

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 checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> LISTED ON THE NATIONAL REGISTER:
DISTRICT NAME: Pearl Street 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 type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
TYPE OF DISTRICT: Neighborhood District	HISTORIC CONTEXTS: Commercial Development (urban); Early Settlement (to 1800); Mill Villages; Small Craft Operations; Good Example-Porch; Good Example-Architectural Type; Good Example-Architectural Style; Religious Trends; Automobile Travel; Small Manufactories; Education
STATEMENT OF SIGNIFICANCE: <p>The Pearl Street Historic District is significant as a well preserved collection of primarily residential buildings dating from the early nineteenth to early twentieth (c.1937) centuries, oriented linearly along a street with great historic importance to the economic growth and development of Burlington. Several examples of significant commercial and public buildings, some of which actually front on adjoining streets, also contribute to the architectural distinction and historic development of the District. Every generation of building styles native to the city is represented in the District. The varying degree to which the structures reflect the wealth of their builders in scale, material and ornamentation is a clue to the slow evolution of the street from Burlington's wealthiest and most fashionable residential neighborhood during the Federal period, through its mostly upper middle class orientation throughout the Queen Anne and Colonial Revival periods to the present, when it serves as a mixed use, middle income neighborhood of rental housing, small commercial businesses, and professional offices.</p> <p>Historically, Pearl Street was laid out as one of the city's earliest major arteries and it remains such today... Pearl Street has been an important route through Burlington since the town's beginnings in the late eighteenth century. In 1790, Burlington's 332 residents were scattered between two small settlements: one on Lake Champlain called "The Bay," and the other two miles to the east at Winooski Falls, where Ira Allen operated the area's first mills. The main route between the two settlements headed east from The Bay on King Street or Maple Street, then north on Church Street to Pearl Street, and followed Pearl Street east, over the hill and down to the Falls. Pearl Street was the preferred route because of its location at the head of the wide ravine that crossed Burlington from the northeast to the south west, and because it provided the gentlest grade over the hill that separated Burlington from Winooski. Even at Pearl Street, where the slope of the hill was relatively shallow, the bridge built to cross the ravine was 100 feet high.</p> <p>The Street was named after a merchant and farmer from Pawlet, Vermont, Stephen Pearl, who built his house in 1794 on the north side of the street opposite today's University Green. He also operated a store and tavern there that was for many years a chief gathering place for Burlingtonians and travelers alike.</p> <p>Because of its excellent harbor, abundant raw materials, and convenient power source, Burlington was a prime area for development. Three events occurred in 1791 that started Burlington on its way to becoming not only a booming town, but also a major commercial and cultural center in Vermont. Vermont became a state, and claims on its land by New York and New Hampshire were settled, thus opening up the area for permanent settlement. Burlington was named the shire town of Chittenden County, assuring an increase in business activity, and the town was chosen to be the site of the newly chartered University of Vermont, which was allocated land at the top of the hill overlooking the lake.</p> <p>The earliest settlers on Pearl Street were families from Massachusetts and Connecticut. Phineas Loomis, a tanner from Sheffield, Massachusetts, brought his wife and six children in the winter of 1790 to stay in a log house ...(see continuation page)</p>	

BOUNDARY DESCRIPTION:

The Pearl Street Historic District is a basically linear district encompassing all of the buildings that front on and contribute to a seven-block section of Pearl Street, one of Burlington's oldest major thoroughfares. The District lies between two existing National Register Historic Districts: to the west, its boundary coincides with the eastern boundary of the Head of Church Street Historic District (entered on the National Register of Historic Places on July 15, 1974); to the east, it overlaps the western edge of the University Green Historic District (entered on the National Register of Historic Places on April 14, 1975), encompassing properties #36 and #37 (see enclosed sketch map) which are included within the boundary of the University Green Historic District, but are not separately described in that district nomination. The north and south boundaries of the Pearl Street Historic ... (see continuation page)

COORDINATES:

UTM (Zone 18)

