

EAST AVENUE
Burlington

COLCHESTER AVENUE AND EAST AVENUE, FLETCHER PLACE, MILL STREET, NASH PLACE,
UNIVERSITY TERRACE

Throughout Burlington's settlement history, the Winooski Turnpike (Colchester Avenue) was a transportation corridor connecting the lakefront via Pearl Street with the milling district at the Winooski Falls, towards points east and north. The road was to originally join Main Street, by passing through the college green area, but more people traveled on Pearl Street due to its lesser incline.

Building was sparse along Colchester Avenue except for clusters on the upper hill where Pearl Street and Colchester Avenue meet, and at the other end along the Winooski hill, closer to the river.

Between these two clusters there were isolated groupings of buildings that correspond to the transportation route and employment centers in the area. In the late 1700's the Allen brothers, Ira and Hemen, along with Moses and Guy Catlin and G. Edgecombe operated mills at the falls. All the operators owned large tracts of land along Colchester Avenue that extended north and south beyond the turnpike.

Edgecombe's house, just up the hill from the business activity at the falls, was also a tavern at one time. Across the road was a tenement house with the only store in the area, after Ira Allen closed his trading posts, located on the corner of Colchester Avenue and Barrett Street.

The Winooski River, a center of employment and transportation, was a major settlement area until the second half of the 1800's. Architectural development spread along the turnpike in the late nineteenth century. A few early nineteenth century Federal and Greek Revival structures remain on lower Colchester Avenue (#414). The Allen trading post, underneath many additions and alterations, is reportedly at #4-12 Barrett Street and #485-487 Colchester Avenue, while the Edgecombe house is evident only by its massive chimney and heavy hewn interior beams at #411 Colchester Avenue.

Heading west up Colchester Avenue beyond the falls, are Federal and brick Greek Revival houses well spaced along the turnpike. One of these structures (#279) is attributed to Ira Allen (c.1795) and later Moses Catlin (c.1815). Acres of farmland are located behind these buildings.

East Avenue, a former cow path, which runs perpendicular to Colchester Avenue, has three houses (sites 18,28,120), which highlight east Burlington's early farming community. East Avenue also served as a short connector to the Williston Turnpike, which extended beyond Main Street.

At the head of Colchester Avenue, before the college green, was another settlement of clustered housing, where taverns, shops and boarding houses catered to the business along the thoroughfare.

By the 1860's Colchester Avenue, was a well established transportation route, a connector to the eastern farmlands, and the site of honor for Burlington's early historical family, the Allens. Within Green Mount Cemetery at the elbow of the road, a large Tuscan column monument was erected in a garden-like setting to Ethan Allen (c.1855).

During the late 1800's, Burlington's industrial prosperity was reflected both on Colchester Avenue, and within the city. Between the spaced family farm houses, creative Queen Anne style structures and accompanying barns appeared. New construction continued along the avenue, mostly on the north

side, concentrating at the college green, Mansfield Avenue corners (#16,25,34, 46-48 Colchester Avenue) and down East Avenue (#10,24,60-62,76,166, East Avenue). The lot sizes were deep, so that during the early 1900's, there was land available for street expansion.

One of the first streets developed was Nash Place. At the turn of the century local property owners such as E.E. Davis sold land parcels to make money from the city's housing shortage. Fletcher Place soon followed Nash Place as E. Lyman sold his land to George Armstrong, a carpenter and resident of Colchester Avenue, who developed most of the street.

During this period, industrial activity continued at the Winooski Falls, with the construction of the Chace Cotton Mill in 1907. Ira Allen's dam, saw and grist mills were originally on this site until the 1830 flood caused extensive damage. The rebuilt mills continued to operate in the area after the flood. In 1850, approximately, the Burlington Cotton Mill was erected on the water's edge. Parts of this mill's foundation and water powered belt system were the only visible remains, after a fire destroyed most of the original structure sometime before 1900. In 1907, roughly, the Chace family built the Chace Cotton Mill next to the remains of the old Burlington Cotton Mill, and continued production there, despite a devastating flood in 1927.

