

BEACH STREET

Beach St. -- Statement of Significance

Beach St. seems to have existed since shortly after the Civil War - for what purpose is unknown. It was uninhabited until housing pressures finally reached this far into the south end in the 1890's; the two homes on the north side of the street were built together, probably on speculation, in 1898. The two houses across the street were built in the 1920's. These houses were typical of the entire south end; solid but rather plain homes for moderate-income white collar workers.



STATE OF VERMONT  
Division of Historic Sites  
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
Individual Structure Survey Form

SURVEY NUMBER: 11 Beach St.	
NEGATIVE FILE NUMBER: 77-A-503	
LATITUDE	LONGITUDE
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME: Mackin house	
ORIGINAL FORMAL NAME: G. McLeod house	
PRESENT USE: residence	
ORIGINAL USE: same	
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/>	
THEME:	
STYLE: Colonial Revival	

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	11 Beach St.
FUNCTIONAL TYPE:	dwelling
COMMON NAME:	
OWNER:	Francis & Dorothy Mackin
ADDRESS:	11 Beach St. Burlington
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>
DATE BUILT:	1925

GENERAL DESCRIPTION:

Structural System rockfaced

- Foundation: Brick  Stone  Concrete  Concrete Block
- Wall Structure
  - Wood Frame: Balloon  Western Platform  Post & Beam
  - Load Bearing Masonry: Brick  Stone  Concrete  Concrete Block
  - Iron
  - Steel
  - Other:
- Wall Covering: Clapboard  Wood Shingle  Board & Batten   
Shiplap  Novelty  Stucco  Tile  Brick  Stone   
Slate  Sheet Metal  Asphalt Shingle  Aluminum
- Roof Structure
  - Truss: Wood  Iron  Steel  Concrete
  - Vault: Brick  Stone  Concrete
  - Other: rafter
- Roof Covering: Wood Shingle  Asphalt Shingle  Tile   
Slate  Sheet Metal  Paper  Built Up  Rolled
- Engineering Structure:
- Other:

Appendages: Porches  Towers  Dormers  Bay Windows  Ells   
Chimneys  Cupolas  Wings  Sheds  Other:

Number of Stories: 2 1/2 Number of Bays: 2 x 2 Entrance Location: side hall

Approximate Dimensions:

Roof Style: Gable  Gambrel  Flat  Shed  Hip  Mansard   
Jerkinhead  Monitor  Saw Tooth  Other:

With Belcast  With Parapet  With False Front

THREAT TO STRUCTURE: No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input type="checkbox"/> Other:
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LOCAL ATTITUDES: Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other:
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**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

Massing - rectangular block, hip roof, dormer east elev., pedimented front porch, rear, shed-roofed entranceway.

Fenestration - paired & triple windows with upper sash divided vertically into 4 sections. Plain surrounds with strip molded heads.

Door - plain surround, strip molded head. Oak door with long glass panel.

Enrichments - exterior chimney, shingled upper floor dormer with slate clad walls.

**RELATED STRUCTURES:**

Flat roofed garage, shiplap sided.

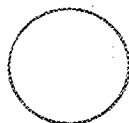
**STATEMENT OF SIGNIFICANCE:**

Built in 1925. This typical Colonial Revival house and the house next door of the same date, utilize rockfaced concrete block. The combination of wide, tinted, mortar joints and the rockfaced concrete block gives an excellent simulation of a stone foundation. The first occupant was George McLeod, a commercial traveler.

**REFERENCES:**

Sanborn Maps, City Directories

MAP: (Indicate North in Circle)



**SURROUNDING ENVIRONMENT:**

Open Land  Woodland   
Scattered Buildings   
Moderately Built Up   
Densely Built Up   
Residential  Commercial   
Agricultural  Industrial   
Other:

RECORDED BY:

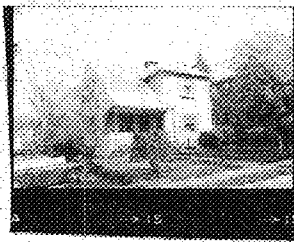
Adele Cramer

ORGANIZATION:

VT Division for Historic Preservation

DATE RECORDED:

8/23/77



STATE OF VERMONT  
 Division of Historic Sites  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

SURVEY NUMBER:		14 Beach St.
NEGATIVE FILE NUMBER:		77-A-503
LATITUDE	LONGITUDE	
U.S.G.S. QUAD. MAP:		
PRESENT FORMAL NAME:		Steffens house
ORIGINAL FORMAL NAME:		Luke Hall house
PRESENT USE:	residence	
ORIGINAL USE:	same	
ARCHITECT/ENGINEER:		
BUILDER/CONTRACTOR:		
PHYSICAL CONDITION OF STRUCTURE:		
Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/>		
Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/>		
THEME:		
STYLE:		

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	14 Beach St.
FUNCTIONAL TYPE:	dwelling
COMMON NAME:	
OWNER:	Donald & Gail Steffens
ADDRESS:	14 Beach St. Burlington
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
DATE BUILT:	ca. 1898

GENERAL DESCRIPTION:

