

PEROTTA PLACE
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.). Bungalow, 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).

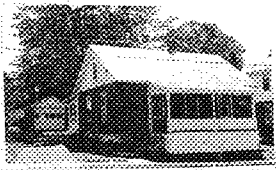
Northeast of the Lakeside development, other streets, named after the developer's daughters (Caroline, Catherine, Charlotte, Margaret, Marian), or for the trees that lined curbs, (Locust) exhibited popular housing styles.

Neighborhood decline began by 1925, but was not apparent until 1935-37, when workers struck 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-140

UTM REFERENCES:

Zone/Easting/Northing
 18/642360/4924680

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

Burlington 7.5

PRESENT FORMAL NAME:

Mercaldo House

ORIGINAL FORMAL NAME:

Francesco DeVincenzo

PRESENT USE: House

ORIGINAL USE:

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Alfred Perrotta

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good
 Fair Poor

STYLE: Vernacular

DATE BUILT:

1925

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 8 Perrotta Place. One lot
 south from corner of Hoover Street.

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: John Alfred; Edward, Ronald

ADDRESS: Mercaldo

8 Perrotta Place 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: 1

Number of Bays: 3x2

Approximate Dimensions: 22x18

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:

One-story eaves front rectangular plan house with rock face stone veneer blocks and wood shingle gable ends. Aluminum sided 3-bay porch with turned posts, wood block shingled apron and aluminum sided skirt. Symmetrically fenestrated 6/1 sash windows with concrete lintels. Rear aluminum sided one-story shed addition (c.1960's). Off center right chimney.

RELATED STRUCTURES: (Describe)

Garage-1-story gable front single bay, rock face stone veneer with block shingled peak, asphalt roof, concrete foundation, (10'x12'). Overhead replacement door (1925).

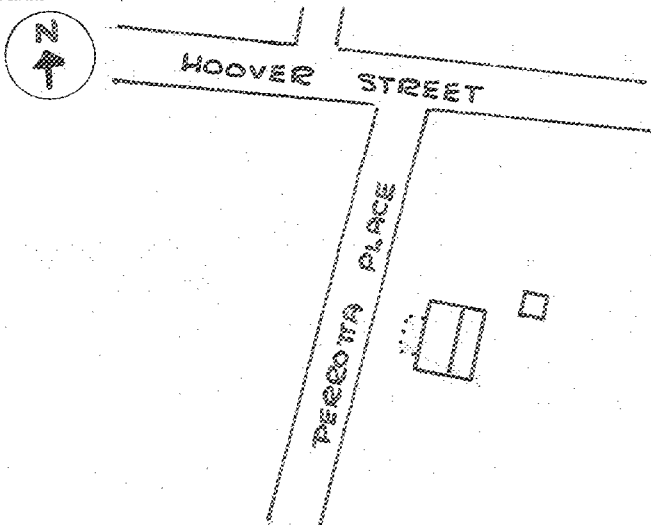
STATEMENT OF SIGNIFICANCE:

Alfred Perrotta, for whom the street is named, built this house and two others nearby using the combined textures of rock face stone blocks and shingles to create visual variety. The three houses are the only such structures in the immediate area. Except for the altered aluminum siding of the front porch, both the house and garage are well preserved examples of 1920's construction.

REFERENCES:

Interview with Alfred Perrotta's daughter, 7/7/83.
Burlington Directory, 1925.

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:

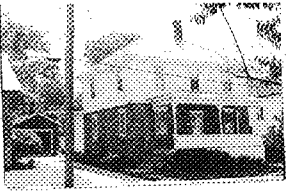
Karen Czaikowski

ORGANIZATION:

Div. for Hist. Pres.

DATE RECORDED:

July 7, 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-140

UTM REFERENCES:

Zone/Easting/Northing
 18/642320/4924670

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

Burlington 7.5

PRESENT FORMAL NAME:

Philip Jacob House

ORIGINAL FORMAL NAME:

Alfred Perrotta House

PRESENT USE: Residence

ORIGINAL USE: Dwelling

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Alfred Perrotta

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good
 Fair Poor

STYLE: Vernacular-Colonial Revival

DATE BUILT:

1925

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 12 Perrotta Place. Three
 lots south from corner of Hoover Street.

