

MILL STREET
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 Bungalow style houses were built. One good example of the Bungalow 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.

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MAPS:

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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:	Chace Mill
Mill Street; on banks of and parallel to Winooski River	
COMMON NAME:	Chace Mill
FUNCTIONAL TYPE:	Mill
OWNER:	Chace Mill Associates
ADDRESS:	Mill Street Burlington
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"/>

SURVEY NUMBER:	0402
NEGATIVE FILE NUMBER:	83-A-115,180
UTM REFERENCES:	Zone/Easting/Northing 18/644520/4927340
U.S.G.S. QUAD. MAP:	Burlington 7.5
PRESENT FORMAL NAME:	Chace Mill
ORIGINAL FORMAL NAME:	Chace Cotton Mill
PRESENT USE:	Offices
ORIGINAL USE:	Cotton Mill
ARCHITECT/ENGINEER:	Unknown
BUILDER/CONTRACTOR:	Unknown
PHYSICAL CONDITION OF STRUCTURE:	Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>
STYLE:	vernacular
DATE BUILT:	1907

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone Brick Concrete Concrete Block
- Wall Structure
 - Wood Frame: Post & Beam Balloon
 - Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - Iron d. Steel e. Other:
- Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Common Other:
- Roof Structure
 - Truss: Wood Iron Steel Concrete
 - Other:
- Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
- Engineering Structure:
- 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: 3

Number of Bays: 9 x 34

Approximate Dimensions: 100' x 330'

Entrance Location: Front offset right

THREAT TO STRUCTURE:	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:
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LOCAL ATTITUDES:	Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other:
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ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

3-story plus basement, rectangular plan brick common bond load bearing masonry mill with tierods between stories and 32 pane triple sash windows with altered arched wood panel covering upper 12 pane sash; three splayed brick segmental arch lintels and granite sills (some replaced with brick). Front brick false front cornice with skewed corbelling at corners; wooden brackets along east-west sides. Front offset left rectangular vent with shed roof, projecting eaves, metal corner boards and 3/3 casement window. Front 3-bay clapboard shed roof garage (c.1970). Rear one-story, 5 x 7 bay common bond brick wing with similar window fenestration and altered overhead garage doors. Rear common bond brick ventilating tower with shed roof, metal imitation clapboard fascia board. Rear common bond brick two-bay garage with shed roof, metal fascia board and altered overhead doors. Rear brick variegated common bond and English bond patterned smokestack with corbelled cap. East side modern paneled porch with square posts and

(continued)

SIGNIFICANCE:

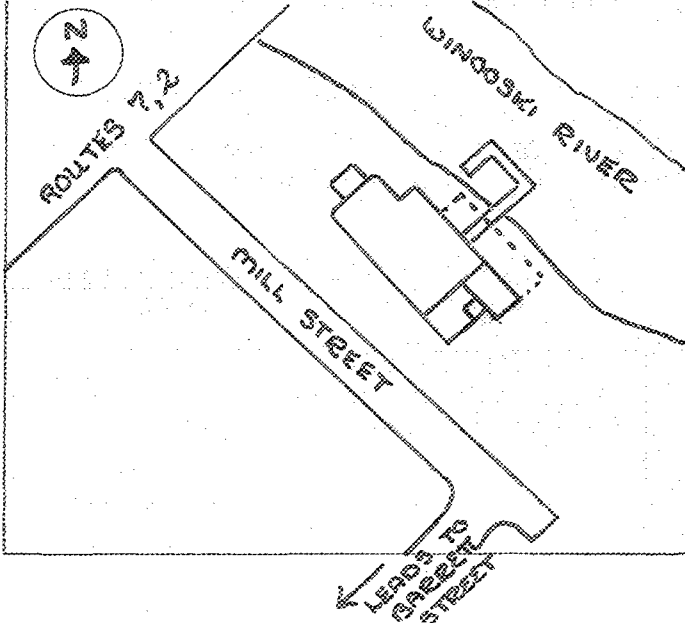
The Winooski River falls, at the base of Colchester Avenue, have been the site of mill activity since the late-18th century. Ira and Hemen Allen along with other local business men, operated saw and grist mills at this location into the 19th-century. By the 1850's cotton and wool mills were built along both shores of the river. In the 1860's the Burlington Cotton Mill was erected on Mill Street perpendicular to the river, and it continued operation until a fire destroyed most of the structure at the turn-of-the-century. The Chace family, in 1907, rebuilt the mill on the old mill's foundation this time parallel to the river. They continued operating a Cotton and wool mill until the Flood of 1927. After that financial set-back, they repaired the building and resumed operation until 1954. Production ceased and the mill was used for storage. In the 1970's the building was renovated for office space. It is one of the three remaining mills with its original water powered belt system and gears.

REFERENCES:

Burlington Directory, 1907
 Interview with Tom Anderson, 6-24-83

Hopkin's Map, 1890
 Beer's Atlas, 1869
 Gazetteer & Business Directory of Chittenden County, VT 1882-83

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 Historic Preservation

DATE RECORDED:

June 24, 1983

STRUCTURAL DESCRIPTION CONTINUED:

and aluminum molding. East side exterior remains of water powered belt system and stone foundation of Burlington Cotton Mill (c.1860).