Structural System

- Foundation: Brick  Stone  Concrete  Concrete Block
- Wall Structure
  - Wood Frame: Balloon  Western Platform  Post & Beam
  - Load Bearing Masonry: Brick  Stone  Concrete  Concrete Block
  - Iron
  - Steel
  - Other:
- Wall Covering: Clapboard  Wood Shingle  Board & Batten  Shiplap  Novelty  Stucco  Tile  Brick  Stone  Slate  Sheet Metal  Asphalt Shingle  Aluminum
- Roof Structure Bonding Pattern: asbestos shingle
  - Truss: Wood  Iron  Steel  Concrete
  - Vault: Brick  Stone  Concrete
  - Other: rafter
- Roof Covering: Wood Shingle  Asphalt Shingle  Tile  Slate  Sheet Metal  Paper  Built Up  Rolled
- Engineering Structure:
- Other:

Appendages: Porches  Towers  Dormers  Bay Windows  Ells  Chimneys  Cupolas  Wings  Sheds  Other:

Number of Stories: 1 1/2 Number of Bays: 2 x 2 Entrance Location: recessed  
 Approximate Dimensions: in 1st bay

Roof Style: Gable  Gambrel  Flat  Shed  Hip  Mansard  Jerkinhead  Monitor  Saw Tooth  Other:

With Belcast  With Parapet  With False Front

THREAT TO STRUCTURE:
No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/>
Development <input type="checkbox"/> Deterioration <input type="checkbox"/>
Other:

LOCAL ATTITUDES:
Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/>
Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - gable roofed section with one bellcast eave. Other slope extends beyond the 1st floor and arches into the wall to incorporate a front porch. In front of the main block is attached a hip & roofed tower-like projection. Rear porch.

Fenestration - 12 over 1 sashes. A long, narrow window with 16 panes and 9 over 1 sashes is located on the east elevation and lights the interior stairway.

Door - molded surround

Cornice - hip roofed section has exposed rafter tails.

RELATED STRUCTURES: shingled garage with double doors on hinges. Doors are flush boarded with criss-crossed boards on top of the flush boards.

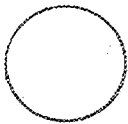
STATEMENT OF SIGNIFICANCE:

This shingled house with rooflines of various slopes and curves, is similar to houses on upper Howard St. and were probably constructed by the same builder, and were probably also part of the Henderson and Gay development plan. The first resident here was Luke W. Hall, piano tuner at Bailey's Music rooms.

REFERENCES:

Sanborn Maps, City Directories

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land  Woodland   
Scattered Buildings   
Moderately Built Up   
Densely Built Up   
Residential  Commercial   
Agricultural  Industrial   
Other:

RECORDED BY:

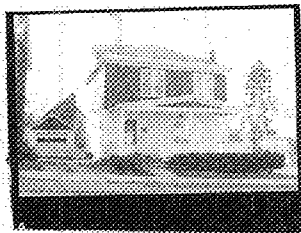
Adele Cramer

ORGANIZATION:

VT Division for Historic Preservation

DATE RECORDED:

8/23/77



STATE OF VERMONT  
Division of Historic Sites  
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
Individual Structure Survey Form

SURVEY NUMBER: 15 Beach St.	
NEGATIVE FILE NUMBER: 77-A-503	
LATITUDE	LONGITUDE
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME: H. Wishart house	
PRESENT USE: residence	
ORIGINAL USE: same	
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/>	
THEME:	
STYLE: Colonial Revival	

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	15 Beach St.
FUNCTIONAL TYPE:	dwelling
COMMON NAME:	
OWNER:	Myrtle, Harrison Wishart, J. & Margaret Kemp
ADDRESS:	15 Beach St., Burlington
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>
DATE BUILT:	ca. 1925

GENERAL DESCRIPTION:

Structural System rockfaced

- Foundation: Brick  Stone  Concrete  Concrete Block
- Wall Structure
  - Wood Frame: Balloon  Western Platform  Post & Beam
  - Load Bearing Masonry: Brick  Stone  Concrete  Concrete Block
  - Iron
  - Steel
  - Other:
- Wall Covering: Clapboard  Wood Shingle  Board & Batten  Shiplap  Novelty  Stucco  Tile  Brick  Stone  Slate  Sheet Metal  Asphalt Shingle  Aluminum
- Roof Structure
  - Truss: Wood  Iron  Steel  Concrete
  - Vault: Brick  Stone  Concrete
  - Other: rafter
- Roof Covering: Wood Shingle  Asphalt Shingle  Tile  Slate  Sheet Metal  Paper  Built Up  Rolled
- Engineering Structure:
- Other:

Appendages: Porches  Towers  Dormers  Bay Windows  Ells  Chimneys  Cupolas  Wings  Sheds  Other:

Number of Stories: 2 1/2 Number of Bays: 2 x 2 Entrance Location: side hall

Approximate Dimensions:

Roof Style: Gable  Gambrel  Flat  Shed  Hip  Mansard  Jerkinhead  Monitor  Saw Tooth  Other:

With Belcast  With Parapet  With False Front

THREAT TO STRUCTURE:	
No Threat <input type="checkbox"/>	Zoning <input type="checkbox"/> Roads <input type="checkbox"/>
Development <input type="checkbox"/>	Deterioration <input type="checkbox"/>
Other:	

LOCAL ATTITUDES:	
Positive <input type="checkbox"/>	Negative <input type="checkbox"/> Mixed <input type="checkbox"/>
Other:	

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - rectangular block with 2-bay, shed roofed front porch.