Commercial and public development was not isolated to lower Colchester Avenue. In the late nineteenth century, Mary Fletcher purchased 35 acres from the H.W. Catlin estate, where she built the Mary Fletcher Hospital (c.1877-79), along with other buildings. The hospital, located on the northwest corner of East Avenue, had a therapeutic view of pastures, green forests, and mountains. The hospital eventually grew into today's medical center Hospital of Vermont.

The hospital's steady growth and the University of Vermont's expansion as a learning center created further impetus for new construction in the area. By the 1920's, in what open property still remained on the avenue, a few popular Colonial Revival and Bungaloid style houses were built. One good example of the Bungaloid style (#407) is on the Richardson Estate property above the Winooski River, formerly G. Edgecombe's land.

Latham Court and University Terrace, a street diagonally southwest of East Avenue's south end, were also developed at this time to house university professors.

Changes along Colchester Avenue were also more numerous. Grace Ainsworth's property became the Centennial Athletic Field, with bleachers built by the Kieslich Construction Company of north Burlington. Trinity College was built on land previously owned by Bishop L. DeGoesbriand, and the new convent, St. Joseph's Villa, formerly a home for the elderly, was reported to have been on the site of an early farmhouse that was moved away from the road's edge and constant traffic.

Building development continued on Colchester Avenue and East Avenue during the 1940's and 1960's. Street expansion also occurred during this period. Today the largest construction project is part of the hospital complex with a tiered parking garage and new building. Residential change is limited mostly to alterations and expansion of existing structures, though one new duplex has just been completed on an extended lot along the Winooski hill.

BIBLIOGRAPHY: BURLINGTON SURVEY

North Burlington; South Burlington; Colchester Avenue and East Avenue, Fletcher Place, Mill Street, Nash Place, University Terrace; Adsit Court/Lafayette Place.

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Auld, Joseph. Picturesque Burlington. Burlington, Vermont: Free Press Association, 1894.

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Carlough, Peter. Bygone Burlington. Burlington, Vermont: Queen City Printers, 1976.

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Hemenway, Abby Maria. The Vermont Historical Gazetteer, Volume I. Burlington, Vermont: A. Hemenway, 1867.

Mary Fletcher Comes Back. Burlington, Vermont, 1941.

Rann, W.S. History of Chittenden County Vermont. Syracuse, New York: D. Mason & Co. Publishers, 1886.

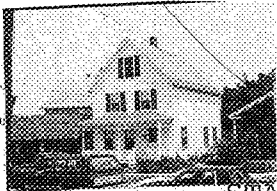
MAPS:

Beers Atlas, 1869

Hopkins Map, 1890

Sanborn Insurance Maps, 1885, 1889, 1894, 1900, 1979

Surveyor: Karen Czaikowski, Summer 1983



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 10 East Avenue
 One lot south from corner of Colchester Avenue
 COMMON NAME:
 FUNCTIONAL TYPE: House
 OWNER: Edith McLane/Nancy Caudell
 ADDRESS: 10½ Henry Street
 Burlington
 ACCESSIBILITY TO PUBLIC:
 Yes No Restricted
 LEVEL OF SIGNIFICANCE:
 Local State National

SURVEY NUMBER:
 0402
 NEGATIVE FILE NUMBER:
 83-A-115
 UTM REFERENCES:
 Zone/Easting/Northing
 18/643740/4926780
 U.S.G.S. QUAD. MAP:
 Burlington 7.5
 PRESENT FORMAL NAME:
 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.1890

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: 3 x 3
 Approximate Dimensions: 16' 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 sidehall plan house with fascia trim, projecting box cornice, corner and base boards. 2/2 sash windows with molded lintel boards. Full front porch with turned posts, post balustrade, spindle valance, and trellis skirt. Rear two-story enclosed porch with box posts and scroll-sawn brackets. Rear shed addition and attached (north side) flat roof garage with double hinge lower crossbuck doors (c.1920-40's).

