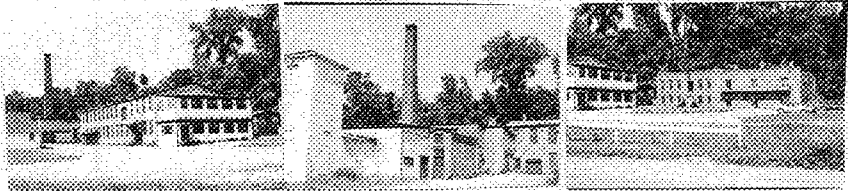


LAKE STREET  
Burlington



STATE OF VERMONT  
 Division for Historic Preservation  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 District  Complex  Survey Form

COUNTY: Chittenden
TOWN: Burlington
LOCATION: 120 Lake Street. East side of street between Depot and College Streets.
NAME OF DISTRICT:
TYPE OF DISTRICT:
PHYSICAL CONDITION OF STRUCTURES: Excellent      %    Good      80% Fair      20%    Poor      %
LEVEL OF SIGNIFICANCE: Local <input type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
THEMES:

SURVEY NUMBER: 0402-1-#1-7
NEGATIVE FILE NUMBER(S): 83-A-140, 180, 181
UTM REFERENCES: Zone/Easting/Northing A 18-641500-4926540 E. 18-641280-4926540 B 18-641400-4926600 F. 18-641280-4926520 C 18-641310-4926560 G. 18-641480-4926460 D 18-641300-4926560
U.S.G.S. QUAD. MAP: Burlington 7.5

COMPLEX INFORMATION ONLY	
COMMON NAME:	Pioneer Mechanics' Shops
PRESENT FORMAL NAME:	T.A. Haigh Lumber Company
ORIGINAL FORMAL NAME:	Pioneer Mechanic' Shops
TYPE OF COMPLEX:	Industrial
TYPES OF STRUCTURES:	Factory, Warehouse, Mills
PRESENT USE:	Warehouses, Offices
ORIGINAL USE:	Factories, Warehouses
ARCHITECT/ENGINEER:	Mills Unknown
BUILDER/CONTRACTOR:	Unknown
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input type="checkbox"/> Restricted <input checked="" type="checkbox"/>

STATEMENT OF SIGNIFICANCE:

The vernacular style planned industrial complex of warehouses and mills located near Lake Champlain was Burlington's first attempt at revitalizing the lake shore industries. The functional two- and three-story brick buildings with large arch doorways, loft openings and hoist beams were unique among the individually owned and operated businesses in the area. These remaining structures are all that exist to represent the 1850's initial industrial expansion at the waterfront.

In 1852-1853 Frederick Smith and Henry P. Hickok built the mechanical shops, storage buildings and boiler house to encourage industrial growth by the lake. These Pioneer Mechanics' Shops were an immediate success with planing mills, foundries, door and sash companies, etc. renting space.

Fire destroyed the first four brick structures in 1858. Three brick shops were rebuilt that same year. New shops were added until there were over a dozen buildings in the area. As the shops declined in the later 1800's, the buildings were rented to individual businesses as storage space or removed completely. Presently the T.A. Haigh Lumber Company owns and rents the existing buildings for storage and office space.

THREAT TO STRUCTURES: No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input type="checkbox"/> Alteration <input type="checkbox"/> Other:
---

LOCAL ATTITUDES: Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other:
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OUTSTANDING COMPONENTS OF DISTRICT  COMPLEX   
(Include individual survey number ONLY if surveyed individually.)

MAP NUMBER: 5	DATE BUILT: 1858	SURVEY NUMBER: 0402-1-#5
FUNCTIONAL TYPE: Warehouse		NEGATIVE FILE NUMBER: 83-A-140
COMMON NAME: Pioneer Mechanics' Shop		OWNER: T.A. Haigh Lumber Company
DESCRIPTION: Coal & Lumber Storage		

SEE ATTACHED

MAP NUMBER: 6	DATE BUILT: c.1930	SURVEY NUMBER: 0402-1-#6
FUNCTIONAL TYPE: Garage		NEGATIVE FILE NUMBER: 83-A-181
COMMON NAME: Garage		OWNER: T.A. Haigh Lumber Company
DESCRIPTION:		

SEE ATTACHED

MAP NUMBER: 7	DATE BUILT: c.1860	SURVEY NUMBER: 0402-1-#7
FUNCTIONAL TYPE: Lumber Shed		NEGATIVE FILE NUMBER: 83-A-180
COMMON NAME: Shepard & Morse Lumber		OWNER: T.A. Haigh Lumber Company
DESCRIPTION: Company		

SEE ATTACHED

MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:
DESCRIPTION:		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input checked="" type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 1	DATE BUILT: c.1960	SURVEY NUMBER: 0402-1-#1
FUNCTIONAL TYPE: Warehouse		NEGATIVE FILE NUMBER:
COMMON NAME: Haigh Receiving Dept.		OWNER: T.A. Haigh Lumber Company
DESCRIPTION:		
SEE ATTACHED		
MAP NUMBER: 2	DATE BUILT: 1858	SURVEY NUMBER: 0402-1-#2
FUNCTIONAL TYPE: Factory		NEGATIVE FILE NUMBER: 83-A-140
COMMON NAME: Pioneer Mechanics' Shops		OWNER: T.A. Haigh Lumber Company
DESCRIPTION: Carpentry Shop		
SEE ATTACHED		
MAP NUMBER: 3	DATE BUILT: 1858	SURVEY NUMBER: 0402-1-#3
FUNCTIONAL TYPE: Powerhouse		NEGATIVE FILE NUMBER: 83-A-140
COMMON NAME: Pioneer Mechanics' Shop		OWNER: T.A. Haigh Lumber Company
DESCRIPTION:		
SEE ATTACHED		
MAP NUMBER: 4	DATE BUILT: 1858	SURVEY NUMBER: 0402-1-#4
FUNCTIONAL TYPE: Warehouse		NEGATIVE FILE NUMBER: 83-A-181
COMMON NAME: Pioneer Mechanics' Shop		OWNER: T.A. Lumber Company
DESCRIPTION: Iron & Coal Storage		
SEE ATTACHED		

