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DEPARTMENT OF  
PLANNING & ZONING

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name: 44 Front Street

other names/site number: Joseph Cota House

2. Location

street & number: 42-44 Front Street not for publication

city or town: Burlington vicinity: N/A

state: Vermont code: VT county: Chittenden code: 007 zip code: 05401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency or Tribal government

In my opinion, the property  meets  does not meet the National Register criteria. (See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting official or other official and title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is: <input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet. <input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet. <input type="checkbox"/> determined not eligible for the National Register <input type="checkbox"/> removed from the National Register <input type="checkbox"/> other (explain): _____	<b>Signature of the Keeper</b> _____ _____ _____ _____	<b>Date of Action</b> _____ _____ _____ _____
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**5. Classification**

**Ownership of Property:** (Check as many boxes as apply)

- private
- public-local
- public-state
- public-Federal

**Number of Resources Within Property:**

	<u>Contributing</u>	<u>Noncontributing</u>
buildings:	1	_____
districts:	_____	_____
sites:	_____	_____
structures:	_____	_____
objects:	_____	_____
total:	1	_____

**Category of Property:** (Check only one box)

- building(s)
- district
- site(s)
- structure(s)
- object(s)

**Number of Contributing Resources Previously Listed in the National Register:** \_\_\_\_\_ 0 \_\_\_\_\_

**Name of Related Multiple Property Listing:** N/A

(Enter "N/A" if property is not part of a multiple property listing.)

**6. Function or Use**

**Historic Functions:** (Enter categories and subcategories from instructions)

Category: _____	Subcategory: _____
<u>DOMESTIC</u>	<u>Single Dwelling</u>
<u>DOMESTIC</u>	<u>Multiple Dwelling</u>
_____	_____
_____	_____
_____	_____
_____	_____

**Current Functions:** (Enter categories and subcategories from instructions)

Category: _____	Subcategory: _____
<u>DOMESTIC</u>	<u>Multiple Dwelling</u>
_____	_____
_____	_____
_____	_____
_____	_____

**7. Description**

**Architectural Classification:** (Enter categories from instructions)

LATE VICTORIAN: QUEEN ANNE

other: \_\_\_\_\_

**Materials:** (Enter categories from instructions)

foundation: STONE

roof: ASPHALT

walls: WOOD: Weatherboard

other: \_\_\_\_\_

**Narrative Description:** (Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet.

**8. Statement of Significance**

**Applicable National Register Criteria:**

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations:**

(Mark "X" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes.
- B. Removed from its original location.
- C. A birthplace or a grave.
- D. A cemetery.
- E. A reconstructed building, object, or structure.
- F. A commemorative property.
- G. Less than 50 years of age or achieved significance with the past 50 years.

**Areas of Significance:** (Enter categories from instructions)

**Period of Significance:**

Architecture

1860-1957

Community Planning & Development

**Significant Person:** (Complete if Criterion B is marked above)

n/a

**Significant Dates:**

1892

Cultural Affiliation:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect / Builder:

unknown  
\_\_\_\_\_  
\_\_\_\_\_

**Narrative Statement of Significance:**

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet.

**9. Major Bibliographical References**

**Bibliography:**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

See continuation sheet.

**Previous Documentation on File (NPS):**

- Preliminary determination of individual listing (36 CFR 67) has been requested.
- Previously listed in the National Register.
- Previously determined eligible for the National Register.
- Designated a National Historic Landmark.
- Recorded by Historic American Buildings Survey No. \_\_\_\_\_
- Recorded by Historic American Engineering Record No. \_\_\_\_\_

**Primary Location of Additional Data:**

- State Historic Preservation Office.
- Other state agency: Vermont Agency of Transportation
- Federal agency.
- Local government.
- University.
- Other. Name of repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of Property: less than one acre

UTM References (Place additional UTM references on a continuation sheet).  See continuation sheet

Zone Easting Northing		Zone Easting Northing	
1. <u>18</u>	<u>641495</u>	<u>4926839</u>	2. _____
3. _____	_____	_____	4. _____

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See continuation sheet.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See continuation sheet

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**11. Form Prepared By**

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Name / Title: Jackson Evans, Historic Preservation Consultant

Organization: Evans & Randolph Preservation Associates, LLC Date: 03 March 2008

Street & Number 21 South Water Street Telephone 802-233-3220

City or Town: Vergennes State: Vermont Zip Code: 05491

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**12. Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional Items** (Check with the SHPO or FPO for any additional items)

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**13. Property Owner**

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(Complete this item at the request of the SHPO or FPO.)