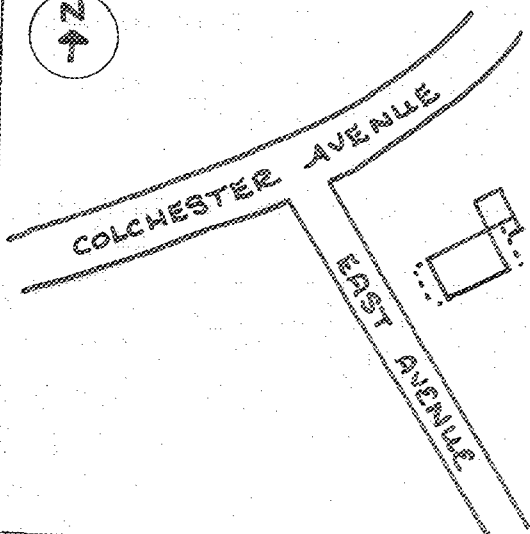
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This well-preserved gable front vernacular house is a good example of East Avenue's late 19th-century architectural development. The modest decoration and house form are typical of industrial worker's houses built during this period.

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:

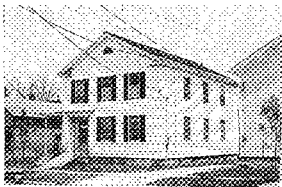
Karen Czaikowski

ORGANIZATION:

Vt. Div. for Historic Preservation

DATE RECORDED:

June 22, 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-115

UTM REFERENCES:

Zone/Easting/Northing

18/643750/4926720

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

Burlington 7.5

PRESENT FORMAL NAME:

Vermont Department of Health

ORIGINAL FORMAL NAME:

PRESENT USE: Offices

ORIGINAL USE: House

ARCHITECT/ENGINEER: Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good

Fair Poor

STYLE: Greek Revival

DATE BUILT: c.1850

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	18 East Avenue Four lots south from corner of Colchester Avenue
COMMON NAME:	
FUNCTIONAL TYPE:	House
OWNER:	James Breenan/Mary Shea/Nancy Horton
ADDRESS:	Box 215 Mt. View Williston, VT
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input type="checkbox"/> Restricted <input checked="" type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

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: 2

Number of Bays: 3 x 3

Entrance Location: Gable front left

Approximate Dimensions: 20' x 28'

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 sidehall plan house with molded box cornice, slight cornice returns, elliptical attic window with radiating muntins and 6/6 panes, sash windows. Recessed front entrance with full-length sidelights, and fluted pilasters and full entablature. North side porch and enclosed rear section, with projecting box cornice, altered posts.

RELATED STRUCTURES: (Describe)

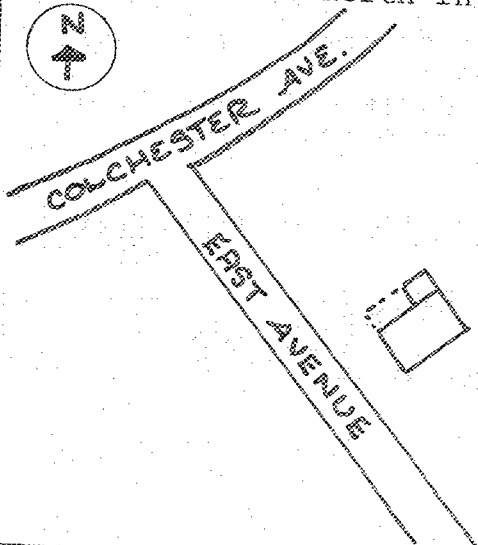
STATEMENT OF SIGNIFICANCE:

Although the house has been altered by aluminum siding, and the removal of the original chimney, it still represents East Avenue's early architectural history. East Avenue, formerly a cowpath to the local farm lands, contained several vernacular farmhouses, some of which are still standing. It's possible that this house was owned by T. Collins in the 1860's.