State Plane Coordinates:

E911 Identifiers:

REFERENCES:

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- 1833 John Johnson, Village of Burlington in Vermont
- 1853 Presdee Edwards, Map of Burlington, Vermont
- 1869 Beers, Atlas of Chittenden County, Vermont
- 1877 E. Meilbek, Birdseye view of Burlington, Vermont and Winooski Vermont.
- 1890 C.M. Hopkins, Map of the City of Burlington, Vermont
- 1885-1946 Sanborn Map Co., Burlington, Chittenden County, Vermont

RECORDED BY: Graduate Program in Historic Preservation	ORGANIZATION: University of Vermont	DATE RECORDED: November 8, 1983
		LAST UPDATED: March 11, 2010

STATEMENT OF SIGNIFICANCE

The Pearl Street Historic District is significant as a well preserved collection of primarily residential buildings dating from the early nineteenth to early twentieth (c.1937) centuries, oriented linearly along a street with great historic importance to the economic growth and development of Burlington. Several examples of significant commercial and public buildings, some of which actually front on adjoining streets, also contribute to the architectural distinction and historic development of the District. Every generation of building styles native to the city is represented in the District. The varying degree to which the structures reflect the wealth of their builders in scale, material and ornamentation is a clue to the slow evolution of the street from Burlington's wealthiest and most fashionable residential neighborhood during the Federal period, through its mostly upper middle class orientation throughout the Queen Anne and Colonial Revival periods to the present, when it serves as a mixed use, middle income neighborhood of rental housing, small commercial businesses, and professional offices.

Historically, Pearl Street was laid out as one of the city's earliest major arteries and it remains such today...

Pearl Street has been an important route through Burlington since the town's beginnings in the late eighteenth century. In 1790, Burlington's 332 residents were scattered between two small settlements: one on Lake Champlain called "The Bay," and the other two miles to the east at Winooski Falls, where Ira Allen operated the area's first mills. The main route between the two settlements headed east from The Bay on King Street or Maple Street, then north on Church Street to Pearl Street, and followed Pearl Street east, over the hill and down to the Falls. Pearl Street was the preferred route because of its location at the head of the wide ravine that crossed Burlington from the northeast to the south west, and because it provided the gentlest grade over the hill that separated Burlington from Winooski. Even at Pearl Street, where the slope of the hill was relatively shallow, the bridge built to cross the ravine was 100 feet high.

The Street was named after a merchant and farmer from Pawlet, Vermont, Stephen Pearl, who built his house in 1794 on the north side of the street opposite today's University Green. He also operated a store and tavern there that was for many years a chief gathering place for Burlingtonians and travelers alike.

Because of its excellent harbor, abundant raw materials, and convenient power source, Burlington was a prime area for development. Three events occurred in 1791 that started Burlington on its way to becoming not only a booming town, but also a major commercial and cultural center in Vermont. Vermont became a state, and claims on its land by New York and New Hampshire were settled, thus opening up the area for permanent settlement. Burlington was named the shire town of Chittenden County, assuring an increase in business activity, and the town was chosen to be the site of the newly chartered University of Vermont, which was allocated land at the top of the hill overlooking the lake.

The earliest settlers on Pearl Street were families from Massachusetts and Connecticut. Phineas Loomis, a tanner from Sheffield, Massachusetts, brought his wife and six children in the winter of 1790 to stay in a log house he had bought, with 20 acres, from Frederick Saxton. The lot included both sides of Pearl Street between Willard and Prospect Streets and extended as far north as North Street. The next summer Loomis built a two-and-one-half story oak framed house at the corner of Pearl and Williams, where #38 now stands. With framers from the falls, a group of friends from four surrounding towns, and a barrel of St. Croix rum brought from Massachusetts, Loomis soon had a house. His Sons grew up and continued the leather business. One son, Horace, built the first brick Federal house on the Street (#28) in 1800; seven years later he erected a stone tannery across the street. Torn down in the 1880's, it was replaced by two Queen Anne-Tudor houses (#'s 41 and 42). In the mid-nineteenth century, the next generation of Loomis' also built their homes on the family land (see #26 and 32).

