

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Historic District Survey Form	SURVEY NUMBER: LISTED ON THE STATE REGISTER: Y CRITERIA: A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> LISTED ON THE NATIONAL REGISTER: Y
DISTRICT NAME: Main St. - College St. Historic District	NEGATIVE FILE NUMBERS:
COUNTY: Chittenden	SIGNIFICANCE:
TOWN: Burlington	Architectural <input checked="" type="checkbox"/> Historic <input checked="" type="checkbox"/> Archeological <input type="checkbox"/> Engineering <input type="checkbox"/>
VILLAGE:	LEVEL OF SIGNIFICANCE:
LOCATION:	Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/> HISTORIC CONTEXTS: Early Settlement (to 1800); Notable Architect/Builder; Good Example-Architectural Type; Good Example-Architectural Style; Good Example-Porch; Notable Interior; Ports and Shipping Centers; Health and Medicine; Education; Growth of Government
TYPE OF DISTRICT: Downtown District	
STATEMENT OF SIGNIFICANCE: <p>The Main Street—College Street Historic District was one Burlington's most exclusive neighborhoods throughout the nineteenth and early- twentieth centuries. As such, the buildings within it are some of the most highly developed examples of high-style- and-popular architecture in the city; Numerous- designs by important local and regional architects within the District-such as the Gates House (#1) designed by Peabody and Stearns. The District also has perhaps Vermont's only Prairie Style building (#59). The District includes a particularly large number of Greek Revival and Colonial Revival buildings, the product of two different generations of prosperity. In its general well preserved condition - despite the conversion of single family houses to office and apartment. space---- the Main Street—College Street Historic District is a rich text that vividly illustrates the history of Burlington's middle and upper classes, through their houses and civic institutions, from the opening of the nineteenth century to the Second World War.</p> <p>The Champlain Valley was the scene of conflict between marauding bands of Indians and Europeans, and bloody battles between marching armies from 1609, when Samuel de Champlain fired on attacking Iroquois, until the late 1700s. The first landowner on record in the Burlington area was Felix Powell who bought three 103 acre lots in the Appletree area, and built a log cabin in 1773. In the same year, Edward Burling and Ethan Allen started trading posts nearby. But, in 1780, some 40 families had to evacuate the area when the British troops moved south and left them unprotected. It was not until 1783, after the Treaty of Paris had placed Vermont within the borders of the USA, that Stephen Lawrence and his family returned and became the first permanent settlers. They were soon joined by others from Connecticut and Massachusetts, and in 1787 the first town meeting was held. The year 1791 was a turning point: Vermont became a state, the land claims disputes with New York and New Hampshire were settled and the town was chosen as the site for the State College. Ira Allen immediately donated 50 acres of land at the top of the hill for the construction of the College. Sited on the north-south waterway, Lake Champlain, surrounded by abundant, virgin forest, and close to the power source of the Winooski Falls, Burlington was ideally suited for development in those pre—industrial times.</p> <p>The next fifteen years were prosperous times. The population grew from 330 in 1790 to 815 in 1800 and an active trade in lumber developed with Canada. What is now known as Main Street was one of the first transportation routes laid out; it stretched from the lake up the hill to its present junction with Williston Road. By 1795, it was the route of the Winooski turnpike which began at the bustling Courthouse Square on the corner of Church Street. The name, however, was something of a misnomer as the street was bisected by a wide and deep ravine which crossed Burlington at the bottom of the hill. A wooden bridge, some 200 feet high, spanned the ravine on Main Street, but heavier carts preferred the lower route along Pearl Street. The lower section of Main Street thus developed as part of the commercial center, and the hill section, which was divided into some 30 large lots, with magnificent views over the lake, slowly developed into a residential area.</p> <p>In 1804, the first of the grand houses of Main Street was built for Thad Tuttle, a lumber merchant. The house was set well back from the dirt road, and was designed in the popular Federal style. In 1806, a more modest residence (#14) was erected by Moses Catlin, a master builder who had moved ...(see continuation page)</p>	

BOUNDARY DESCRIPTION:

COORDINATES:

UTM (Zone 18)

State Plane Coordinates:

E911 Identifiers:

REFERENCES:

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Maps — All maps found in Wilbur Collection, UVM, Burlington, Vermont

1798 Burlington, manuscript map, Robert M. Carlin

1830 A. B. Young, Burlington

1836 John Johnson Map 1836 Burlington Hopkins — Lithographer

1853 Burlington, Presdee & Edwards

1869 Beers, F.W.; New York, Burlington Map

1869 Burlington, Whitlock, New Haven, Conn.

1872 U.S. Coast Survey, Burlington, Vermont

1873 Burlington Worlev & Bracher Philadelphia

RECORDED BY:

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ORGANIZATION:

VT Division for Historic Preservation

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STATEMENT OF SIGNIFICANCE

The Main Street—College Street Historic District was one Burlington's most exclusive neighborhoods throughout the nineteenth and early- twentieth centuries. As such, the buildings within it are some of the most highly developed examples of high-style- and-popular architecture in the city; Numerous- designs by important local and regional architects within the District-such as the Gates House (#1) designed by Peabody and Stearns. The District also has perhaps Vermont's only Prairie Style building (#59). The District includes a particularly large number of Greek Revival and Colonial Revival buildings, the product of two different generations of prosperity. In its general well preserved condition - despite the conversion of single family houses to office and apartment space---- the Main Street—College Street Historic District is a rich text that vividly illustrates the history of Burlington's middle and upper classes, through their houses and civic institutions, from the opening of the nineteenth century to the Second World War.

The Champlain Valley was the scene of conflict between marauding bands of Indians and Europeans, and bloody battles between marching armies from 1609, when Samuel de Champlain fired on attacking Iroquois, until the late 1700s. The first landowner on record in the Burlington area was Felix Powell who bought three 103 acre lots in the Appletree area, and built a log cabin in 1773. In the same year, Edward Burling and Ethan Allen started trading posts nearby. But, in 1780, some 40 families had to evacuate the area when the British troops moved south and left them unprotected. It was not until 1783, after the Treaty of Paris had placed Vermont within the borders of the USA, that Stephen Lawrence and his family returned and became the first permanent settlers. They were soon joined by others from Connecticut and Massachusetts, and in 1787 the first town meeting was held. The year 1791 was a turning point: Vermont became a state, the land claims disputes with New York and New Hampshire were settled and the town was chosen as the site for the State College. Ira Allen immediately donated 50 acres of land at the top of the hill for the construction of the College. Sited on the north-south waterway, Lake Champlain, surrounded by abundant, virgin forest, and close to the power source of the Winooski Falls, Burlington was ideally suited for development in those pre—industrial times.

The next fifteen years were prosperous times. The population grew from 330 in 1790 to 815 in 1800 and an active trade in lumber developed with Canada. What is now known as Main Street was one of the first transportation routes laid out; it stretched from the lake up the hill to its present junction with Williston Road. By 1795, it was the route of the Winooski turnpike which began at the bustling Courthouse Square on the corner of Church Street. The name, however, was something of a misnomer as the street was bisected by a wide and deep ravine which crossed Burlington at the bottom of the hill. A wooden bridge, some 200 feet high, spanned the ravine on Main Street, but heavier carts preferred the lower route along Pearl Street. The lower section of Main Street thus developed as part of the commercial center, and the hill section, which was divided into some 30 large lots, with magnificent views over the lake, slowly developed into a residential area.

In 1804, the first of the grand houses of Main Street was built for Thad Tuttle, a lumber merchant. The house was set well back from the dirt road, and was designed in the popular Federal style. In 1806, a more modest residence (#14) was erected by Moses Catlin, a master builder who had moved to Burlington in 1800, and married one of Ethan Allen's daughters. The owner, Mark Rice, a renowned joiner whose chairs are now collectors' items, probably finished the interior himself.

In 1807, the National Embargo Act made trade with Canada illegal. The distress occasioned to the lumber traders was evidenced by the end of most building activity on the hill. Apparently the fortunes made in the smuggling trade with Canada were not reflected on the hill.

Though the State College had no permanent buildings on the hill site, it was graduating students by 1804, and soon began to have an impact on the townscape. By 1810, a street leading from the town to the College site was laid out between Main and Pearl Streets; a few large lots on either side of the street were cut off from the even larger lots facing Main and Pear, and what was later the Peck homestead was laid out on the east. In 1816, Luther Hagar, a successful merchant, erected a substantial wooden house near the bottom of the hill, on the south side. Following a disastrous fire in 1830, a house was rebuilt on the same site (#42) in 1832.

