

WARD STREET
Burlington

NORTH BURLINGTON:

(Berry Street, Bright Street, Canfield Street, Charles Street, Crowley Street, Derway Drive, Germain Street, Lakeview Terrace, Luck Street, Myrtle Street, Oak Street, Pomeroy Street, Poplar Street, Sherman Street, St. Louis Street, Staniford Road, Washington Street, Ward Street, Willow Street, Wilson Street.)

As lakeside commercial activity centered on Burlington Bay, the northeastern shores of Lake Champlain remained undeveloped except for the few farms which took advantage of the rich Winooski River Valley soil. Family's such as the Derways, Stanifords and Crockers owned large acreage in far north Burlington from the latter 18th century well into the 19th century. A few structures exist from the late 1800's farms (#148, 240 Staniford Road) but only one is extant from the early 19th century, a Greek Revival style house (c.1820) near Appletree Point, an extension of the early Staniford Farm. This property was always used for farming, as was much of north Burlington, until the 1920's when lots were sectioned for suburban development and summer camps.

North Avenue, the highway connecting the far north farmlands with north Burlington, experienced the most architectural growth during the 19th century, especially after the completion of the trolley line in 1888. As lakeside factory development increased, so did the housing need for the immigrant French Canadian, Irish, and German workers. Outside of downtown Burlington and east, into the available farm land, streets such as Ward, Crowley, Washington and Strong began to fill lots with vernacular Queen Anne style housing. The ethnic neighborhoods maintained a cultural bond among their residents, with the establishment of community centers such as the Goethe Lodge (c.1891) on Crowley Street. The hall built by the German contractor, Oscar Heininger for his laborers and friends, operates as a club today.

Though not as isolated as the far northern sections of Burlington, the area north of Pearl Street was sparsely settled with farm houses into the late 1800's. Eventually parcels of land were sold to create Pomeroy, Germain and Wilson Streets, which came from Pomeroy, Dodge and Loomis farmland. The Shaw family sold their land to create Willow, Oak and Walnut Streets. Architectural development was greatest from the 1890's to 1920, but continued well into the 1930's and 1940's on most of these north end streets.

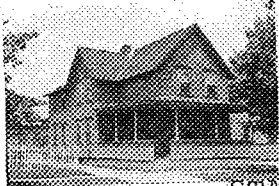
Across North Avenue on the lakeside, property purchased by the Vermont Central Railroad in the 1860's was sold to local north end contractors, such as the Kieslich's, Heininger's and Hauke's. Lakeview Terrace (known previously as the Bissell Street until the 1890's) had a few late 19th century houses scattered on a hill above the lake (#37, 131, 134 Lakeview Terrace.) By 1906, the Kieslich Construction Company had established a lumber warehouse and a model house at the south end of the street near Haswell and Canfield Streets (#71-73 Lakeview Terrace.) Housing growth continued north on Lakeview Terrace during the 1920's - 1940's going around the corner to Berry Street. Except for Sunset Court, a small 1940's dead-end street a block north, only the Lakeview Terrace neighborhood commands a residential view of the lake in north Burlington. Later into the 1950's and 1960's the far north end would take advantage of the lake's vista for suburban housing.

NORTH BURLINGTON
PAGE 2

Building in north Burlington during the twentieth century is checkered as new development is scattered between existing 19th century structures. It was the far north end where entire neighborhoods could be developed on the open farmlands and where planned development continues today.

Surveyor: Karen Czaikowski

Date: August 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-89

UTM REFERENCES:
 Zone/Easting/Northing
 18/641300/4927225

U. S. G. S. QUAD. MAP:
 Burlington 7.5'

PRESENT FORMAL NAME:
 George Begin House

ORIGINAL FORMAL NAME:
 Augustus Brown House

PRESENT USE: House

ORIGINAL USE: --
 ARCHITECT/ENGINEER:
 Unknown

BUILDER/CONTRACTOR:
 Unknown

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Vernacular

DATE BUILT:
 c.1890

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 14 Ward Street, north side of
 street. Two lots east from cor-
 ner of North Avenue.

COMMON NAME:

FUNCTIONAL TYPE House

OWNER: George Begin
 ADDRESS: 14 Ward Street
 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 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
 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: 1 1/2

Number of Bays: 3 x 4

Approximate Dimensions: 18 x 36

Entrance Location: Left sidehall of
 gable front

THREAT TO STRUCTURE:

No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:

Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

One and one half story gable front "Lazy-T" plan house with widely projecting narrow boxed cornice, frieze, cornerboards. 2/2 sash windows with peaked lintel boards. Front wrap-around Colonial Revival porch with Tuscan columns resting on clapboarded apron, full projecting cornice. Front single pane, raised lower paneled entry. Rear one story shed addition with 2/2 sash windows and plain surrounds.

