

LAKESIDE 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.). 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).

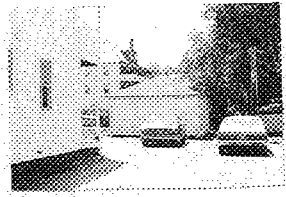
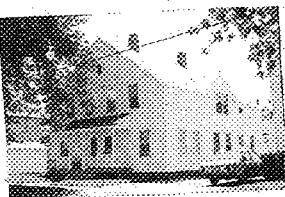
Northeast of the Lakeside development, other streets, named after the developer's daughters (Caroline, Catherine, Charlotte, Margaret, Marian), or for the trees that lined curbs, (Locust) exhibited popular housing styles.

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-139

UTM REFERENCES:
Zone/Easting/Northing
18/641380/4924560

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

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: Duplex

ORIGINAL USE:

ARCHITECT/ENGINEER:
Unknown

BUILDER/CONTRACTOR:
Kieslich Construction Company

PHYSICAL CONDITION OF STRUCTURE:
Excellent Good
Fair Poor

STYLE: Vernacular

DATE BUILT:
1917

COUNTY: Chittenden

TOWN: Burlington

LOCATION: 57-59 Lakeside Avenue. Two lots east from corner of Central Avenue.

COMMON NAME:

FUNCTIONAL TYPE: Duplex

OWNER: Lucienne & Gabrielle Landry

ADDRESS: 57-59 Lakeside 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: 4x6

Approximate Dimensions: 28x40

Entrance Location: Gable 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 gable front rectangular plan duplex with 2-bay gable roof porch with boxed cornice of turned posts and post balustrade. Symmetrically fenestrated facade with 6/2 and 2/2 sash windows with plain surrounds. East-west gable wall dormers with drip molds. Rear two-story porch with exposed rafter ends. Front and center interior chimneys with corbeled caps.

RELATED STRUCTURES: (Describe)

1-story, two bay, hip roof garage with boxed cornice, double hinge doors with diagonal bracing on lower panels on a concrete foundation. Rear shed attached. (c.1920-30's). (18'x14').

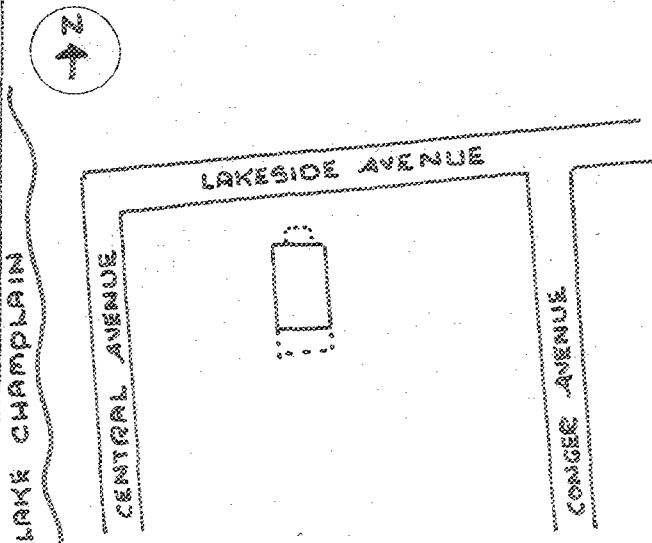
STATEMENT OF SIGNIFICANCE:

This well preserved house, and a series of similar duplex houses in the area, was built by the Kieslich Construction Company for the employees of the factories and mills located near Lake Champlain. The model home for these duplexes was built on Lakeview Terrace in the north end of Burlington.

REFERENCES:

Burlington Directory, 1917.
Interview with Richard Kieslich, Dec. 1982.

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 29, 1983