COMMON NAME:

FUNCTIONAL TYPE: Dwelling

OWNER: Philip & Donna Jacob

ADDRESS: 12 Perrotta Place
 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: 3x2

Entrance Location: Front center

Approximate Dimensions: 22x20

THREAT TO STRUCTURE:

No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:

Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Two-story hip roof rectangular plan house with box cornice; second story aluminum sided, first story rock face block veneer with concrete lintels above 3/1 sash windows. Front hip roof porch with boxed cornice, turned posts, scroll sawn brackets, aluminum sided apron and skirt. Rear one-story aluminum sided wing. Front right interior chimney with corbeled cap.

RELATED STRUCTURES: (Describe)

Garage-single bay, wood shingle, gable front asphalt roof, exposed rafter ends. Concrete foundation (10'x12'). 1925-30.

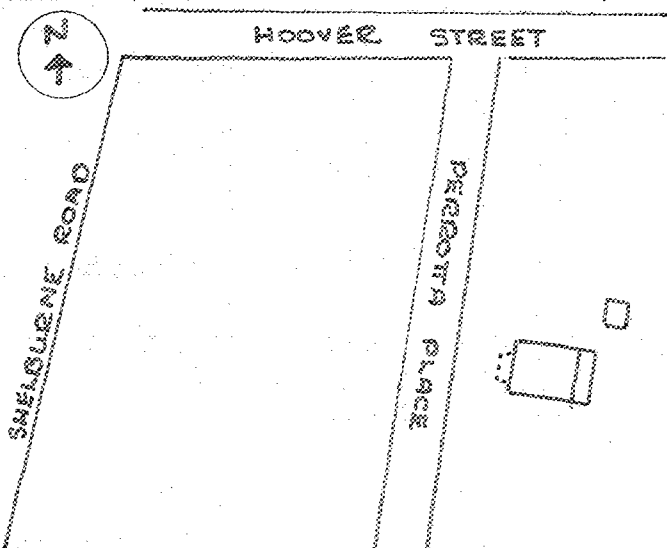
STATEMENT OF SIGNIFICANCE:

Alfred Perrotta, for whom the street is named, built this house for himself, and two similar ones nearby. All three houses have rock face block veneers which make Perrotta's homes unique in the community. Though altered by aluminum siding, it is still a well preserved example of mid-1920's single family architecture.

REFERENCES:

Burlington Directory, 1925.

MAP: (Indicate North in Circle)



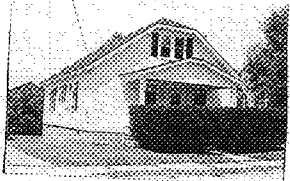
SURROUNDING ENVIRONMENT:

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 Hist. Pres.

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-177
 UTM REFERENCES:
 Zone/Easting/Northing
 18/642300/4924660

U.S.G.S. QUAD. MAP:
 Burlington 7.5
 PRESENT FORMAL NAME:

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 19 Perrotta Place. Three
 lots north from corner of Alfred Street
 COMMON NAME:
 FUNCTIONAL TYPE: House
 OWNER: Howard & Janet Hayden
 ADDRESS: 5801 East Fair Avenue
 Englewood, Colorado 80221
 ACCESSIBILITY TO PUBLIC:
 Yes No Restricted
 LEVEL OF SIGNIFICANCE:
 Local State National

ORIGINAL FORMAL NAME:
 David Symes House
 PRESENT USE: House
 ORIGINAL USE:
 ARCHITECT/ENGINEER:
 Unknown
 BUILDER/CONTRACTOR:
 Unknown
 PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor
 STYLE: Bungalow
 DATE BUILT:
 1932

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: 3x3
 Approximate Dimensions: 20x28

Entrance Location: Clip gable
 center.

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 raking cornice, exposed rafter ends and corner boards. 3-bay front porch with jerkinhead box posts. Roof, exposed rafter tails, attenuated diamond motif slat railing and trillis skirt. 3/4 glass pane door. 6/1 sash windows. Interior rear and exterior center right chimneys.

RELATED STRUCTURES: (Describe)

Garage-two bay, clapboard, gable front asphalt roof. Concrete foundation (14'x12') c.1960-70's.