REFERENCES:

Beer's Atlas, 1969

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 Historic Preservation

DATE RECORDED: June 22, 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-115

UTM REFERENCES:
 Zone/Easting/Northing
 18/643760/4926700

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

PRESENT FORMAL NAME:

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.1890

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 24 East Avenue
 Five lots south from corner of Colchester
 Avenue
 COMMON NAME:

FUNCTIONAL TYPE: House
 OWNER: James Brennan/Mary Shea/Nancy
 ADDRESS: Horton
 Box 215 Mt. View Williston, 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 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

Number of Bays: 2 x 4

Entrance Location: Right eaves

Approximate Dimensions: 18' x 20'

side, left

THREAT TO STRUCTURE:

No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:

Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

2-story, eaves front entrance house with gable end facing street, fascia trim, projecting box cornice, corner boards and water table. 6/6 sash windows with molded lintel boards. Eaves side entry porch with turned posts, post balustrade and matchstick eaves board. Kneewall windows on eaves side (3/3 fixed). Brick gable end, interior chimneys.

RELATED STRUCTURES: (Describe)

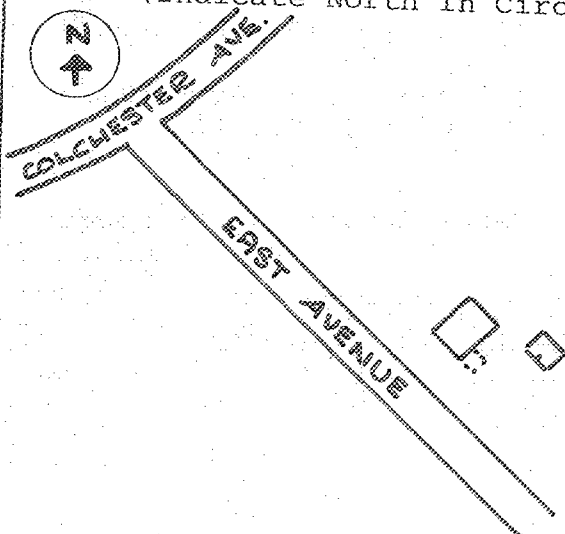
Gable entrance, clapboard garage with asphalt roof, double plywood hinge doors (c.1910-30) on a cement foundation, single bay vehicle, and pass door entrance (12' x 12').

STATEMENT OF SIGNIFICANCE:

This vernacular house, with modest decorative details on an added porch, (c.1905) is perhaps typical of the "homestead" structures found along East Avenue and throughout Burlington. The asymmetrical facades suggest that changes in fenestration have been made.

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:

Vt. Div. for Historic Preservation

DATE RECORDED:

June 22, 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-115

UTM REFERENCES:
 Zone/Easting/Northing
 18/643770/4926680

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

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: --

ARCHITECT/ENGINEER:
 Unknown

BUILDER/CONTRACTOR:
 Unknown

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Greek Revival

DATE BUILT: c.1850

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 28 East Avenue
 Six lots south from corner of
 Colchester Avenue
 COMMON NAME:
 FUNCTIONAL TYPE: House
 OWNER: James Brennon/Mary Shea/Nancy
 ADDRESS: Horton
 Box 215 Mt.View Williston, 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: Common 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 2

Entrance Location: Gable front

Approximate Dimensions: 18' x 20'

left

THREAT TO STRUCTURE:

No Threat Zoning Roads Development Deterioration Alteration Other:

LOCAL ATTITUDES:

Positive Negative Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

1½-story, Greek Revival, gable front sidehall house with fascia trim, projecting box cornice, molded cornice returns and replacement 2/2 sash windows with splayed brick lintels. Gable front, slightly recessed entrance with full molded entablature, arched 3/4 length sidelights with molded pilasters. Eaves side vernacular Queen Anne porch with turned posts, post balustrade and matchboard in roof peak and soffit. Eaves side entrance with granite lintel and 2/2 sash windows. Rear gable interior chimney. Far eaves side kneewall window.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

