

OVERLAKE PARK
Burlington

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).

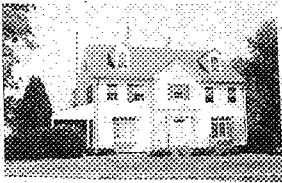
Northeast of the Lakeside development, other streets, named after the developer's daughters (Caroline, Catherine, Charlotte, Margaret, Marian), or for the trees that lined curbs, (Locust) exhibited popular housing styles.

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-139

UTM REFERENCES:

Zone/Easting/Northing
 18/642180/4925980

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

Burlington 7.5

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

William Townsend House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good
 Fair Poor

STYLE: Colonial Revival

DATE BUILT:

1932

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 77 Overlake Park. North
 side of Street at beginning of cul-de-
 sac.

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: William & Marilyn Hogg

ADDRESS: 77 Overlake Park
 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: 3x2

Approximate Dimensions: 28x24

Entrance Location: Eaves front
 center

THREAT TO STRUCTURE:

No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:

Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

2 1/2 eaves front Colonial Revival rectangular plan house with a gable peak two-story center pavilion entrance; with gable pediment and cornice returns. Second story window with molded arch and keystone. Swan's neck pediment and recessed entrance with full entablature, engaged pilasters and 3/4 length sidelights; paneled front door with arched pane transom. First-story rounded bay small paned windows. Second story 6/6 sash windows and gable roof dormers with fascia trim and corner boards. Meandering cornice motif along from eaves. West side gable end with exterior corbeled chimney flanked by quadrant attic windows; attached first story porch with box posts.

RELATED STRUCTURES: (Describe)

East side mock-Palladian window with wrought iron balcony. Rear shed dormer. 6/6 sash windows and enclosed arched walk-way to garage with elliptical fanlight and 3/4 length sidelights. Two bay, cement foundation. Gable front, wood shingle garage with cornice returns, arch, vehicle entrances, overhead doors with arched fanlight, flanked by pilasters with molded capitals;

RELATED STRUCTURES CONTINUED:

window with enlarged voussoirs in gable ocular front peak.

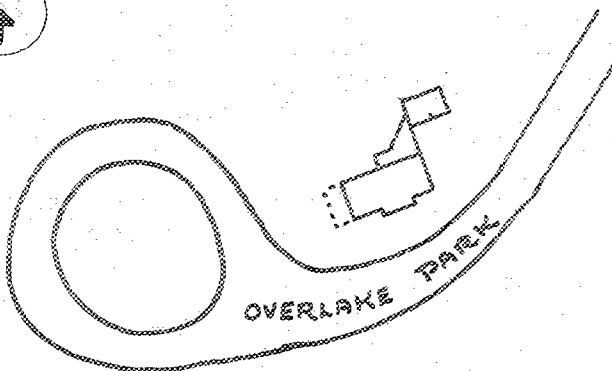
STATEMENT OF SIGNIFICANCE:

This well preserved Colonial Revival style sears, Roebuck and Company "Honor-Bilt Catalog" house was erected on the 19th century Overlake Park Estate of Legrand Cannon. Its second occupant, H.W. Abrahams, owns one of Burlington's few Art Deco downtown commercial structures (Abraham's Photo Store). The interior has modern conveniences such as mail slots, laundry and incinerator shoots on each floor and outside access to a milk cupboard.

REFERENCES:

- Burlington Directory, 1932.
Interview with former occupant, Marilyn Hogg-12-4-82.
Beers' Atlas 1869.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Karen Czaikowski

ORGANIZATION:

Div. for Hist. Pres.

DATE RECORDED:

June 29, 1983