Fenestration - double & triple windows front elevation 6 over 1 sashes. Plain surrounds, strip molded heads.

Door - plain surround, strip-molded head. Trebiated glass panel in oak door.

Enrichments - shingled upper floor

RELATED STRUCTURES:

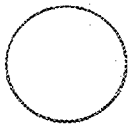
STATEMENT OF SIGNIFICANCE:

The outstanding feature of this otherwise typical Colonial Revival house is its use of rockfaced concrete block and wide tinted mortar joints to simulate the look of stone. Forst occupant was Harry R. Wishart, teller for the Chittenden Trust Co.

REFERENCES:

Sanborns Maps, City Directories

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

- Open Land  Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential  Commercial
- Agricultural  Industrial
- Other: \_\_\_\_\_

RECORDED BY:

Adele Cramer

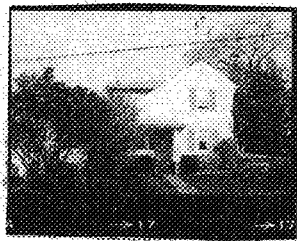
ORGANIZATION:

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HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	18 Beach St.
FUNCTIONAL TYPE:	dwelling
COMMON NAME:	
OWNER:	Earl & Marion Hulburd
ADDRESS:	18 Beach St. Burlington
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>
DATE BUILT:	1899

SURVEY NUMBER:		18 Beach St.
NEGATIVE FILE NUMBER:		77-A-503
LATITUDE	LONGITUDE	
U.S.G.S. QUAD. MAP:		
PRESENT FORMAL NAME: Hulburd house		
ORIGINAL FORMAL NAME: H. Leach house		
PRESENT USE: residence		
ORIGINAL USE: same		
ARCHITECT/ENGINEER:		
BUILDER/CONTRACTOR:		
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/>		
THEME:		
STYLE:		

GENERAL DESCRIPTION:

Structural System

- Foundation: Brick  Stone  Concrete  Concrete Block
- Wall Structure
  - Wood Frame: Balloon  Western Platform  Post & Beam
  - Load Bearing Masonry: Brick  Stone  Concrete  Concrete Block
  - Iron
  - Steel
  - Other:
- Wall Covering: Clapboard  Wood Shingle  Board & Batten  Shiplap  Novelty  Stucco  Tile  Brick  Stone  Slate  Sheet Metal  Asphalt Shingle  Aluminum  asbestos
- Roof Structure
  - Truss: Wood  Iron  Steel  Concrete
  - Vault: Brick  Stone  Concrete
  - Other: rafter
- Roof Covering: Wood Shingle  Asphalt Shingle  Tile  Slate  Sheet Metal  Paper  Built Up  Rolled
- Engineering Structure:
- Other:

Appendages: Porches  Towers  Dormers  Bay Windows  Ells  Chimneys  Cupolas  Wings  Sheds  Other:

Number of Stories: 1 1/2 Number of Bays: 2 x 2 Entrance Location: side of front gabled section

Approximate Dimensions:

Roof Style: Gable  Gambrel  Flat  Shed  Hip  Mansard  Jerkinhead  Monitor  Saw Tooth  Other:

With Belcast  With Parapet  With False Front

THREAT TO STRUCTURE:

No Threat  Zoning  Roads  Development  Deterioration  Other:

LOCAL ATTITUDES:

Positive  Negative  Mixed  Other:

**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

Massing - front gable orientation. One slope of the gable is extended to the 1st floor level. Rising from this slope is a hip-roofed wall dormer. Other slope overhangs the east wall which is curved to meet the cornice. Front porch recessed but with a narrow bellcast hip roof supported on columns. Enclosed rear porches both floors.

Fenestration - 12 over 1 and 9 over 1 sashes. Long narrow window, 16 panes, east elevation which lights stairway.

Door - plain surround

Cornice - overhang sections with exposed rafter tails.

**RELATED STRUCTURES:**

SHIPLAP SIDED GARAGE, OVERHEAD DOOR

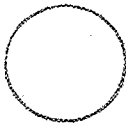
**STATEMENT OF SIGNIFICANCE:**

Similar in style to 14 Beach and houses behind it on Howard St. This house was probably part of the Henderson and Gay development plan and were indoubtably constructed by the same builder. Home of Horatio N. Leach, cashier for the Rutland R. R. freight house.

**REFERENCES:**

Sanborn Maps, City Directories.

**MAP: (Indicate North In Circle)**



**SURROUNDING ENVIRONMENT:**

- Open Land  Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential  Commercial
- Agricultural  Industrial
- Other:

**RECORDED BY:**

Adele Cramer

**ORGANIZATION:**

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