

SCARFF AVENUE  
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-140

UTM REFERENCES:

Zone/Easting/Northing  
 18/642380/4933440

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

Burlington 7.5

PRESENT FORMAL NAME:

Jessie Watkins House

ORIGINAL FORMAL NAME:

Jacob J. Barton 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:

1923

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 75 Scarff Avenue. Two lots  
 west from corner of Shelburne Road (Rt. 7)

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Jessie & Alice Watkins

ADDRESS: 75 Scarff Avenue  
 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: 3x3

Approximate Dimensions: 28x24

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:

2½ story rectangular plan house with paired and single 1/1 sash windows and lip molds, box cornice, fascia trim, corner boards, and sill board. 3 hip roof dormer with 1/1 sash windows, boxed cornice, fascia trim and corner boards. Front entrance porch with turned posts. Scroll-sawn brackets. Post balustrade and trellis skirt. West side 3/4 wrap-around corner hip roof porch with same detailing as the front. Rear shed one-story wing and entrance porch. Center interior chimney.

RELATED STRUCTURES: (Describe)

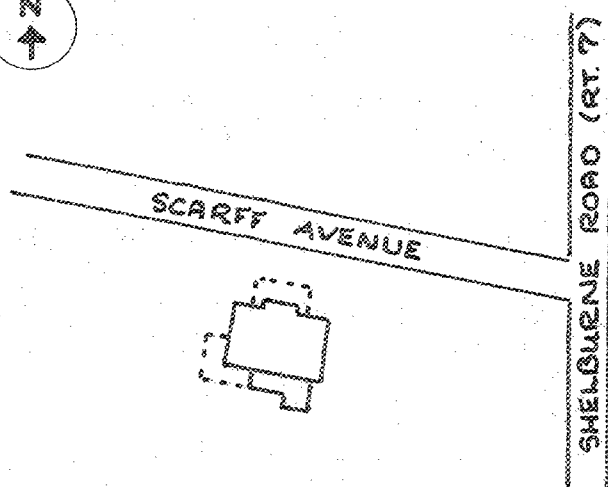
STATEMENT OF SIGNIFICANCE:

This well preserved house combines the rectangular plan popular in the early 20th-century and decorative elements carried over from the late 19th century Queen Anne period. It adds visual variety to a streetscape of gable front houses and Bungaloid style structures.

REFERENCES:

Burlington Directory, 1923.

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