Name / Title: \_\_\_\_\_

Organization: Callahan Housing Limited Partnership, c/a Housing Vermont, Inc. Date: \_\_\_\_\_

Street & Number: 123 Saint Paul Street Telephone: (802) 863-8424

City or Town: Burlington State: VT Zip Code: 05401

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 7 Page 1

44 Front Street  
Burlington, Chittenden County, Vermont

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### Narrative Description

44 Front Street, an early 1860s dwelling that was enlarged and reworked in c.1892, is a one-and-one-half story, wood frame, vernacular Queen Anne style house with a sidehall entry L-plan, a cross-gable roof, and a one story rear ell under a shed roof. Its character-defining features include front and side porches with distinctive turned posts and scrolled brackets and a bay window with cornice bracket trim. The dwelling is located approximately one block from downtown in Burlington's Old North End neighborhood, known for well over a century as a working class enclave. The building is distinguished as among the most intact and best examples of a vernacular Queen Anne dwelling on Front Street, a short, two-block, tree-lined, residential street dominated by modest single- and multi-family dwellings. The building is in good overall condition and retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

44 Front Street is part of a neighborhood and street that displays similarly styled and massed one-and-one-half to two-story wood framed houses having uniform setbacks and lot sizes. Mature maple trees line parts of the street and a grass median separates a concrete sidewalk from the two lane, lightly traveled side street. To the west of Front Street, North Avenue extends at nearly a 45 degree angle running southeast to northwest connecting the so-called Old North End with Burlington's largely post World War II developed New North End. The south end of Front Street terminates at Battery Park, a large grassy city park that displays monuments to the various war efforts that took place there. This park is bordered to the west by a high and steep bank that runs down to the waterfront where heavy industry historically took place and provided employment opportunities to the many working class families who found convenient dwelling in the neighborhoods surrounding Front Street.

### Exterior

The dwelling fronts west onto Front Street and is situated on the northwest corner of its narrow residential lot. A sidewalk and small grassy area separate the building's main façade from the street beyond. Its north façade sits nearly flush with the property's northerly boundary, and a gravel driveway to the south passes between the building and the adjacent dwelling, providing access to a gravel parking area to the rear. Beyond the parking lot is a small, fenced-in yard that occupies the entire easterly portion of the lot.

The current building disguises a much older dwelling. C. 1892 the owners dramatically enlarged and reworked an existing c. 1860 residence in the vernacular Queen Anne Style, removing a single-story rectangular ell and stable off the rear and building onto the remaining block. Adjoining the modest mid-nineteenth century, two-by-three bay rectangular block is a

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 7 Page 2

44 Front Street  
Burlington, Chittenden County, Vermont

perpendicular three-by-two bay rectangular wing that extends to the south, forming an L-shaped footprint. A one-story shed roofed rear ell, identical in width to the adjacent wing, continues off the back of the building. In addition, a small, one-story, one-by-two bay projection - likely an originally enclosed section of the porch - is situated in the elbow of the L-shaped footprint. The dates of construction of these various features is not known however given their visible materials and design place them somewhere in the early 20<sup>th</sup> century.

The dwelling is frame construction built on a stone foundation and clad in wooden clapboards with brightly-colored trim. All of the windows are one-over-one, double hung sash with simple window surrounds installed to replace earlier sash c. 1980, unless otherwise indicated. The L-shaped building is topped with a cross-gable roof, and its easterly eaves extend to form a shed roof over the one-story ell at the rear. All roof areas are covered with dark gray asphalt shingles, installed in 2007. The pitch of a portion of the building's roof was altered and the wall height increased like a shed roof wall dormer on the intersecting wing and rear portion of the main block at the elbow of the L-shaped plan c. 1980 to create additional living space at the second story. These changes to the roofline begin at a point set back substantially from the front façade, thereby retaining the integrity of massing and shape as viewed from the primary façade. Furthermore, the c. 1892 roofline was preserved at the wing's southerly gable end to indicate the roof's original shape, which is clearly discernable throughout. In addition, a shed dormer was inserted on the northerly section of the rear (east) façade.

### *Main (West) Façade*

The west-facing, asymmetrical gable-front façade is dominated by a large bay window and sidehall entry porch. The projecting bay window houses three historic one-over-one double hung wood sash windows and is decorated with scrolled bracket cornice trim accentuating the slight roof overhang. Narrow, projecting, molded vertical trim on either side of each window and on the bay's corner lends further visual complexity to the wall surface. In addition, rectangular, spandrel panels of clapboard directly below each window are flanked by wide, flat vertical corner boards that extend visually from the spaces between the three windows in the bay.