Within the next few years, two cousins from Litchfield, Connecticut, Ozias Buell and Eleazer Deming, had settled themselves and their businesses on Pearl Street. Buell, who ran a successful mercantile business from his home, first built a frame house (#16) in 1815. Two years later, Deming built a grand brick Federal style house (#23) up the street. Following suit, Buell bought an enormous piece of property opposite Deming, and in 1818 built his grand brick Federal style house (#47), set amongst the pine forests. Both these houses must have used the same finish carpenter, for they, along with #58, another brick Federal house of the same period, have unusual appliquéd geometric balusters in the sidelight dadoes. The buildings also exhibit similar wrought iron sidelight and fanlight tracery. Although brick houses were being built along the street, most of the area was still heavily forested in pine, and bears were common.

The early nineteenth century was a prosperous time for Vermont in general, and Burlington in particular. Locally built ships carried timber and agricultural goods up and down Lake Champlain. Sawmills, gristmills, and an iron forge operated on the power harnessed from Winooski Falls. The town's population increased dramatically from 332 to 2,111 in just 30 years. The prosperity of Burlington's merchants is evident from the fine homes they built, a great many of which can be found along Pearl Street. On upper Pearl Street, these were generally large properties, such as the Loomis estate, comprising one or more homes, and often a shop or a store.

Although stores and shops continued to operate along upper Pearl Street through the first part of the nineteenth century, the area did not remain the center of commercial activity for long. In 1795, a plot of land halfway between the Bay and the hill was chosen as the site of the new courthouse and town park (cal1c Court House Square). This area was also a crossroads, where the road from the south (Shelburne Street) met up with Main Street, the

connecting road to the turnpike from Montpelier. In 1798, a street system was laid out, incorporating existing transportation routes, and dividing the area between the Bay and Court House Square into a grid pattern. The lower part of Pearl Street formed the northern boundary of this grid. The areas to the north, east, and south of the grid were divided into larger lots, ten of which extended east up Pearl Street. Beyond that, no formal Street system or division of land was adopted at this time. The new Street system foretold a shift in the center of activity from upper Pearl Street down to the Courthouse Square area.

The houses built on lower Pearl Street around 1810-1820 reflect the changing nature of development in Burlington. Houses on the lots just outside the grid tended to be smaller and closer together than their neighbors to the east. In a one-block section at the west end of the District, five Federal style houses stand as testimony to the increasingly urban look of this rapidly growing town: the Seymour House (#58), and the small frame house he owned next door (#57), and properties #11, #12, and #56. The latter two have the parapeted gables usually associated with urban row houses, but apparently a popular style for free-standing homes in Burlington.

By 1823, there were 225 dwellings in Burlington, and residents included 17 lawyers, 7 blacksmiths, 6 doctors, 5 manufacturers, 4 tailors, 3 masons, and 3 joiners. The area's commercial activity was given a boost that year with the opening of the 64-mile Champlain Canal, which brought the New York markets within the reach of Burlington's enterprising merchants. Trade increased dramatically, and wharfs and stores were built on the waterfront to cater to the new shipping business. Timber and agricultural products continued to be exported in larger quantities than ever, and locally built ships provided transportation for goods carried to and from Burlington and other Vermont ports.

By 1830, Pearl Street's businesses included a wheelwright's store, tannery, drug store, currying shop, furniture store, hatters, and two distilleries, one behind #28, and the other downtown where the Young's Pharmacy parking lot now stands (1A). The street continued to be the main road connecting the Allen's village at the Falls with the Bay settlement. In addition it became the preferred route into town for the Winooski Turnpike, which was supposed to turn down the wider Main Street from the green. The drivers preferred Pearl Street as the less steep route to the lake, so the Turnpike proprietors and Pearl Street businessmen through a Legislative Act discontinued the Turnpike at the Green and continued to travel down Pearl Street instead. The street was filled with wagons, pulled by from four to eight horses, carrying maple sugar, grain, bar iron, and potash from the Vermont hinterland to the lakeshore for shipment to Canada and England. In addition they carried imported rum, wine, linen, wool, tea and coffee back from the lake to the inland towns.