During the 1820's and 30's, several major industries were begun in the Burlington area. Local involvement in the lumber business led in 1820 to the start of the city's first paper mill. Another large factory that opened at this time was the Champlain glass Company in 1827. As a result of a new emphasis on sheep raising, Vermont began to see the development of woolen mills. A significant example of this was the Burlington Mill Company, which opened its doors at the Winooski Falls in 1835. Thus Burlington became an important industrial center. Another major event which contributed a great deal to Burlington's economic vitality was the opening of the Champlain Canal in 1823. This greatly increased the trade with New York and southern New England, providing first-rate markets for Vermont's lumber, agricultural products, and manufactured goods. This was of great significance for Burlington in particular, since the city was one of the biggest ports on Lake Champlain. In addition to shipping its own goods, it handled most of the Canadian imports as well.

Because of the new industries and increased trade, Burlington grew quickly, both in wealth and population, and it became the third largest city in Vermont.

Burlington's new wealth and status were reflected in the Main Street-College Street Historic District as the first houses appeared on College Street. Built in the 1830's, these stately homes set on spacious lots, and nearly all of

them were owned by members of the Peck Family. Dr. John Peck, the patriarch of the family, ran a wholesale grocery business and owned most of the land west of Willard Street on College Street. It was there that the original, wood-framed homestead was located. But, in 1830, he built a new, brick house at 326 College Street (#60). Soon after that, he began building houses for his three Sons and his son—in—law. Like his own, these brick, Greek Revival houses (#s44, 46, and 47) were erected by the Morse Brothers, who were among the best-known masons/builders in the city.

The people of Burlington were so honored by General Lafayette's visit in 1825 that they named a street after him. Fayette Street, now known as Main, was once part of the Winooski Turnpike, which ran east toward Williston along the Winooski River. However, in 1830, the route for the turnpike was diverted to nearby Pearl Street by an act of the Vermont legislature, apparently because Pearl was less steep and a more accessible commercial route than Fayette (Main) Street (because of the presence of the ravine).

In the early 1840s, the population of Burlington was approaching 5,000 inhabitants. Several stage lines linked Burlington to the east and north—south routes. Because of the transportation link to the east coast, a large number of Irish immigrants were able to settle in Burlington during the mid-1840's, fleeing the great "potato famine" of their homeland. Their influx provided Burlington with cheap labor for the woolen mills and servants for the growing middle and upper class households.

With the opening of the Chambly canal in the 1840s, linking the St. Lawrence to Lake Champlain, Canadian lumber—shipped to and milled in Burlington—provided building materials at a competitive price. Burlington's marketplace provided building stone, brick, milled and structural lumber, window glass, and labor. The result was some of the richest resources for building construction in the east.

Up through the 1840s, a few landowners laid claim to the area between Main and College Streets to Pearl and South Williams Streets west to what is now South Winooski Street (old White Street). Almost half of the District's owners were Pecks. The Historic District area of the early 1840s tended to be large parcels of land on an open landscape. The land was in transition, being broken into smaller parcels by original owner's children, nieces and nephews. Land speculation, always present, broke some of these parcels into home sites.

Two houses within the district boundaries built during the 1840s were the Daniel Lyon House built in 1844 (#69, now 404 College Street) and the Loomis-Austin House built in 1845 (#74, now 43 South Williams Street). The Lyon House was built for Daniel Lyon, a steamboat Captain. As fortunes changed Lyon was later forced to sell his large brick house and resettle in a frame dwelling on Main Street (#16).

By 1854, the Plattsburg and Montreal Railroad, the Northern New York Railway, the Vermont Central Rail Road, the Albany and Rutland Railway, and the Cheney, Rice and Company Railroad competed for Burlington's patronage with stirring posters of the adventures of railroading. Gas lines were run on College Street between South Winooski and Willard in 1853.

Materials for building continued to proliferate in Burlington. In 1850, "fire-proof paint" was advertised. Chilson's Patent AirWarming and Ventilating Furnace was placed on sale in 1854. Because of the break through provided by the furnace and central heating, new forms of architecture began to evolve, opening the interior space of dwellings to new forms. Andrew Jackson Downing published his Second Book of Cottage Residences in 1850. The popular book called for a reorganization of the dwelling's interior spaces, different color schemes, and exterior innovations.

The building activity within the historic district during included the Hickok House (#20 in 1850) which is the early Italianate style in Burlington, the Barnes House (#7) remodeling in 1855 of the first Lyon residence by D.D. Howard from Greek Revival to Italianate, and the already mentioned Lyon House of 1856.

The ravine located at the base of the district's western slope, became the cause for concern during the 1850's. Characterized as an open sewer, the ravine held foul waters draining from open sewer ends. Children skated on the frozen rancid pool in winter, and the Vermont Central Railroad used the ravine's side as a rail bed.