To the right of the bay window in the main (west) façade sits a slightly elevated gable-front entry porch, supported by turned posts, two freestanding and two engaged posts in the exterior wall, with six small scrolled brackets. The porch is clad in asphalt shingles and embellished with a geometric gable ornament whose design suggests the Eastlake style. The tympanum is adorned with decorative half-timbering resembling a king's post truss above a round, molded medallion set within a projecting horizontal band. The negative space within the tympanum is clad in diagonal boards. A concrete step rises to the porch's elevated wooden platform floor, measuring approximately 5'x6', and provides access to the building's original paneled wood Eastlake style

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 7 Page 3

44 Front Street  
Burlington, Chittenden County, Vermont

front entry door. At the second story, above the porch and bay window, are two one-over-one wood windows.

### *South Façade*

A narrow, one-story Queen Anne style porch, measuring approximately 6'x15' with turned posts and four decoratively scrolled brackets is located to the south of the main block. It is set back from the main façade approximately six inches and its elevated wooden floor is accessed from a wide concrete step to the west. The porch leads to a west-facing auxiliary entrance situated in the adjacent one-story, enclosed porch section cradled in the elbow of the L-shaped footprint. The porch, which fills the open space formed at the juncture of the main block and the vestibule and three-bay wide wing beyond, is open on the south and west sides. A freestanding turned Queen Anne post at the southwest corner and engaged posts at the northwest and southeast corners support its sloping shed roof, where the porch meets the solid walls of the building.

Two one-over-one windows are situated in the one-story vestibule's south wall. Above the porch and vestibule are two one-over-one windows that were inserted when the roofline was raised in c. 1980. Farther east, beyond the porch and entrance vestibule, the single-bay, two-story wing projects to the south at the rear of the main block to create the building's L-shaped footprint. The wing's gable wall is flush with the adjacent vestibule on the first floor, and its west-facing second-story dormer contains a one-over-one window, also added when the roofline was raised in c. 1980. The wing's gable end is a largely uninterrupted plane, with only one small, square awning wood window in a simple surround directly below a wood one-over-one window on the second floor. A modern steel door in the east corner of the south façade enters into the building's one-story, shed-roofed rear ell serves the stairs to the second floor unit in the rear wing. Sanborn Fire Insurance maps suggest that the building's rear ell may have originally been slightly set back from the wing's gable wall, but since c. 1980 was altered to form one flush wall plane.

### *Rear (East) Façade*

On the east façade, the eaves of the building's main wing extend at a varied pitch to form a shed roof over the one-story rear ell. The ell features three dissimilar windows with irregular fenestration. One-over-one windows flank a narrow, rectangular off-center casement window. Sanborn Fire Insurance maps reveal that the northerly half of the ell originally extended farther to the east than the southerly portion. Above, the northerly area of the gable roof on the east façade is interrupted by a clapboard-clad shed dormer with a small, left-of-center awning window. This dormer was inserted c. 1980 when the roofline was reworked to accommodate additional apartment living space on the second story.

Several alterations occurred at the rear of the building during the 20<sup>th</sup> century as its owners responded to the need for working class housing in the neighborhood and created rental units on



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 7 Page 4

44 Front Street  
Burlington, Chittenden County, Vermont

the property. In 1905, owners added a second rectangular ell addition with an adjacent porch to the rear of the home. The porch, which occupied the southern half of the new addition, was eliminated between 1938 and 1942 and replaced with a smaller porch by 1951. Both the 1905 ell and small porch were removed during late 20<sup>th</sup> century. In addition, a series of outbuildings once stood behind the dwelling, including a c. 1892 Cota-era carriage barn that became apartments by 1951 and an additional detached apartment building constructed in 1948. The barn was dismantled between 1960 and 1978, and the supplemental rental building came down thereafter.

### *North Façade*

The north façade comprises the long, straight single plane created by the L-shaped footprint. It features irregular fenestration with a historic one-over-one wood window in the wing's cross-gable peak and three similar windows irregularly arranged at the first level. A rectangular awning window is tucked just below the eaves of the main block before the cross-gable end. The majority of the north façade of the main, front block features only clapboard cladding and is uninterrupted by windows or other elements.