Besides being a commercial and residential center, Pearl Street was the home of the first two churches, in Burlington. In 1810, the Congregational Society split into two factions, which may have caused some unneighborly feeling up the street. The conservative faction, led by Izziah Buell, Col. Deming, and other Connecticut emigrants, built a handsome frame church facing north on Pearl Street in 1811. (site of #61) . The liberal faction, led by Horace Loomis and others of Massachusetts descent, formed the Unitarian Society, and hired Boston architect Peter Banner to design an elegant Federal style brick church, which was built by a local contractor in 1817, and soon became a landmark at the intersection of Pearl and Church Streets. The Unitarian Church was entered on the National Register as part of the Head of Church Street Historic District on July 15, 1979. The cost of building these two churches represented a sizeable sum of money for a town less than 25 years old, and is yet another indication of the wealth of Pearl Street's early nineteenth century residents.

Up until this time, most Burlington manufacturing consisted of small, family-owned shops, such as the Loomis tannery, that supplied local needs. Sawmills, brickyards, tailor shops, flour mills, and breweries were scattered throughout town. In 1827, Burlington's first industry--the Champlain Glass Company--opened at the foot of Pearl Street, paving the way for a new commercial center. Not only shops, but also housing for the new factory workers sprang up along the waterfront, as the center of activity began to shift. At the same time, Court House Square was becoming the main retail area, with stores and hotels catering to the increased land traffic.

In 1835, the Burlington Mill Company began operations near the site of the old Allen mill in Winooski. Partially capitalized by George Perkins Marsh who then resided in Building #44, the company manufactured woolen cloth. With the opening of the mill, a new, easier route between the lake and Winooski Falls was needed. First Avenue (now Riverside Avenue), which skirted the hill to the north of Pearl Street and connected up with Winooski Avenue, was built in 1837, thus drawing traffic away from upper Pearl Street. Many merchants who were still located in the old commercial area moved down the hill, although a hotel and several stores catering to the college trade remained. By 1853, Pearl Street was no longer a great thoroughfare, but rather a "quiet street of handsome residences."

Between 1830 and 1850, the population of Burlington doubled. While the town was expanding with workers' housing to the north, and more prosperous homes to the south, building activity on Pearl Street had slowed considerably. Houses in the district dating from this period include two Greek Revival homes belonging to Loomis family members (#26 and #32), and a Gothic Revival cottage (#22), one of the few of its style in Burlington, belong to a Loomis employee. Another Greek Revival house (#59), was built on the front of what had probably been the shop of William Seymour, a hatter. Pearl Street continued to be the home of prominent members of the community, including attorneys George P. Marsh (#44) and Mr. Bailey (#53), and University of Vermont President Wheeler (site of #45).

Marsh, Seymour, and Izziah Buell were instrumental in the building of the new First Congregational Church (#61)

after the original building burned down in 1839. This time they chose a design by Burlington architect Henry Searle, for an impressive Greek temple style building in brick with a monumental portico, and a tower in the style of the Choragic Monument of Lysicrates in Athens. The building represented the classical bond between the college and the church, several faculty members and the president of the college were ministers of the church, and college ceremonies were always held there. The church building was completed in 1842, and has remained an important landmark to this day.

In the 1850's, Burlington, like most of the nation, suffered from a general economic depression. By 1843, the timber on which much of the local economy depended had virtually run out. The Champlain Glass Company closed in 1848, as wood used for fuel became difficult to obtain. The 1850 closure of the Burlington Mill drained much of the local capital. Even the town's greatest asset, its waterway, was threatened by the increasing use of rail transportation. By 1849 two railroad lines, the Central Vermont and the Rutland, were established in Vermont, linking inland towns directly with Boston and New York. What little trade was left on Pearl Street after the Canal was built evaporated altogether. Why haul goods over land by wagon to the Burlington middlemen who shipped them by boat on the lake and canal when you could send them directly to New York by train?