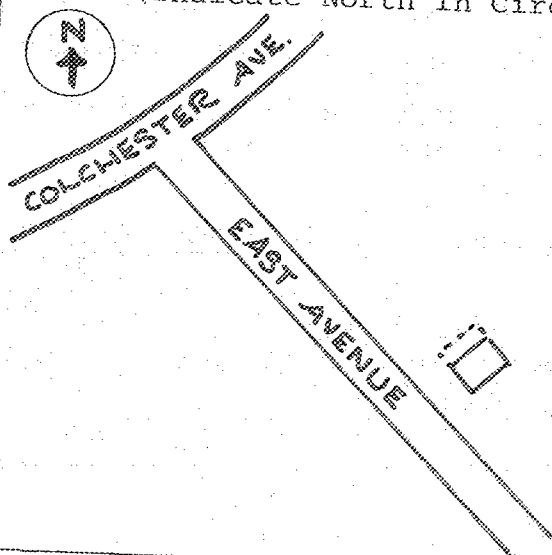
There are three mid-1800's structures on East Avenue, a former cowpath to the nearby farms. This well-preserved house is a good example of Greek Revival architecture. In addition, the added porch and altered windows reflect late 19th-century stylistic concerns.

It is possible that this house was originally owned by W. Catlin during the 1960's.

REFERENCES:

Beer's Atlas, 1869

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 22, 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-115

UTM REFERENCES:
Zone/Easting/Northing
18/643780/4926670

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

PRESENT FORMAL NAME:
John Donaghue House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: --

ARCHITECT/ENGINEER:
Unknown

BUILDER/CONTRACTOR:
Unknown

PHYSICAL CONDITION OF STRUCTURE:
Excellent Good
Fair Poor

STYLE: Queen Anne

DATE BUILT: 1904

COUNTY: Chittenden
TOWN: Burlington
LOCATION: 46 East Avenue
Ten lots south from Colchester Avenue

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: John & Christine Donaghue
ADDRESS: 46 East Avenue
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: 3 x 3

Entrance Location: Recessed left

Approximate Dimensions: 22' x 24'

THREAT TO STRUCTURE:

No Threat Zoning Roads
Development Deterioration
Alteration Other:

LOCAL ATTITUDES:

Positive Negative
Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

2½-story, hip roof, rectangular plan house with 2½-story tower with full pediment, fascia trim, fishscale shingle in peak supported by 2-story bay window with Queen Anne windows flanked by 2/2 sash windows with molded lintels. Colonial Revival 3/4 wrap-around porch with Tuscan posts on molded paneled bases, and square post balustrade. Second story enclosed side porch with chamfered posts and fishscale shingle apron. 2½-story side bay window with full pediment. Two-story, rear wing added 1974. Shingle slate roof. Rear interior chimney.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

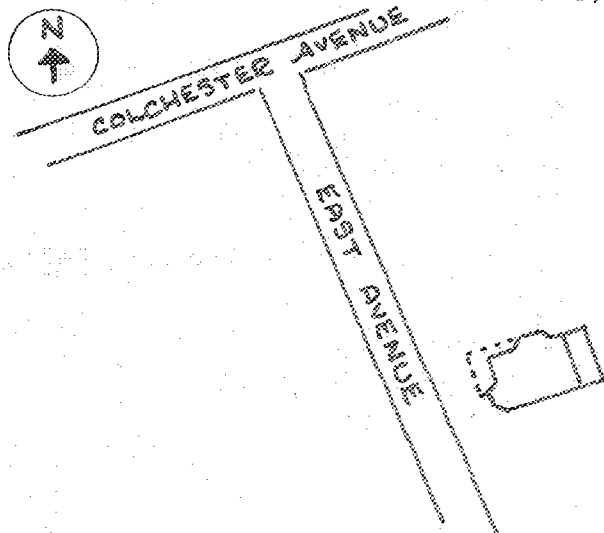
This East Avenue house has an unusual combination of Queen Anne, Colonial Revival, and popular plan features which make it unique in the community. While most of the features are Queen Anne, there is some hint of a transition from Queen Anne to decorative four-square houses, typical of upper Colchester Avenue.

In 1904, the Donaghue house, then number 40 East Avenue, belonged to Frank E. Dandrew, a carpenter. In 1910, it was owned by the Ockerblad family, who lived there for several generations.