The Civil War years saw Burlington improve economically from the mild depression of the 1850's to the full – blown boom of the 1860's. Burlington's lumber and mill industries thrived in the war years turning out uniforms for the Union army and dressing lumber shipped from Canada and railed from as far away as Michigan. The arrival of the railroads and the new inland transportation system threatened Burlington's control of transportation on its waterways. Burlington rose to the challenge of integrating the two systems to function optimally.

The success of the textile, lumber and wood products establishments spawned many other new industries and mercantile endeavors that grew significantly during the period.

With the broadening of the economic base and heightened contact with other transportation centers, Burlington began to identify and cultivate an urban identity. Development pressure increased and farmland was cut up for houses, stores and factories. In 1862, the first five naphtha lamps were placed in the business district and Burlington henceforth began to light its streets. In 1865, the city limits were set and Burlington was incorporated as a city. The City Water Works opened in 1867 and the first water was pumped into the reservoir. By the next decade the wealthier area of Burlington had such urban luxuries as sewers and sidewalks. The wealth of the Main-College Historic District residents afforded them large land plots and the new advantages of city living. The district showed clear signs of benefit from Burlington's thriving economic condition.

College Street's growth during this period reflected the success of Burlington's businessmen. In 1865 Bennett Turk, a partner in a profitable downtown clothing store, built a distinctive Italianate house enriched by a cupola and

elaborate cast iron features (#65). In 1867, Stephen Herrick, a successful Church Street dry goods merchant built a fine Italianate house on College Street (#39). Returning home from the Civil War to a prospering town, George Hagar joined his father's thriving hardware business and, in 1871, built what stands now as the best example of the Gothic Revival style house in Burlington (#41), to which the style is a rarity.

The Main Street-College Street Historic District saw little change in the 1870's as the boom leveled off and Burlington's population began to decline slightly. The 1870's was a transitional period for Burlington as it settled into its place in an increasingly competitive market. Though the lumber and wood products companies continued to thrive through this period, the smaller industries such as clay products and shipbuilding faltered.

The change most notable on the maps of the period is the increasing occurrence of subdivision, as the large estates within the city limits were being sold off as lots under development pressure. This process which was indicative of the spirit of the city would soon reach the Main Street-College Street Historic District. Also seen on contemporary maps are the laying out and extending of roads, such as the addition of a road crossing the ravine (which became South Union Street).

During the late nineteenth century, industrialization, immigration, and a transportation revolution were underway and Physically transforming the image of Burlington. The central hill section exhibited the economic prosperity occurring downtown. Although College Street retained its rural character, Main Street saw the construction of seven elegant Victorian style houses (#s 2, 15, 17, 18, 21, 22, and 24) to serve as residences primarily for businessmen and merchants. These were large, well spaced houses uniformly set back from the street with similar landscaping and stylistic elements (#11, also a Queen Anne building, is an exception being a duplex set close to the street). As a group, they established a lasting rhythm on the street.

A.B. Fisher, Burlington's leading architect of the period, was responsible for four of the predominantly Queen Anne style houses on Main Street constructed between 1880 and 1890, one of which was his own home (#17) completed in 1884. His first Burlington project of the style was a house (#2) for C.R. Hayward, located at 371 Main Street. After returning to Burlington from service in the Civil War, Hayward married into the Lawrence Barnes family and became quite wealthy in the family's lumber business. This house of immense proportions and rich stylistic detail exhibits some Italianate features, such as a large cupola but is essentially a Queen Anne structure. While it is slightly more elegant than Fisher's other projects on Main Street, the other houses are quite dignified with urban characteristics. The only other building which Fisher designed that is not prototypically Queen Anne in style was constructed in a combination Queen Anne/ Romanesque style (#15) for Herman Allen, a dry goods merchant whose prosperous business was located at the north end of Church Street.

The remaining buildings on Main Street of this period are similar in style. Peabody and Stearns, noted architects from Boston were hired in 1885 to construct an extravagant shingle style house(#24, listed in the National Register on April 22, 1982) for D.W. Robinson, a lumber merchant. J.G. Reed, a wholesale tobacco merchant exhibited his substantial wealth in one of the first Queen Anne style houses (#22) in Burlington, built in 1883 near the top of the hill. John McLaughlin, its builder, followed the Comstock patterns in his design to complete a stylish, whimsical building. From this early date, it became clear that the hill section, with its lovely views, shade trees lining the street, and open land was part of town in which to build a house if economic security had been established.