To stem the depression, local businessmen including H. P. Hickock, came up with an innovative scheme to attract manufacturers; in 1853 they built the Pioneer Mechanics Shops, a complex of buildings sharing a common power source and access to the railroads and docks at the lakefront. It was soon occupied by a machine shop, and by companies manufacturing wagon axles, chair stock, washboards, and sash and blinds. The success of this venture persuaded several companies to build their own plants.

By 1860, Burlington was able to rearrange its pieces of the commercial puzzle to use the railroads and the town lakeside location constructively. Capitalizing on a regulation which forbade Canadian ships to use the Champlain Canal, Burlington began to import lumber by boat from Ottawa, to plane it and ship it via the rail roads to Boston and New York. Once again the wharves were full of lumber. In 1868, Burlington was the third largest lumber center in the nation.

In 1865, Burlington was incorporated, and the city limits were defined. Sewers, naphtha streetlights, sidewalks and a fire department followed. The developed areas of town were included within the city limits, while the rural areas became part of South Burlington. From this time on, pressure to develop areas within the city limits, including Pearl Street, increased. Although there was little building activity on Pearl Street in the 1860's and 1 maps of this period show that changes were taking place; the large estates were slowly being subdivided, as development to the north and south of Pearl Street, which had begun at the water front, gradually crept eastward. By 1869, the Loomis family had sold off some lots along North Street; by 1877, Loomis Street was cut through their property between North Willard and North Prospect Streets. On the southern side of the street, an 1869 map shows a road laid out crossing through the ravine, which shows up as South Union Street in 1877. The land to the rear of the large Buell estate was also beginning to be subdivided, although property along Pearl Street still remained intact. At the same time new streets were changing the look of Pearl Street, borers were destroying the locusts planted forty years before, giving the street a naked look. Elms, chestnuts, bass and buttonwood planted in their place were still small.

The lumber industry continued to grow, and great fortunes amassed by the 'lumber barons' were invested in other industries as well. The number of manufacturing establishments in the area grew from 79 in 1870 to 227 in 1900. Local firms, such as Wells Richardson and Company, manufacturers of patent medicine, and out-of-town companies such as Queen City Cotton, that chose to locate in Burlington, combined to give the city the broad industrial base needed for a stable economy.

The opening of the first horse-drawn streetcar line in 1885, and the ever-increasing growth of the downtown commercial area, the north end, and the university, put Pearl Street back within the sphere of activity during this period. By far the largest number of houses in the district date from 1885-1910.

On upper Pearl Street, the subdivision of the large estates continued, with Brooks Avenue and Henry Street cut through the Loomis property. Doctors, merchants, and manufacturers built spacious Queen Anne style houses on the newly-available Pearl Street lots, and on adjacent side streets.

Some were speculative houses, substantial enough for the growing class of middle managers and professionals, but not extravagant. Numbers #41 and #42, with Tudor half timbering details in their gables were commissioned by an army officer at nearby Fort Ethan Allen. Building #30, a comfortable Queen Anne style residence, now substantially altered, was built by Joel Gates, director of the Burlington Cotton Mills and the Howard Bank. Two subdued Queen Anne style houses (#55 and #21) were built by the Isham brothers of the Merchants Bank.

