

WILSON 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-112

UTM REFERENCES:
 Zone/Easting/Northing
 18/643120/4927030

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

PRESENT FORMAL NAME:
 James Pembroke House

ORIGINAL FORMAL NAME:
 Joseph Irwin House

PRESENT USE: House

ORIGINAL USE: --

ARCHITECT/ENGINEER:
 Unknown

BUILDER/CONTRACTOR:
 Unknown

PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor

STYLE: Vernacular

DATE BUILT: 1925

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 17 Wilson Street, Four lots
 west from corner of Mansfield
 Street.

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: James & Paula Pembroke
 ADDRESS: 17 Wilson 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 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: 2 x 2

Approximate Dimensions: 20 x 20

Entrance Location: Front left

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, Four-Square house with corner boards and water table first story clapboard with frieze and projecting box cornice. Center hip roof dormer with projecting box cornice, cornerboards and 3/1 sash windows. Second story of shingles. Front porch with battered columns rock-face concrete block piers, square-spindle railing, trellis skirt and pedimented cornice over entrance. Original front paneled door with large 3/4 length windows. Large tripartite window on first story with central pane, transom and 3/1 windows. 3/1 sash windows with lip molded lintels and plain surrounds.

RELATED STRUCTURES: (Describe)

Hip asphalt roof, clapboard single bay garage with altered overhead door (c.1925) (8' x 10').

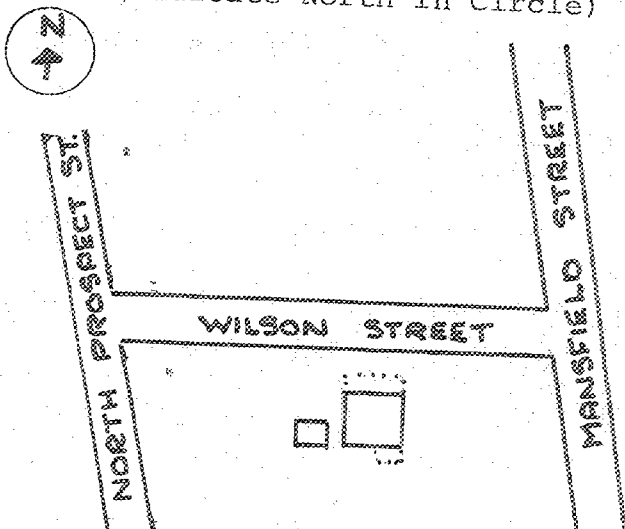
STATEMENT OF SIGNIFICANCE:

Wilson Street began its suburban development in the late 1800's on Dodge family farmland. It continued to develop into the 1920's when this well-preserved structure was built. This is a good example of the shingled, clapboarded 4-square type, and is the best preserved example on Wilson Street.

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:

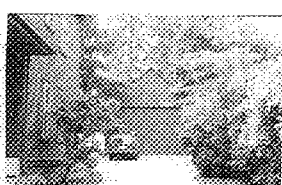
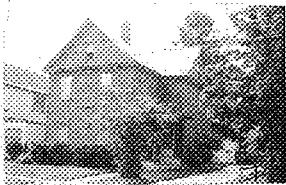
KAREN CZAIKOWSKI

ORGANIZATION:

DIVISION FOR HISTORIC PRESERVATION

DATE RECORDED:

JUNE 16, 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-112

UTM REFERENCES:

Zone/Easting/Northing

18/643130/4927030

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

Burlington 7.5

PRESENT FORMAL NAME:

William Neilson House

ORIGINAL FORMAL NAME:

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 25 Wilson Street. Three lots
 west from corner of Mansfield
 Avenue.

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: William & Katharine Neilson

ADDRESS: 25 Wilson 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 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: 2 x 3

Approximate Dimensions: 20 x 24

Entrance Location: Ell, right

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 gable front L-plan house with west side ell entrance and altered porch (posts removed). Projecting box cornice, corner and water table. Full pedimented gable with decorative bands of shingles and 1/1 sash windows. 1/1 sash windows and plain surrounds with lip molded lintel. Rear enclosed porch with turned posts, shingled apron and rear 1 story shed. Interior center front chimney.

RELATED STRUCTURES: (Describe)

Gable end asphalt roof, clapboard garage with double track doors (c.1890) (14' x 12').

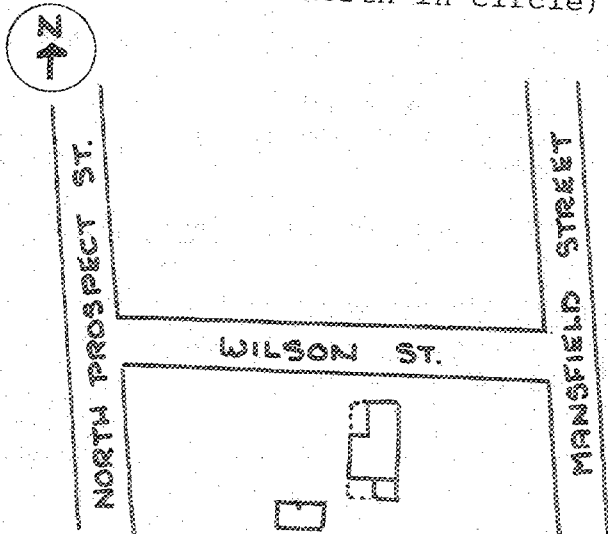
STATEMENT OF SIGNIFICANCE:

This well-preserved house, built on what was initially called Dodge Street after the Dodge family farm land, exemplifies the rural development of eastern Burlington in the later 19th century. This typical "tri-gabled ell" dwelling, seen often in Burlington, is the only one on Wilson Street.

REFERENCES:

Chittenden County Historical Society Bulletin, July 1981.

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 16, 1983