RELATED STRUCTURES: (Describe)

Garage/Shed- two bay, double vertical-board doors, two four pane fixed windows (c.1890-early 1900)

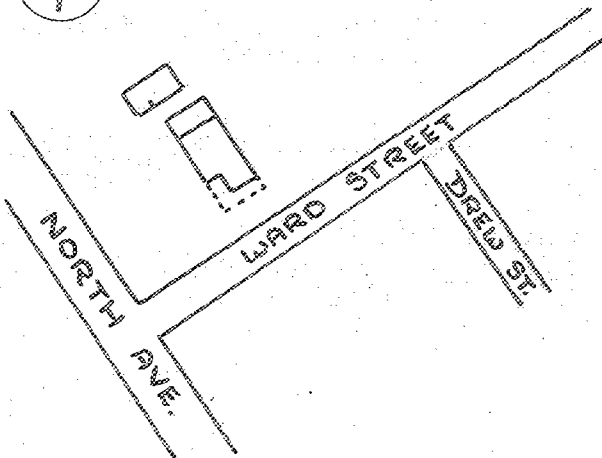
STATEMENT OF SIGNIFICANCE:

This house is a well-preserved example of a typical vernacular Lazy-T "homestead" house, popular during the 1890's. It is one of the few such houses left on the street.

The Burlington Directory, 1895 lists the property as the home, livery and stables of Augustus Brown.

REFERENCES:

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:

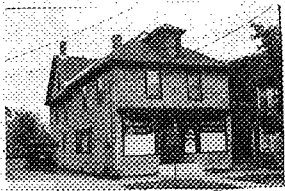
KAREN CZAIKOWSKI

ORGANIZATION:

DIVISION FOR HISTORIC PRESERVATION

DATE RECORDED:

JUNE 8, 1983



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 18 Ward Street, four lots east from corner of North Avenue.
 COMMON NAME: Wagner's Market
 FUNCTIONAL TYPE: Store
 OWNER: Donald & Nasema Corey
 ADDRESS: 150 North Avenue 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 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 1/2

Number of Bays: 3 x 4

Approximate Dimensions: 18 x 40

Entrance Location: Front center

SURVEY NUMBER:
0402

NEGATIVE FILE NUMBER:
83-A-89

UTM REFERENCES:
Zone/Easting/Northing
18/641320/4927240

U. S. G. S. QUAD MAP:
Burlington 7.5

PRESENT FORMAL NAME:
Wagners Store

ORIGINAL FORMAL NAME:
Joseph Snyder Building

PRESENT USE: Store

ORIGINAL USE: --

ARCHITECT/ENGINEER:
Unknown

BUILDER/CONTRACTOR:
Unknown

PHYSICAL CONDITION OF STRUCTURE:
Excellent Good
Fair Poor

STYLE: Vernacular

DATE BUILT:
c.1890,1899

THREAT TO STRUCTURE:
No Threat Zoning Roads
Development Deterioration
Alteration Other:

LOCAL ATTITUDES:
Positive Negative
Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Two and one half story rectangular plan building with storefront: center recessed door with transom, canted side windows, flanking large pane display windows. Storefront topped by bracketed cornice. Projecting boxed cornice with flat soffit on main block and roof dormer. 1/1 windows with plain surrounds. Pedimented end gable on earlier (c.1890) rear portion of building. Chimneys- front, center interior and rear, left interior.

RELATED STRUCTURES: (Describe)

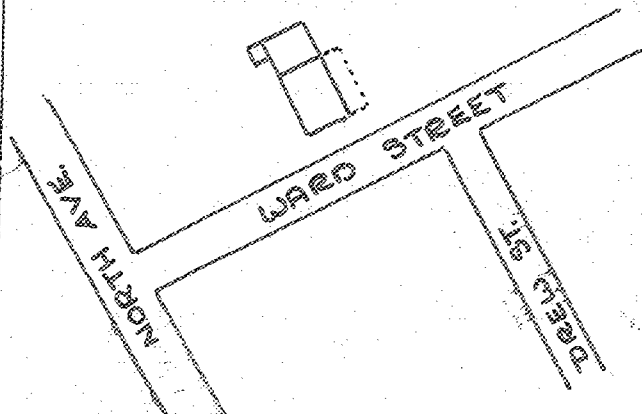
STATEMENT OF SIGNIFICANCE:

Wagner's Market is a good example of a typical c.1900 neighborhood commercial establishment, with its storefront inserted on the first floor of a residential type. According to the Burlington Directory, James Snyder lived at this address in 1890 and later converted or possibly added the front portion of the building in 1899 to accommodate a butcher shop. It has continued in a commercial-residential use serving the working class neighborhoods in north Burlington.

REFERENCES:

Burlington Directory, 1890, 1899.

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:
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 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER:
 0402

NEGATIVE FILE NUMBER:
 83-A-89

UTM REFERENCES:
 Zone/Easting/Northing
 18/641320/4927240

U.S.G.S. QUAD. MAP:
 Burlington 7.5

PRESENT FORMAL NAME:
 Francis Jacques House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: --

ARCHITECT/ENGINEER:
 Unknown

BUILDER/CONTRACTOR:
 Unknown

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Vernacular-Queen Anne

DATE BUILT:
 c. 1895

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 20 Ward Street, four lots
 west from the corner of North
 Avenue opposite Drew Street.