The Loomis subdivision was a portent of further change in this period. More of the ample grounds which had provided the old Federal houses with fruit trees and spacious flower and vegetable gardens were sold off. By 1890, Clarke Street, Lafayette Place, Hitchcock Place, Buell Street and Hungerford Terrace had been carved out and tiny lots platted along their curbs. In the backyard of #47 alone, 43 plots were laid out for Hungerford Terrace houses. By 1910, nineteen frame or brick houses in the Queen Anne or Colonial Revival style were built on Pearl Street, changing its character from pastoral to urban. Steeply pitched slate roofs dominated the streetscape. Blessed with unlimited housing materials from the docks down the street, builders decorated their houses with sunburst panels, incised porch brackets, stained glass windows, etched glass doors and slate roofs with bands of scalloped shingles. In 1881, #44, a Federal house, was given an Eastlake Stick Style face lift with the addition of

porches and bay windows. Unusual flat, double-curved balusters give the porches of #41 an undulating effect. Also notable are houses #20 and #38, both of which have elaborate pediments and panels carved by Albert Whittekind, a master woodcarver who came to Burlington to carve the intricate interior of the Billings Library at University of Vermont.

The first, an otherwise unassuming Colonial Revival house, shares a decorative detail found in Billings Library and the magnificent Edward Wells mansion: in the pediment set into the porch roof is a carving by Albert Whittekind of a man's face with curling tendrils extending from his whiskers, referred to as Whittekind's "mask and moustache" motif. The latter house was built for Mrs. Ella Hayward, the widow of the director of the Burlington Manufacturing Company, on the site of the old Phineas Loomis House. Across the street, a house (#33) built by A. E. Richardson (of Wells, Richardson and Company) for the minister of the Unitarian Church, has gables and tower walls decorated with stamped metal imitations of similar wood carving.

Between 1880 and 1910, when Burlington's population grew from 12,000 to 18,000, multi-family houses also first appeared on Pearl Street. The carpenter David Moore built an enormous triple-decker rental building (#18) with incised shamrock decorations. Number 15, a plain Colonial Revival style duplex tenement was built down the block. Number 53, a Federal house, was remodelled as a two-family house. By 1900, Pearl Street's inhabitants were a grand mixture of professionals, such as engineers, ministers, and doctors, entrepreneurs such as market owners, real estate brokers and commercial travelers, a night watchman and several mailmen, as well as the presidents of companies up the hill.

While the men in this age of industry were building brick Italianate three-story commercial blocks downtown (#2, #3, #4, #5, #6) on North Winooski and Pearl Streets, the women were founding charitable institutions. Where the parking lots which isolate the 1900 brick Clement block (1) now stand, Louisa Howard built a four story, mansard-roofed Relief Mission: in 1895 the W.C.T.U. took over the Berean Baptist Society Church, a wooden Gothic structure built two doors down from the Mission. Ironically, the W.C.T.U. headquarters stood on the site of Staniford's 1800's distillery.

On Pearl Street, the construction of the four-and-one-half story Richardson Building at the corner of Pearl and Church Streets in 1896 signaled the northward expansion of the downtown district. In 1900, the Romanesque-style Clement Block (#1) became the home of the Burlington Furniture Company, who advertised their store as "just out of the high rent district."

At the turn of the century Burlington was regarded as a healthful climate and three Sanitariums were in operation. One of them, the Vermont, was directed by Dr. Prime out of the old Hickock House, located on the Site of #14. After 1910, Burlington's growth was steady if unspectacular. With 20,000 people, it was Vermont's largest city. In spite of the Depression in Burlington when 41 of 91 manufacturing plants closed, the building boom continued. Building on Pearl Street changed from the Queen Anne and Colonial Revival single-family houses to fairly sober yet imposing brick apartment buildings and frame multi-family houses erected in the few remaining vacant lots. Number 25, a Colonial Revival three-family house, #24, a Colonial Revival brick double house, #45, the four-story brick Hamilton, one of the first apartment buildings in Burlington, and #48, the McSweeney, a Colonial Revival apartment house and doctors' offices, were all built between 1911 and 1927 within a block of each other, in an attempt to use what little remaining space was available in an economic yet tasteful way. Federal houses, such as #44 and #58, were changed into apartments. Another favored style of the 1920's, the Bungalow, is represented by #31, built for Sam Blodgett, President of the Burlington Grocery Company. The impressive Georgian Revival Taft School (#37) built in 1937 and the Mayer apartments, a 1940 duplex rental building in an overblown Colonial Revival style, comes at the end of this era of apartment and multiple family dwellings. After 1930 the elms died, and no formal planting along the street of new trees had been done. Only individual trees beside houses still remain.