REFERENCES:

Interview with John Donaghue, 6/22/83
Burlington Directory, 1904-1910

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:

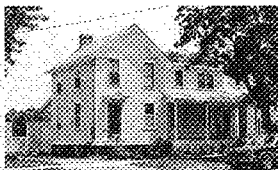
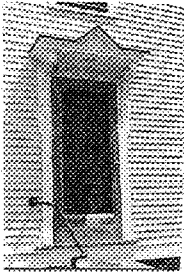
Karen Czaikowski

ORGANIZATION:

Vt. Div. for Historic Preservation

DATE RECORDED:

June 22- 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-115

UTM REFERENCES:
 Zone/Easting/Northing
 18/643770/4926650

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

PRESENT FORMAL NAME:

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.1880

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 60-62 East Avenue
 Twelve lots south from corner of
 Colchester Avenue

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Leighton Johnson/Jean Guenther
 ADDRESS: 67 North Union 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: 2

Number of Bays: 5 x 2

Entrance Location: Gable front, left

Approximate Dimensions: 34' x 14'

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 projecting eaves and box cornice, fascia trim, corner boards and wide base board. South side, gable end ell with three-bay shed dormer. 2/2 sash windows with lip molded lintels and 1-story, full length shed porch with Tuscan columns, box cornice, entry pediment, and trellis skirt. Front gable hooded entrance with double curve brackets and pendants; scroll-sawn door head with wooden keystone above oak paneled door with double arch etched glass windows. Rear porch addition and attached shed (c.1900-20). Rear gable interior chimney.

RELATED STRUCTURES: (Describe)

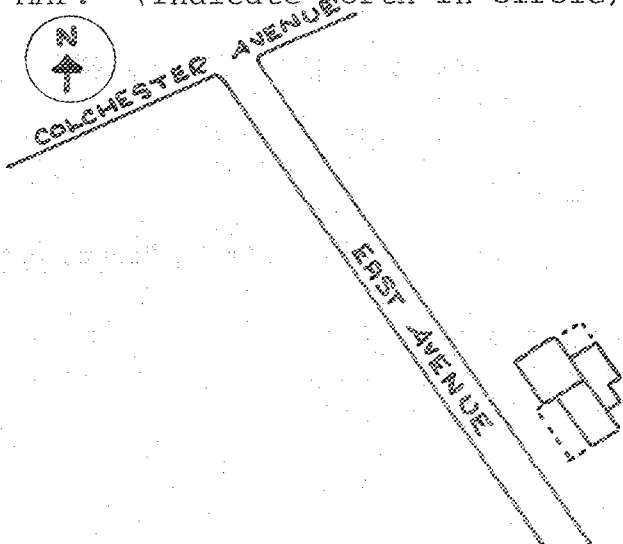
STATEMENT OF SIGNIFICANCE:

This house's well-preserved vernacular style and plan is highlighted by its ornate front entrance. The many additions attest to its adaptive growth during the late 18th and early 19th centuries.

It contributes to the street's character of similar gable front structures.

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:

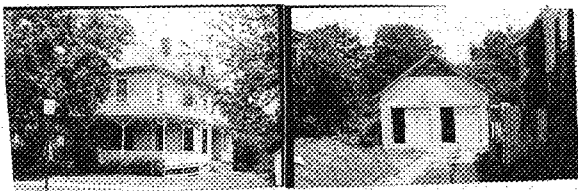
Karen Czaikowski

ORGANIZATION:

Vt. Div. for Historic Preservation

DATE RECORDED:

June 22, 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-115

UTM REFERENCES:
 Zone/Easting/Northing
 18/643780/4926580

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

PRESENT FORMAL NAME:
 Phillips 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-Queen Anne

DATE BUILT: c.1890

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 76 East Avenue
 One lot south from the corner of
 University Road

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Caryl & Kathleen Phillips
 ADDRESS: 76 East Avenue
 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: 2 x 3

Approximate Dimensions: 16' x 28'

Entrance Location: Eaves front
 left

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

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

2½-story, vernacular/Queen Anne, rectangular plan multi-gabled house with hip roof, box cornice, architrave molding, fascia trim, and corner boards. Left side gable pediment with single attic window and shingled peak. Front hip roof, wrap-around porch with turned posts, scroll-sawn brackets, square balustrade and trellis skirt. Double front Queen Anne window. South side, two-story, three-sided, bay window with 1/1 sash windows and variegated block, scalloped and staggered butt shingles between stories. Rear south side entrance porch with turned posts and scroll-sawn brackets. Rear 2-story enclosed porch. Right interior rear brick chimney.