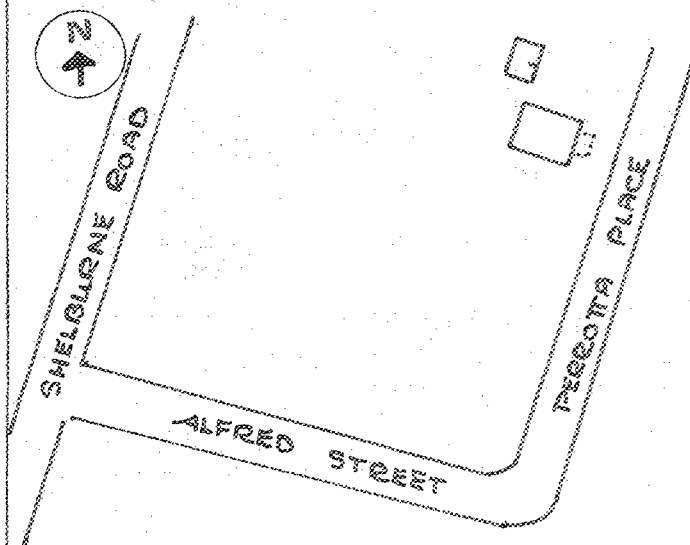
STATEMENT OF SIGNIFICANCE:

This well preserved house is one of two jerkinhead roof homes built on Perrotta Place. Its rectilinear configuration represents a popular house plan of the 1920's and 1930's when this neighborhood was developed. Its decorative porch railing is unique among the other structures on this street.

REFERENCES:

Burlington Directory, 1932

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:

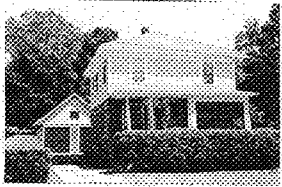
Karen Czaikowski

ORGANIZATION:

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UTM REFERENCES:

Zone/Easting/Northing

18/642340/4924660

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

Burlington 7.5

PRESENT FORMAL NAME:

Morgan House

ORIGINAL FORMAL NAME:

Leon Morgan House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Alfred Perrotta

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good

Fair Poor

STYLE: Vernacular

DATE BUILT:

1926

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 22 Perrotta Place. Four lots
 south from corner of Hoover Street.

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Sydney & Richard Morgan

ADDRESS: 22 Perrotta Place
 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: 3x2

Approximate Dimensions: 20x20

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:

Two-story square plan house with box cornice, 4 vertical pane/1 sash windows with plain surrounds and 1-story hipped roof, semi-enclosed front porch with boxed cornice, window banks, Tuscan columns, clapboard skirt. First-story rock-face stone veneer. Second-story clapboard with fascia trim and corner boards. String course, with starburst motif pressed stone veneer rowlock blocks below. Rear enclosed first-story porch. Interior left rear chimney.

RELATED STRUCTURES: (Describe)

1-story, gable front, two-bay garage with raking eaves, paired double hinge matchboard panel doors with clapboard surround, and boarded-up gable window in peak. Lower half sheathed in stone veneer, upper half in clapboard. (c.1926). Asphalt roof, concrete foundation.

STATEMENT OF SIGNIFICANCE:

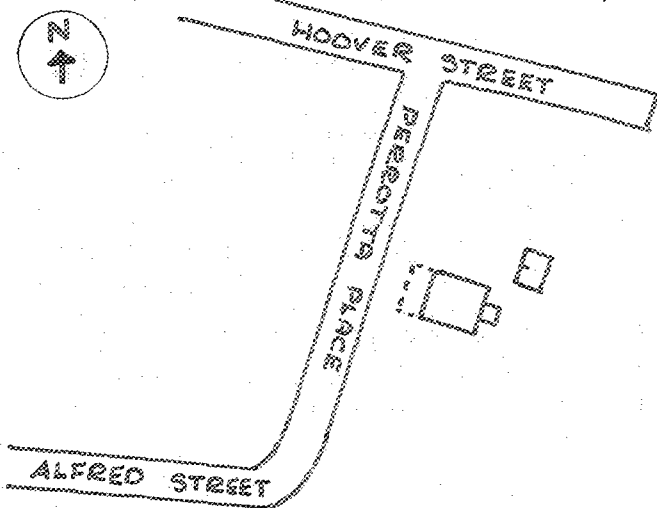
The combination of clapboard siding and the rock-face stone veneer are distinctive characteristics of the houses attributed to builder Alfred Perrotta in 1920-40's neighborhood. Two other houses on the street (numbers 8 and 12) also used these materials.

REFERENCES:

Burlington Directory, 1926.

Interview with Alfred Perrotta's daughter, 7/7/83.

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 Hist. Pres.

DATE RECORDED:

June 30, 1983