PIONEER MECHANICS' SHOPS

## BOUNDARY DESCRIPTION:

The boundary begins at Point A, the intersection of a northerly extension line 30 feet from and parallel to Building #3, and the westerly extension line which abutts the east wall of the embankment. The boundary thence proceeds along said extension line of the embankment in a southerly direction to Point B, the intersection of said extension line and a southwesterly extension line which follows the embankment. From Point B the boundary thence continues along said southwesterly extension line along the embankment to Point C, the junction of said extension line and the extension line which is against the eastern side of building #6 and the western side of the embankment. From Point C the boundary thence proceeds in a southerly direction along said extension line to Point D, the intersection of said extension line and a southwesterly extension line which follows the embankment. From Point D the boundary continues in a southwesterly direction along said extension line following the embankment to Point E, the junction of said extension line and a southern extension line 30 feet from and parallel to the south wall of Building #7. The boundary thence continues from Point E along in a westerly direction on said extension line to Point F, the intersection of said extension line and the eastern curb line of Lake Street. The boundary proceeds from Point F in a northwesterly direction along said curb line to Point G, the intersection of said curb line and a northerly extension line 30 feet from and parallel to the north side of Building #3. From Point G the boundary thence continues along said extension line in an easterly direction to Point A, the point of beginning.

Building #1 - Haigh Receiving Dept.

This rectangular plan corrugated sheet metal clad structure with a gable end asphalt roof and box cornice rests on a stone foundation. There are north, east and west side overhead garage doors with tripart 6/6 sash windows in gable peaks. A south side shed is attached spanning the length of the building. Currently this building is being used by the Haigh Lumber Company for storage and receiving. (35ft x 60ft).

Building #2 - Pioneer Mechanics' Shops Factory

This two-story rectangular plan 2x9 bay, common bond brick structure has a gable end asphalt roof with rafter ends covered by a fascia board. The 12/12 sash windows with arch brick lintels and wooden sills are mostly intact with some concrete sill replacements. The stories are divided by tierods. There are two east and west side brick splayed arch diagonal plank double hinge doors with the right side having a truss supported hood. The west side enclosed entrance has brick imitation sheet metal siding (c.1940-1950). There is an east side second story brick arch diagonal plank loft door. On the south end a two-story asphalt shingle ell with box cornice, corner boards and shed roof, has 1/1 sash windows and rests upon a concrete block foundation (c.1940-1950). This building is vacant though occasionally used for storage. (approximately 100ft x 34ft)

Building #3 - Pioneer Mechanics' Shops Powerhouse

This one-story common bond brick shed roof addition on a stone foundation is attached to structure #2. It has a common bond, corbeled cap smokestack. There are north and south side eight pane double hinge sliding plank doors (1858). The asphalt shingle (originally matchstick board) shed roof addition, with box cornice and north and south side matchstick board double hinge sliding doors, connects to the other additions. The last addition is the two-story flat roof building of brick and imitation brick sheet metal with north, south and west plank sliding doors. A wood plank and eight pane second-story loft door on the west side has a hoist beam above it. (c.1940-1950).

Building #4 - Pioneer Mechanics' Shops Iron and Coal Storage

This one-story rectangular plan, 5x1 bay, imitation brick sheet metal clad storage building has a gable end roof, box cornice and corner boards resting on a stone foundation. The five front double size corrugated metal sliding doors appear to be altered. North and south side double hinge loft doors are at the gable ends. (60ft x 16ft).

Building #5 - Pioneer Mechanics' Shops Coal and Lumber Storage

Two-story common bond brick, 9x2 bay, rectangular plan flat roof structure on a stone foundation with brick arch lintel 12/12 sash windows and wooden sills. Used for rental office space. It has two-story tierods. Three replacement recessed brick arch doorways with transom and full length sidelights, on the first story, a second-story three-bay balcony, a brick arch loft door with glass in-fill and the hoist beam above are all on the front facade. Three cupola vents on the roof were added (c.1970). (80ft x 24ft)



0402-1-#1-7

Building #6 - Garages

A three bay, flat roof, rock-face cement block garage on a cement foundation with overhead doors is directly behind Building #7 and abutts the embankment. (28ft x 16ft).

Building #7 - Shepard and Morse Lumber Company

This three-story rectangular plan, 13 x 3 bay, common bond brick flat roof structure on a stone foundation has a box cornice on 3 sides of the building. Some of the brick arch 2/2 sash windows with wood sills are bricked in. A projecting brick belt course, and hog's-back brick sill course separate the stories. There is a front hooded entrance with an altered metal door and three, south side, brick lintel doorways bricked and boarded up. Raised brick sign boards are visible on the south and west sides. A loading dock, brick arch diagonal plank loft door with hoist beam above and storage shed are all in the rear of the building.

This structure seems to have been leased from the Pioneer Mechanics' Shops by the Shepard and Morse Lumber Company.