RELATED STRUCTURES: (Describe)

Garage - two bay, gable front asphalt roof with canted shingles in peak; center bay door above two three-sectioned vertical wood plank hinge doors; concrete foundation. (16' x 14') c.1890-1900.

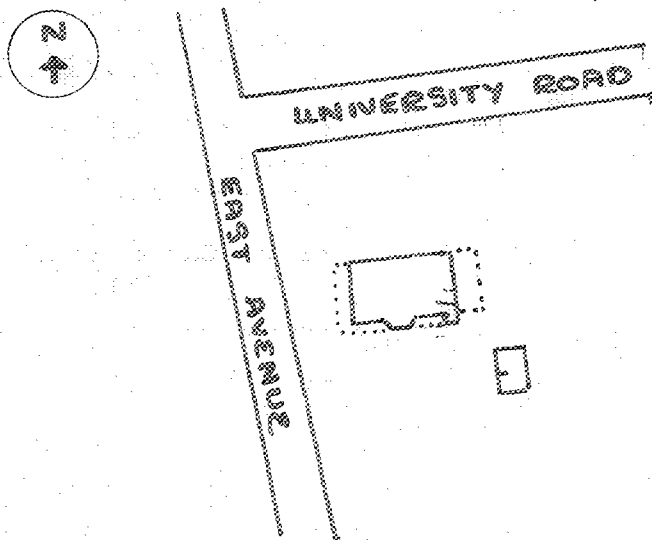
STATEMENT OF SIGNIFICANCE:

This well-preserved vernacular Queen Anne style house represents the homestead period building that formed East Avenue's linear streetscape in the late 19th-century. This is one of a few unaltered examples along the street.

REFERENCES:

Hopkin's Map, 1890

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:

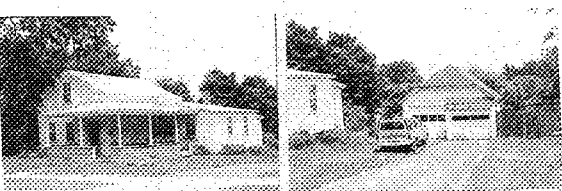
Karen Czaikowski

ORGANIZATION:

Vt. Div. for Historic Preservation

DATE RECORDED:

June 22, 1983



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 120 East Avenue
 One lot north from corner of Bilodeau Court
 COMMON NAME:
 FUNCTIONAL TYPE: House
 OWNER: Bernard & Marion Hayes
 ADDRESS: 120 East Avenue
 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 2
 Approximate Dimensions: 14' x 18'

SURVEY NUMBER:
 0402
 NEGATIVE FILE NUMBER:
 83-A-115
 UTM REFERENCES:
 Zone/Easting/Northing
 18/643810/4926400
 U.S.G.S. QUAD. MAP:
 Burlington 7.5
 PRESENT FORMAL NAME:
 Bernard Hayes 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- Greek Revival
 DATE BUILT: c.1850

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

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

Entrance Location: Gable front
 right

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

1½-story, gable front, rectangular plan house with box cornice, cornice returns, corner boards and wide sill board. 2/2 sash windows with peaked lintels. Front entrance with full entablature, 3/4 length sidelights flanked by pilasters; panel door. Colonial Revival, hip roof, wrap-around porch with Tuscan columns, boxed cornice and shingled apron. South side and rear one-story, shed roof ell with attached shed with rear interior right chimney.

