

HASWELL STREET

Burlington

Lakeview Terrace, Haswell Street, Canfield Street, and Berry Street

The neighborhood formed by Lakeview Terrace, Haswell Street, Canfield Street and Berry Street is located adjacent to lower North Avenue, a major artery connecting Burlington's New North End with the rest of the city. Lakeview Terrace runs parallel to North Avenue, while the other three short streets connect the two. With the exception of Sunset Court, these are the only streets located on the western side of North Avenue in Burlington's Old North End.

The land which incorporates this neighborhood was originally owned by a property owner named Haswell in 1853. He most likely sold this property to the Vermont Central Railroad when it came to Burlington in the 1860s. By 1869, all land west of North Avenue was owned by the railroad except for some lake front property owned by lumber companies and a small parcel along North Avenue owned by an M. Noyes. East of North Avenue, where Ward Street, Strong Street, and Drew Street are now located, was the Chittenden County Fair Grounds. These grounds were used to train and drill the 13th Regiment of Vermont, which later fought at Gettysburg during the Civil War. The soldiers may have camped on the Lakeview Terrace side of North Avenue (as one resident suggests) and walked their horses down to the lake to water them.

After the Civil War, Noyes laid out a plan of three short streets on his parcel of land: Bissell St. (which was later extended north and renamed Lakeview Terrace), Haswell Street, and Canfield Street. An 1890 map by C.M. Hopkins illustrates that subdivision and development had begun before the turn of the century. In fact, both sides of the southern part of North Avenue began to develop rapidly during the end of the 19th century. As the lake side lumber industry expanded, so did the housing need for immigrant French Canadian, Irish, and German workers. The completion of the trolley line along North Avenue in 1888 also made the area a more desirable place to live.

The early residents of most of these houses were working class. A large number of them were employed by lumber companies such as J.R. Booth and W.& D.G. Crane, which were conveniently located on the waterfront. Many also worked for the American Woolen Company in Winooski and the Central Vermont Railroad. Other residents were plumbers, carpenters, painters and laborers. The neighborhood had a German flavor and many of the houses were built by local contractors such as the Kieslichs, Heiningers and Haukes who were of German decent. Oscar Heininger built the Goethe Lodge on Crowley Street (off of North Avenue) as a community center for his laborers and friends. The building remains today and still operates as a club.

Most of the construction along Lakeview Terrace was done between 1900 and 1920. However, a few structures still remain (#s 9,13,37,65-67) that were probably built before the turn of

the century. The houses in the neighborhood have mostly simple vernacular designs and gable fronts, although there is a mixture of other styles. This is in slight contrast to lower North Avenue which has a large number of Queen Anne and Italianate style houses. Some of the houses on Lakeview Terrace may have been built by their original owners given the number of residents who worked in the lumber industry. One possible example is 89 Lakeview Terrace which is distinctive for its unique vernacular styling.

Over the past two decades many of the houses on Lakeview Terrace that were owned by one family for several generations have been sold. Some of the new owners have expanded or altered their houses to take advantage of lake views. There has also been some new construction (#27) and two condominium associations have been formed. This activity has certainly changed the character of the neighborhood. Some long time residents fear that the lake views and the rise in property values are causing this once working class neighborhood to be gentrified. A proposed development for condominiums on lower North Avenue may further impact the area.

**SOURCES:**

Presdee & Edwards map, 1853.

C. Wainwright map, 1862.

Beers Atlas map, 1869.

C.M. Hopkins, C.E., map, 1890.

Sanborn insurance maps, 1924, 1938 and 1942.

Burlington City Directories, assorted years 1890-1930.

Sturtevant, Ralph Orson. Pictorial History: Thirteenth Regiment Vermont Volunteers.

Survey Summary by Karen Czaikowski, August 1983.

**INTERVIEWS:**

Lilian Baker Carlisle

John & Ann Lorrain

Janet E. Newman

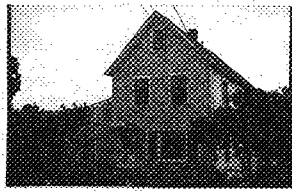
Muriel Langlois

Francis Handl

Recorded by:  
Scott Gurley

Organization:  
City of Burlington

Date:  
January, 1993



STATE OF VERMONT  
 Division for Historic Preservation  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

COUNTY: Chittenden  
 TOWN: Burlington  
 LOCATION: 3 Haswell St.  
 COMMON NAME:  
 PROPERTY TYPE: dwelling  
 OWNER: Carol L. Kane  
 ADDRESS: same as above  
 ACCESSIBILITY TO PUBLIC:  
 Yes  No  Restricted   
 LEVEL OF SIGNIFICANCE:  
 Local  State  National

SURVEY NUMBER:  
 NEGATIVE FILE NUMBER:  
 93-A-83, #3  
 UTM REFERENCES:  
 Zone/Easting/Northing  
 U.S.G.S. QUAD. MAP:  
 PRESENT FORMAL NAME:  
 ORIGINAL FORMAL NAME:  
 PRESENT USE: single family home  
 ORIGINAL USE: single family home  
 ARCHITECT/ENGINEER:  
 BUILDER/CONTRACTOR:  
 PHYSICAL CONDITION OF STRUCTURE:  
 Excellent  Good   
 Fair  Poor   
 STYLE: vernacular  
 DATE BUILT: c.1907

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 Siding  Brick Veneer  Stone Veneer   
 Bonding Pattern: Other: vinyl  
 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: deck  
 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: 2x2 + additions  
 Approximate Dimensions: 25x45 +wing  
 Entrance Location: rt. sidehall

SIGNIFICANCE: Architectural  Historic  Archeological   
 Historic Contexts:  
 Level of Significance:  
 Local State National

**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

Two and a half story vernacular with two one story wing additions. One wing is on the east side of the house and has a shed roof, the other is a small entry room in the rear. There is a deck which connects to the rear addition. Both appear to be recent alterations. There is a picture window at the front of the house and a bay window on the west side which also appear to be recent additions. Windows are 1/1.