### **Interior**

The building's interior floorplan and features were substantially modified during the c. 1980 renovations. Little remains that reflects the historic character inside the building except for the stick balustrade and turned newel post at the stairs just inside the front entry of the main block. Hardwood flooring also remains in this narrow stairhall. The multi-unit dwelling now contains three units. Unit 1 occupies both floors of the main block, Unit 2 is located on the first floor of the wing and rear ell, and Unit 3 is in the second floor of the wing. In the basement of the front block, hand hewn and bark covered framing members suggest that this house indeed was built in the mid-nineteenth century as discussed in Section 8 of the National Register nomination, while the decorative features of the Queen Anne front porch and bay window point to the alterations to the house by Joseph Cota in the 1890s.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 8 Page 1

44 Front Street  
Burlington, Chittenden County, Vermont

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### Significance

The dwelling at 44 Front Street is eligible for the National Register under Criterion A for its association with events that have made a significant contribution to the history of the Old North End neighborhood, Burlington, and the region in general. The building reflects both Burlington's early industry and the years of industrial prosperity and growth following the Civil War and continued into the 20<sup>th</sup> century. 44 Front Street is an example of a modest dwelling built to meet working class housing needs when industrial successes in Burlington provided new opportunities for employment. Eager workers poured into the city and settled in the North End. Employees such as these allowed Burlington to be a prosperous industrial city, and the housing stock affiliated with their arrival reflect the city's development. 44 Front Street is also eligible for the National Register under Criterion C as a fine example of a mid-19<sup>th</sup> century dwelling updated and enlarged in the vernacular Queen Anne style in the 1890s, a time of great economic prosperity in the city. This modernization process was quite popular in Vermont during this era, and the 44 Front Street dwelling is exemplary of this type of construction.

### *History of Burlington*

Burlington, located in the northwest corner of Vermont on the shores of Lake Champlain, was chartered by colonial governor Benning Wentworth on June 7, 1763. Ira Allen surveyed the region and laid out lots in 1772 and, along with his brother, Ethan, owned the majority of the land in the area. In its early years, the town grew slowly around both agriculture and water-driven industry, including saw and grist mills located on local rivers. Burlington's future significance was secured when the state chartered the University of Vermont in 1791. Eight years later, the town laid out a grid plan based on existing transportation routes and set aside space at its center for a park, around which municipal activities developed.

Burlington quickly established an early industrial life centered on the waterfront. In 1809, regular steamboat service began on Lake Champlain, and the waterway was transformed into an important transportation route for the lumber industry. In 1823, with the completion of the Champlain Canal, Burlington gained access to the markets of New York City. When Canada opened the Chambly Canal in 1843, the city established itself as a key processing center preparing undressed Canadian lumber for United States markets. In addition, a growing textile industry capitalized on abundant water power at nearby Winooski Falls and other streams and outlets. Taxes imposed on certain products by the 1824 Tariff Act further spurred the woolen industry, as it did the equally important glassmaking business. The Champlain Glass Company, located two blocks from Front Street on North Avenue and incorporated on October 27, 1827, was Burlington's first extensive manufacturing interest, producing primarily window glass. The company was instrumental in the development of the Front Street area in the North End.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 8 Page 2

**44 Front Street  
Burlington, Chittenden County, Vermont**

By 1849, the Vermont Central and Rutland Railroads had reached Burlington, thereby connecting the city with markets in Boston and Montreal. Burlington's advantageous position at the intersection of several major transportation routes triggered rapid industrial growth, especially following the American Civil War. Existing industries thrived, and numerous other manufacturing companies set up shop in the city. By the end of the 19<sup>th</sup> century, the city was home to a vast array of manufacturing operations turning out goods including furniture, carriages, boots and shoes, Venetian blinds, shade rollers, specialized wood products, door screens, refrigerators, industrial baked goods, confections, soaps, pottery, stone products, spools and bobbins, and ovens. Between 1840 and 1910, immigrants from Canada, Ireland, Scotland, Germany, and other European countries flocked to Burlington to find work in its flourishing factories. The population boom jumped dramatically: from 815 in 1800 to 7,713 in 1860, and by 1900, 18,640.<sup>1</sup> The arriving workers, many of whom settled in the North End in and near the Front Street neighborhood, provided the services that enabled Burlington's economic prosperity and growth.

The evolution of the North End and the Front Street neighborhood reflects the industrial development of the city of Burlington. As industry flourished, so, too, did the need for housing, and the city looked to expand into the largely unsettled North End. The area of Front Street was developed as a direct product of this commercial success and subsequent growth. With its close proximity to the waterfront and to the then bustling commercial center that was North Street in the later half of the 19<sup>th</sup> century, Front Street became an ideal location of the development of working class housing.

