winddows with veritcal pane upper sash lip molding and plain surrounds.

RELATED STRUCTURES: (Describe)

1-story, single bay, gable front asphalt shingle roof garage with exposed rafter ends and raking eaves on a concrete foundation. (10'x12') (c.1930)

STATEMENT OF SIGNIFICANCE:

This well preserved Bungalowoid style house is one of the later structures built in this early 1920 burgeoning middle class neighborhood. Its raking eaves, gable dormer and battered porch posts are uniquely interpreted in this Bungalowoid house.

REFERENCES:

Burlington Directory, 1931.

MAP: (Indicate North in Circle)



CHAELOTE STREET



LOCUST STREET

SURROUNDING ENVIRONMENT:

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

RECORDED BY:

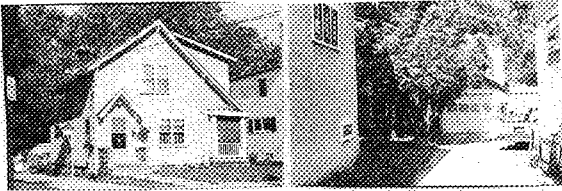
Karen Czaikowski

ORGANIZATION:

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

SURVEY NUMBER:

0402

NEGATIVE FILE NUMBER:

83-A-139

UTM REFERENCES:

Zone/Easting/Northing

18/642660/4924220

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

Burlington 7.5

PRESENT FORMAL NAME:

Raymond Benard House

ORIGINAL FORMAL NAME:

John Soltes House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

William Hauke, carpenter

PHYSICAL CONDITION OF STRUCTURE:

Excellent  Good

Fair  Poor

STYLE: Vernacular

DATE BUILT:

1932

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 135 Charlotte Street one lot  
 north from corner of Locust Street.

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Raymond & Francis Benard

ADDRESS: 135 Charlotte 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: Stucco

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: 2x2

Approximate Dimensions: 20x20

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:

1½ story irregular gable front square plan house with raking eaves, exposed rafter ends and knee brackets. Front gable hooded entrance with knee braces. North side shed roof dormer rises on extended gable. Paired gable front windows with 3 vertical/1 pane, simple surrounds. North side porch (enclosed) with chamfered box posts, slot railing, box cornice and trellis skirt. South side asphalt shingle hooded entrance with knee braces. Irregular fenestration with fixed windows. Interior center right chimney.

RELATED STRUCTURES: (Describe)

1-story, single bay, gable front asphalt roof with extended eave, clapboard garage with overhead door altered on a concrete foundation. (10'x12') (c.1930's).

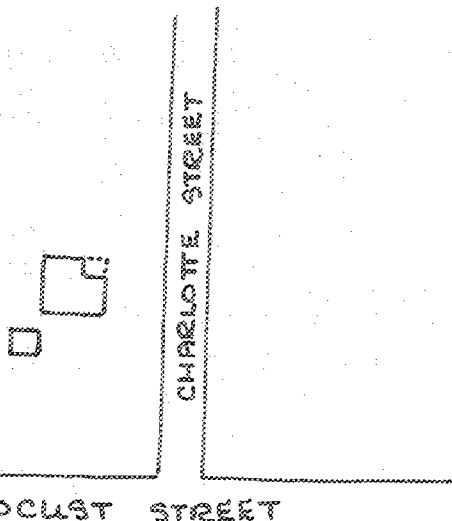
STATEMENT OF SIGNIFICANCE:

The extended slopes of the house and garage's gable roofs create a unique effect, when compared to surrounding structures. This well-house and the Hawker house next door are the only stucco clad buildings in the neighborhood, but the Benard house has a gable front orientation. Both houses were built by a north Burlington German construction worker, Mr. Hauke.

REFERENCES:

- Burlington Directory, 1932
- Interview with Raymond Benard, 6/30/83

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:

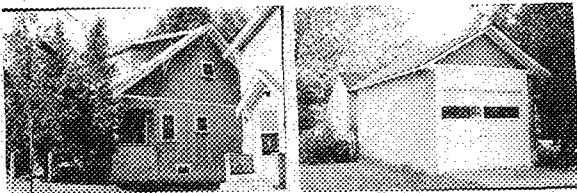
Karen Czaikowski

ORGANIZATION:

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: 137 Charlotte Street South-  
 west corner of Charlotte Street and Lo-  
 cust Street.  
 COMMON NAME:  
 FUNCTIONAL TYPE: House  
 OWNER: Pauline Hawker  
 ADDRESS: 137 Charlotte 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: Stucco  
 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: 3x4  
 Approximate Dimensions: 20x26  
 Entrance Location: Eaves front  
 right.

SURVEY NUMBER:  
 0402  
 NEGATIVE FILE NUMBER:  
 83-A-139  
 UTM REFERENCES:  
 Zone/Easting/Northing  
 18/642650/49224220  
 U.S.G.S. QUAD. MAP:  
 Burlington 7.5  
 PRESENT FORMAL NAME:  
 Pauline Hawker House  
 ORIGINAL FORMAL NAME:  
 Roland Hawker House  
 PRESENT USE: House  
 ORIGINAL USE: House  
 ARCHITECT/ENGINEER:  
 Unknown  
 BUILDER/CONTRACTOR:  
 William Hauke, carpenter  
 PHYSICAL CONDITION OF STRUCTURE:  
 Excellent  Good   
 Fair  Poor   
 STYLE: Bungaloid  
 DATE BUILT:  
 1933

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

LOCAL ATTITUDES:  
 Positive  Negative   
 Mixed  Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

1½ story eaves front rectangular plan house with raking eaves, exposed rafter ends, string course on gable end, with knee braces, and 1/1 sash windows in peaks. East-West shed roof, dormers with exposed rafter ends. Vertical upper panes over single window with plain surrounds. 1-story front porch with box posts and stucco base. South side hooded entrance porch with knee brackets. Rear interior left chimney.

RELATED STRUCTURES: (Describe)

1-story single bay, gable front asphalt roof garage with stucco siding and exposed rafter ends; single overhead door with simple surround; concrete foundation (10'x12') (1933).

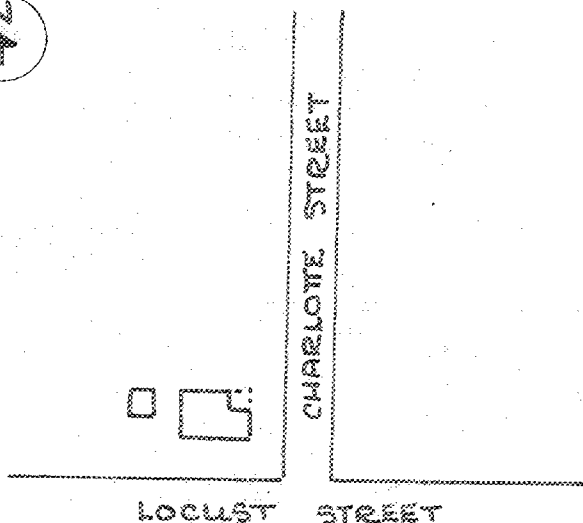
STATEMENT OF SIGNIFICANCE:

This well preserved house and the Benard house next door are the only stucco clad buildings in the neighborhood. Both were built by a north Burlington German construction family, the Haukes. The present occupant, Pauline Hauke Hawker, is a descendant of this family. The garage is contemporary to the house, and in excellent condition.

REFERENCES:

Burlington Directory, 1933

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:

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