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Francis & Martha Jacques

ADDRESS: Fairfax, VT 05454

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: 3 x 4

Approximate Dimensions: 20 x 25

Entrance Location: 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, rectangular plan house with stories divided by a frieze and single bracketed cornice shelf suggesting slight flare with shingled top story. Clapboards on the lower story. Frieze and widely projecting cornice. Gabled hood with curvilinear brackets. Symmetrical fenestration of 1/1 sash windows with lip moldings. Two story rear porch with attached one bay shed roof garage. East side hooded entrance with open truss supports.

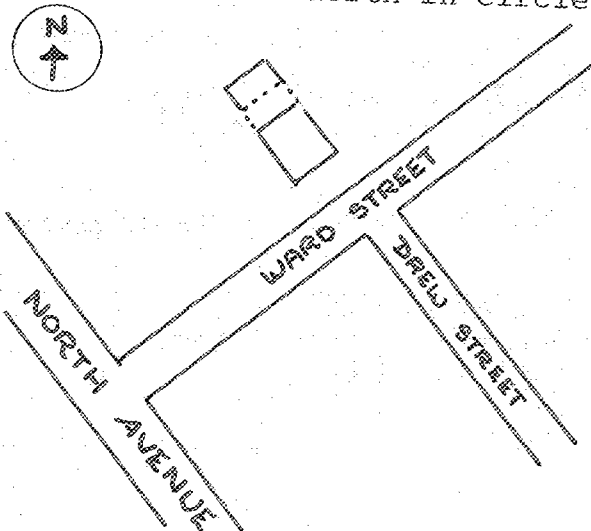
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

The boxy appearance created by the building's flat roof and its decorative treatment between floor divisions makes it an unusual vernacular addition to the streetscape. Though not documented, it may have been built for commercial use at one time. Its original details are intact.

REFERENCES:

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:

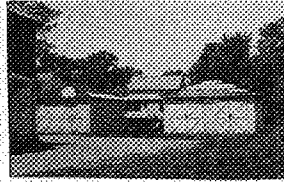
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 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 32 Ward Street, six lots west
 from the corner of North Avenue
 COMMON NAME:
 FUNCTIONAL TYPE: House
 OWNER: Robert & Nancy Stone
 ADDRESS: 32 Ward Street
 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 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 Dormer Chimney
 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: 3 x 3
 Approximate Dimensions: 20 x 24
 Entrance Location: Eaves front right

SURVEY NUMBER:
 0402
 NEGATIVE FILE NUMBER:
 83-A-89
 UTM REFERENCES:
 Zone/Easting/Northing
 18/641380/4927280
 U.S.G.S. QUAD. MAP:
 Burlington 7.5
 PRESENT FORMAL NAME:
 Robert Stone House
 ORIGINAL FORMAL NAME:
 PRESENT USE: Multiple House
 ORIGINAL USE:
 ARCHITECT/ENGINEER:
 Unknown
 BUILDER/CONTRACTOR:
 Unknown
 PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor
 STYLE: Vernacular
 DATE BUILT: 1925

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Alteration Other:

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

2½ story, Rectilinear house with first story sheathed in clapboards (with corner and sill boards) and second story in shingles. Projecting box cornice. Center front hip roof dormer. Two story front porches with projecting box cornice, shingled aprons; first story with Tuscan columns, second story with recent square columns. West side entrance porch with turned posts, box cornice. 3 over 1 sash windows with plain surrounds and lip moldings. First story large single pane window with small paned transom light. Rock-face concrete block foundation.

RELATED STRUCTURES: (Describe)

Two garages-each double bay, asphalt hip roof, crossbuck doors, (c.1925). Well-preserved (16' x 12').

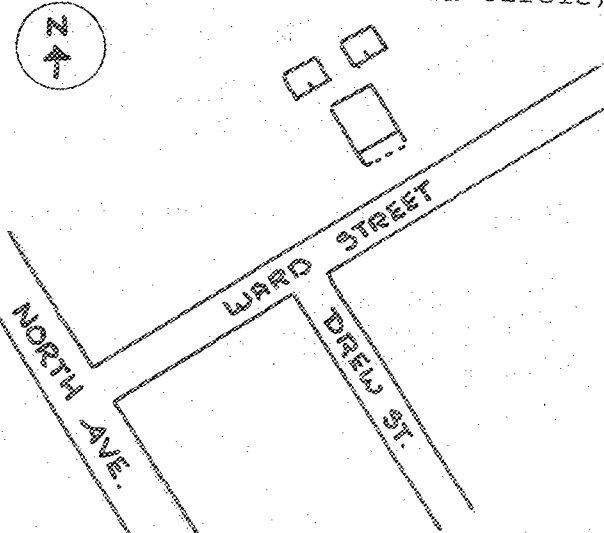
STATEMENT OF SIGNIFICANCE:

This structure is a well-preserved typical example of the early 20th century rectilinear house which has a clapboarded first story and shingled second story. The garages are well-preserved examples of the structurally-decorative crossbuck door type.

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 CZALKOWSKI

ORGANIZATION:

DIVISION FOR HISTORIC PRESERVATION

DATE RECORDED:

JUNE 8, 1983