The population of Burlington grew rapidly during the period of 1890—1910 from 14,590 to 20,469 due in part to immigrant labor that poured into the city to work in quarries and factories such as Queen City Cotton. These secondary industries grew out of the solid, economic base provided by the lumber industry whose barons invested money in other areas. Despite a general national depression after the Panic of '93, Burlington continued to prosper and the houses built on Main, College and Williams Street record the varying societal levels of Burlington at this time.

One of the men involved originally in the lumber business and then later in textiles was Joel Gates. His House (#1), a fine example of Colonial Revival architecture, designed by the Boston firm of Peabody and Stearns stands on upper Main Street.

Another style popular at that time was the Shingle style. The dwelling erected by another prominent Burlington banker and businessman, W.C. Isham, is another architect designed building mixing the Shingle and Colonial Revival styles (#72). Architect designed houses were thus the rule in this district in the late 1800s.

This district saw not only houses of wealthier Burlingtonians being built, but the prosperity of the period gave rise to a middle class composed of physicians, managers, storekeepers and manufacturers. The Queen Anne residence of Lemuel Platt (#30) reflected the needs and taste of the new middle class.

By 1890, Burlington maps depicted Union Street finally extending from Pearl to Main Street. Other changes occurred with the subdivision of two larger estates to accommodate the new middle class. One section included an area along Williams Street between College and Main Street labeled the Thomas H. Canfield subdivision and another called the Rev. E. Hungerford Plan. The latter was clustered around Hungerford Terrace which grew from Buell Street and would eventually—by 1921—extend to College Street on the west side of the Peck House (#60). Although the Canfield lots were small, buyers chose to purchase more than one lot and many fine Shingle, Colonial Revival and Queen Anne style houses were built (#s 26, 27, 28, 29). Construction of this quality of house was not limited to this new subdivision, but was interspersed throughout the district (#36, 37, 40 and 76).

Services in the city increased in the 1890s when the Burlington Traction Co. exchanged their horse cars for electric trolleys and expanded the routes of their lines. Within the district, concrete sidewalks were laid on College

Street from Willard to Prospect Street and concrete water mains were replaced with cast iron lines on College and Main Streets. Later Improvements included the installation of curbs on both sides of Williams Street.

After 1900, houses of wealthy people continued to be built on Williams Street with a large, architect designed house (#71) built for Fred B. Howe, a commercial traveler. Another Colonial Revival house, the Unitarian parsonage (#77), stands on the site of the Phineas Loomis homestead which was one of the oldest houses in Burlington (dating to the 1790s), torn down to make way for this 1905 house. College Street also saw the construction of a fine Colonial Revival house in 1902, the Lawrence Bartley House (#57).

Around the turn of the century, a different type of building was creeping into the lower end of College Street for multi-family occupancy. F.A. Austin erected an apartment and office building (#51) that was connected to his home (#52) by a passage. T.S. Peck constructed Colonial Revival row houses (#56) as a rent producing investment.

Edmunds High School (#5) was also built on Main Street at this time. There had been schools in the area of Main and College Street (the former high school, for instance, was located on the site of #63, at the intersection of College Street and South Willard Street) but construction of Edmunds gave evidence of the increased development of the Hill Section.

Other public buildings began to spring up in the vicinity of the ravine at Winooski Avenue between College and Main Street. Filling of the ravine was a gradual process and as one of the last open spaces close to the business district, it became the site of the Fletcher Free Library (#49, listed on the National Register August 18, 1976) which was one of the multitude of libraries funded by Andrew Carnegie.

By 1910, the spate of increases building activity along the Main and College Street had slowed. Stiff tariffs and competition from western states caused a precipitous deterioration of Burlington's lumber economy. The booming prosperity that produced the Main Street—College Street Historic District's elegant Queen Anne and Colonial Revival houses of the late nineteenth century gave way to a more restrained period.

Yet, signs of change were present. Although Vermont as a state continued to decrease in population, a decline that had started in the 1840s, Burlington's population continued to grow. The 1910 census showed an 11.3% increase from a decade earlier, to 20,469. In 1916, Main Street became the first Burlington street to be paved with the new method of macadamization, and, in 1919, John Burns flew the first airplane in Burlington.

The period Before World War I did see the construction of one of the most unique houses in Burlington—what may, in fact, be the only Prairie style building in Vermont. The Heinger House (#59) at 308 College Street was built in 1917 by Oscar Heinger of Keislich Construction Company for his son, Oscar Jr., a dentist. Heinger used plans from construction trade catalogue to create the low, broad roofed stucco building similar to the hundreds of Frank Lloyd Wright inspired structures being built in the Chicago area. Wright's own Prairie period was coming to a close and his influence spread throughout the mid-west in popular forms, but left Vermont nearly untouched.