**RELATED STRUCTURES: (Describe)**

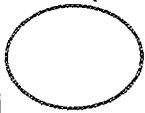
**STATEMENT OF SIGNIFICANCE:**

This house is similar to others in the neighborhood because of its vernacular style and gable front. The first resident of this house according to the 1908 Burlington Directory was a plumber named Michael Murphy. He lived here until around 1922.

**REFERENCES:**

Sanborn Insurance maps, Burlington Directories.

**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: Scott Gurley

ORGANIZATION: City of Burlington

DATE RECORDED: 10/18/93



STATE OF VERMONT  
 Division for Historic Preservation  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

93-A-83, #5+6

UTM REFERENCES:

Zone/Easting/Northing

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

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: multi family dwelling

ORIGINAL USE: dwelling

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent  Good

Fair  Poor

STYLE: vernacular

DATE BUILT: c.1901

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 4 Haswell St.

COMMON NAME:

PROPERTY TYPE: dwelling

OWNER: M.M. Julia Hamiwka & Vernon Benoit

ADDRESS: same as above

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 Siding  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: 3x5

Entrance Location: lt. side hall

Approximate Dimensions: 25x30

SIGNIFICANCE: Architectural  Historic  Archeological

Historic Contexts:

Level of Significance:

Local State National

**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

Two story, vernacular house with tri-gable ell plan faces south. A two story addition with a shed roof was added shortly after the house was built in front of the west facing ell. A small entry room with a metal roof and a concrete block foundation was added much later behind the house. The house has two front doors which are both half glass and appear to be historic. One is located at the left of the front gable and the other is located next to it on the addition. The windows have mostly 2/2 sash and plain surrounds.

**RELATED STRUCTURES: (Describe)**

4x2 bay shed/barn in back of house with clapboard siding and a rolled asphalt roof. In the front, there is a set of double leaf doors on the right and a pair of smaller doors on the far left next to another large swinging door. According to one of the present owners, this barn may pre-date the house, and was probably a horse stable.

A 1938 Sanborn map shows 2 additional structures behind the house which were connected to one another and no longer exist. One of the structures was a garage and the other was a shed. A 1960 Sanborn map illustrates that the shed was used as a radio repair shop.

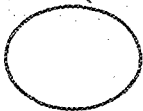
**STATEMENT OF SIGNIFICANCE:**

This vernacular house was one of the first structures built in the Lakeview Terrace/Haswell St./Canfield St. neighborhood. It's tri-gable ell plan is similar to many other homes in the area. John Benoit and his son John Benoit, Jr. were two of the first residents of this house. John senoir worked for the W.& D.G. Crane lumber company and later the Baldwin Refrigerator Co. His son was employed by the Burlington Daily News and later the Central Vermont Railroad. In 1927, Charles Auer bought the house and his family stills owns it. Charles' father was the contractor for the house.

**REFERENCES:**

Sanborn maps, Burlington Directories, and one of the present owners.

MAP: (Indicate North in Circle)



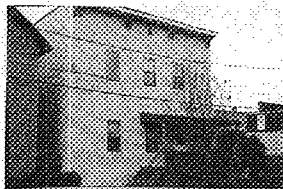
**SURROUNDING ENVIRONMENT:**

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

RECORDED BY: Scott Gurley

ORGANIZATION: City of Burlington

DATE RECORDED: 10/18/93



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 Division for Historic Preservation  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

93-A-83, #7

UTM REFERENCES:

Zone/Easting/Northing

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

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: multi family dwelling

ORIGINAL USE: dwelling

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent  Good   
 Fair  Poor

STYLE: Italianate

DATE BUILT: c.1890

COUNTY: Chittenden  
 TOWN: Burlington  
 LOCATION: 8 Haswell St.  
 COMMON NAME:  
 PROPERTY TYPE: dwelling  
 OWNER: Morrow, Frank, Jr. & Agatha C.  
 ADDRESS: 957 Pine St.  
 Burlington VT 05401  
 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 Siding  Brick Veneer  Stone Veneer   
Bonding Pattern: Other: vinyl
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: 3x5

Entrance Location: 2 off front porch

Approximate Dimensions: 28x35

SIGNIFICANCE: Architectural  Historic  Archeological

Historic Contexts:

Level of Significance:  
 Local State National



**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

Multi unit, two story, Italianate style building with coupled brackets at the front cornice. The front porch has posts and a half wall, but does not appear to be historic. There is also a two story back porch with an exterior stairway. The main entries are on the front porch. The windows are 2/2.

**RELATED STRUCTURES: (Describe)**

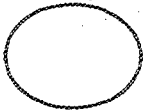
**STATEMENT OF SIGNIFICANCE:**

This multi unit building is similar in scale and style to other buildings around the corner on North Ave. The first listed resident according to the 1896 Burlington Directory was Adolph Croto. He was employed by W. & D.G. Crane, a lumber company located near by on the waterfront. An 1890 map from C.M. Hopkins, however shows a structure on this property owned by a J. Bencir or Benoit.

**REFERENCES:**

sanborn maps, map from C.M. Hopkins, C.E., 1890, Burlington Directories.

**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:** Scott Gurley

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