During this period from 1910 to 1940, Burlington changed from a horse and wagon city to an automobile city. Numerous barns behind Federal and Queen Anne houses were transformed into garages. Auto touring was becoming popular. No longer tied to the downtown hotels close to the trains which had brought them to town, visitors in their cars were looking for adventure in the form of picturesque bed and breakfast inns. Ye Georgian (a typical 1930's Colonial Revival house with green shutters, dormer windows, and a broken pediment over the front door, opened as a tourist inn. Just down the street, on the site of the present Mobil Station (#49), was a 1930 Socony gasoline and service station. Burlington's second supermarket, now the State Liquor Store (#14) built in 1940 in a rare Vermont example of the Moderne style, also catered to the increasingly auto-oriented public. (The building has recently been extensively altered.)

Pearl Street since 1940 has continued to grow, pressured from the east by the expansion of UVM and the Medical Center, and from the west by the expanding downtown commercial area. On the hill a six-story cement 1960's dormitory, the Jeanne Mance Residence Hall, and a four-story curtain wall construction 1950's Convalescent Home intrude on the scale of the surrounding houses. Residences along the street continue to be divided into apartments for UVM students or offices for doctors. The nineteenth century commercial block (#s 2-6) suffers a rapid turnover in its eight shops; two are presently vacant, yet the pizza parlor, Mexican food restaurant and other thrift stores lend a jaunty air to an otherwise gentrified section of town. The commercial area is creeping up the street, with Queen Anne houses turning into businesses. A new condominium is being built in the ravine behind #51.

In spite of these few modern structures, Pearl Street continues to reflect the two historic economic eras, mercantile and industrial, which were important to Burlington's development and growth. The District retains a remarkable collection of early nineteenth to early twentieth century structures which constitutes a time line of the city's prosperity and setbacks as seen through its architecture.

BOUNDARY DESCRIPTION

The Pearl Street Historic District is a basically linear district encompassing all of the buildings that front on and contribute to a seven-block section of Pearl Street, one of Burlington's oldest major thoroughfares.

The District lies between two existing National Register Historic Districts: to the west, its boundary coincides with the eastern boundary of the Head of Church Street Historic District (entered on the National Register of Historic Places on July 15, 1974); to the east, it overlaps the western edge of the University Green Historic District (entered on the National Register of Historic Places on April 14, 1975), encompassing properties #36 and #37 (see enclosed sketch map) which are included within the boundary of the University Green Historic District, but are not separately described in that district nomination.

The north and south boundaries of the Pearl Street Historic District are generally defined by the rear property lines of the properties along Pearl Street. In the case of properties containing more than one primary structure, the boundary has been drawn to include only the structures and their outbuildings that front on Pearl Street.

In two exceptional cases, the boundary has been extended to include buildings that do not lie on Pearl Street, yet directly contribute to its streetscape. On South Winooski Avenue, the boundary extends south one block to include the First Congregational Church and Parsonage property (#60 and #61). While its entrance is on South Winooski Avenue, the large, impressive church is visually and historically part of the Pearl Street scene. The original church building, which occupied the same site from 1811 to 1839, faced north onto Pearl Street, and its generous grounds have always provided this block of lower Pearl Street with a park-like setting. A wrought iron fence borders the property in front of the Parsonage and turns the corner onto Pearl Street, recalling a time when many of the large and elaborate homes on Pearl Street still had extensive grounds bordered by similar fences. Across Pearl Street from the First Congregational Church property, the district extends north one-half block to include a continuous row of five late 19th century commercial buildings (#'s 2-6). Facing west on North Winooski Avenue, these buildings visually dominate this corner of Pearl Street and punctuate the transition between lower Pearl Street's commercial area and its increasingly residential nature as it moves eastward up the hill towards the University green.