RELATED STRUCTURES: (Describe)

Two bay, jerkinhead asphalt roof, clapboard garage on cement foundation. Shed roof over one bay (16' x 14') c.1920-40. Originally a barn (1860).

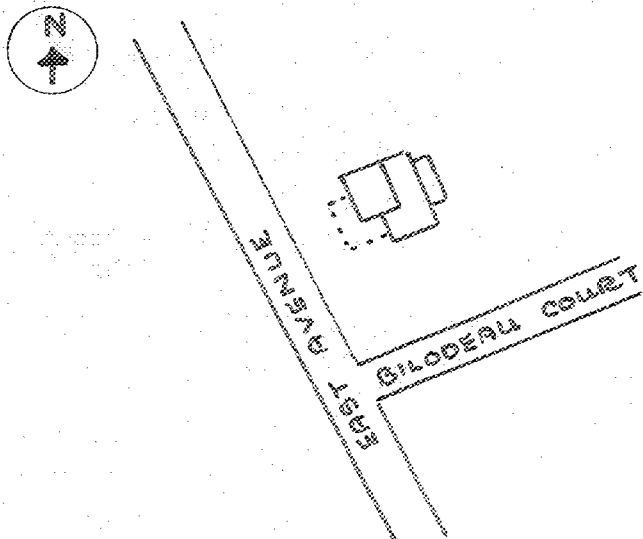
STATEMENT OF SIGNIFICANCE:

In the latter 1860's this property was farmland with scattered structures along East Avenue, a former cowpath. This well-preserved late Greek Revival house appears to belong to C. Baxter on an 1890's map of the area. It is one of three mid-19th century structures presently on the street. It has received few alterations since that time.

REFERENCES:

Interview with Bernard Hayes, 6/22/83
 Beer's Atlas, 1869
 Hopkin's Map, 1890

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:

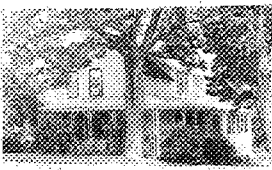
Karen Czaikowski

ORGANIZATION:

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DATE RECORDED:

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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-115

UTM REFERENCES:
 Zone/Easting/Northing
 18/643840/4926320

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

PRESENT FORMAL NAME:
 Edith Turner 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.1880

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 166 East Avenue
 Four lots from south corner of
 Bilodeau Court
 COMMON NAME:
 FUNCTIONAL TYPE: House
 OWNER: Edith Turner
 ADDRESS: 166 East Avenue
 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 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: 1½

Number of Bays: 3 x 3

Entrance Location: Gable front
 right

Approximate Dimensions: 16' x 22'

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

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

1½-story, gable front rectangular plan house with box cornice, fascia trim, and corner boards. Front hip roof, wrap-around porch with slot posts and scroll-sawn curvilinear brackets and square balustrade. 2/2 sash windows with lip molded lintels and shutters. South side shed roof wall dormer with 2/2 sash windows and rear enclosed porch. Rear two-story wing with attached shed garage (double hinge door) c.1920-40. Front interior left chimney.

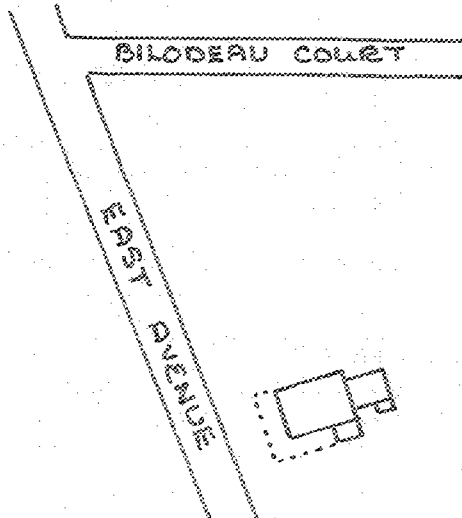
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This well-preserved house and detailed Queen Anne style porch is typical of the homestead farm dwellings built in the late 1880's along East Avenue.

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:

Vt. Div. for Historic Preservation

DATE RECORDED:

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