Dr. Heinger's house—a small, efficient dwelling without the large formal spaces or architectural efflorescence of the nineteenth century—presaged the new type of building that would predominate in the College, Main and South Williams Street area during the 1920s and 1930s. The post-World War I period during the 1920s saw economic prosperity return again to the country and, as with previous periods of prosperity, new building thrived in the historic district. New lifestyles, prompted by changes in technology, demanded smaller houses and now a garage for the family car, as well.

The area on the Hill, between the University and downtown, became increasingly more valuable in this thriving urban area and regional center. Smaller lots could accommodate more of the new smaller houses (e.g., #38); more multiple family dwellings also began to appear. In 1920, for instance, the large, Daniel Lyon carriage barn (#16A) of 302 Main Street was converted into a residence. The two family house at 332—334 College Street (#62) was built in 1924 to house downtown workers. Its first residents were the treasurer of a Winooski bank and a garment factory clerk. Elin Anderson's sociological portrait of Burlington in the late 1920s and early 1930s, *We Americans*, shows that although the area remained a respectable middle and upper-middle class neighborhood, the highest reaches of the socio-economic ladder were to be found south of Main Street, in the South Willard Street area. Thus, the increased density and new multi-family dwellings were not incongruous with the character of the neighborhood, at one time the center of Burlington's elite.

The Colonial Revival Style's association with early America and the birth of democratic institutions made it a logical choice for the civic buildings built on the old ravine site, such as the Y.M.C.A. and the Central Fire Station (#s 55 and 50, respectively).

The 1920s also saw the continuing increase in Burlington of modern, professional architecture firms, two of whom made a particular impact on the environment of the Main-College-South Williams neighborhood. Frank Lyman Austin was, in 1920, the only registered architect in the state of Vermont. As a founding member of the Vermont Chapter of the American Institute of Architects and the Society of Engineers he played an important role in early twentieth century Vermont architecture. In the Historic District, Austin is responsible for the design of the Central Fire Station of 1926 (#50), and the Y.M.C.A. building of 1934 (#55), both large Colonial Revival structures. When a group of local businessmen persuaded the city to build a convention hall in 1927 in order to take part in the booming tourist industry, Austin was chosen as the Architect of the Memorial Auditorium (building #12). For the Auditorium, Austin eschewed his traditional Colonial Revival in favor of a more contemporary style that retains a

classical flavor but is stylized and geometricized in a typically 1920s Abstract Classical/ Art Deco structure. Louis S. Newton was also an important figure in Burlington's architectural history. Two large apartment buildings, the Maranette Apartments on College Street (#64) and the Ridgewood Apartments on Main Street (#19), were designed by Newton and built in 1937. Both buildings were large, brick structures that could house the growing number of white collar workers of Burlington's downtown. Yet again, the Colonial Revival style was chosen, though in Newton's hands it was reduced to symmetry and entry ornament. Newton later went on to design some of the most important Art Deco and Streamline/ Modern buildings in Burlington (outside the District) The W.P.A. and other New Deal public works programs brought some improvements and changes to the Historic District area. Roads were repaved and electric lines and other utilities were buried. Photographs of Burlington's L.L. McAllister document the work of crews in the Historic District.

The city zoning regulations of 1947 permitted high density residential use which included, inter alia, offices and parking lots. A new demand for high quality professional offices became evident in the 1960s when properties above (east of) South Union Street were taken over by lawyers, real estate agencies (e.g., #47) and the YWCA (#14). Due respect was paid to the gracious exteriors of the earlier buildings which have retained their domestic appearance. The partitioning of single family houses into apartments was accompanied by the construction of multi—story condominiums sited to the rear of the houses #s41, 43, 72, 74, and 76.

The loss of the old High School building on the corner of College and South Willard Streets (now the site of #63), and the original Ethan Allen Club (now the site of the new Ethan Allen Club, #58) permitted construction of modern structures incompatible to the architectural character of the District. A number of garages have been demolished recent years (e.g., behind #s 17, 57, and 72) as the conversion of houses into office space and/or apartment units has necessitated the construction of parking lots.

With a few exceptions, the district encompassing Main and College Street between South Winooski and Williams Street has retained the character of its early 20th century appearance. Although the uses of the stately homes constructed throughout Burlington's history of urbanization have changed, the appearance and character retains a large degree of historic integrity.