### *History of 44 Front Street*

The settlement of Front Street has been associated with the industries that drove the development of Burlington and the North End since the early 19<sup>th</sup> century. During the War of 1812, Burlington served as the base of operations for the Northern Army of the United States, whose encampment was located on the waterfront near Battery Park. In 1827, the newly formed Champlain Glass Company purchased the northern portion of the encampment grounds from the US government, including the Front Street area, and erected a factory and several auxiliary buildings on nearby Champlain and Water Streets. Ammi B. Young's 1830 map of Burlington reveals that the North End still remained sparsely populated at this time, and the western portion, including Front Street, was nearly devoid of structures. In the years that followed, the Champlain Glass Company spurred development and encouraged settlement in this area.

<sup>1</sup> Charles Edwin Allen, *About Burlington* (Burlington: Hobart J. Stanley & Co., 1905): p. 6.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 8 Page 3

44 Front Street  
Burlington, Chittenden County, Vermont

From the beginning, the Champlain Glass Company was concerned with housing for its workers. Although Superintendent John Foster was authorized to sell several plots of land in the vicinity of the factory to glass workers as early as May 1830, it was not until Frederick Smith took over the business in the mid-1830s that residential development truly took hold. With Smith at the helm, the company, operating under several names during his tenure, became the primary interest driving Burlington's growth into the North End.

The city of Burlington contracted with Smith to lay out several streets in the vicinity of the factory site, including Front Street, and the neighborhood became known as "Glassville". Champlain Glass and its principals were the primary landowners in this area, and the company built houses so that workers could live near the factory. An 1839 map of the lots comprising "Glassville" by surveyor John Johnson situates Front Street on the western portion of the neighborhood, which extended north to North Street, south to Pearl Street, and plotted lots from the west side of Front Street to the east side of Champlain Street. A number of these lots were sold to no fewer than fourteen company employees in 1839 and 1840.<sup>2</sup> Front Street, however, was never actually developed for glassworker housing because, on May 28, 1841, Smith, along with his partner at the company, William Wilkins, and two other prominent landowners, Heman Allen and Nathan B. Haswell, filed plans with the city for a Front Street and Water Street subdivision.<sup>3</sup> Within the plan, the southern half of Lot 12 represented the future 44 Front Street.

The growing need for working class housing resulting from Burlington's emerging industries prompted many wealthy and enterprising townspeople to involve themselves in land speculation and development. A number of areas in the North End, especially in close proximity to businesses on the waterfront and Winooski River, were surveyed for subdivision beginning in the 1840s. The Smith, Wilkins, Allen, and Haswell, subdivision, however, was one of the earliest. Although ill-fated investments and high fuel prices forced the Champlain Glass Company out of business by 1850, the surrounding neighborhood it was instrumental in developing continued to be home to the working class in important Burlington industries.

The subdivision readied the Front Street area for the influx of workers necessary to sustain Burlington's growth and development. Initially, many of the lots were purchased by local businessmen intent on profiting on the promise of future development. Immediately following subdivision, Lot 12 and the entire east side of Front Street was deeded to Allen and Haswell, and Smith and Wilkins took control of lots closer to the glassworks. Lot 12 remained in the Allen family until it was sold to John K. Gray, who bought up several lots in the subdivision, in 1848. It is unlikely that Gray ever lived in a dwelling on the lot, and on February 22, 1851, he sold the

<sup>2</sup> L. Diana Carlisle, "Champlain Glass Company: Burlington's First Manufacturing Enterprise," *Vermont History Journal* 68 nos. 3 & 4 (Summer/Fall 2000), p. 152.

<sup>3</sup> Burlington Land Records, 28 May 1841, vol. 15, 192.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 8 Page 4

44 Front Street  
Burlington, Chittenden County, Vermont

property to Henry C. Irish, a conductor on the newly arrived Rutland Railroad. It is unclear whether Irish lived in a house on the property, but the 1853 Presdee & Edwards map, on which the North End is still relatively undeveloped, includes a small structure in the vicinity of 44 Front Street. It is more likely that the current dwelling at 44 Front Street began in the 1860s, when several laborers purchased small lots and began to populate the Front Street area in greater numbers. This era marks the beginning of Front Street, and the greater North End, as a close-knit working class neighborhood.

Land records and physical evidence suggest that both 44 and 48 Front Street, which comprise the original Lot 12, may have been built on speculation by businessman Orrin L. Ballard. Ballard purchased the entire lot on November 18, 1863 for \$300.<sup>4</sup> He split the property and sold the northern portion (48 Front Street) to William Hill for \$600 in 1864, and the southern portion (44 Front Street) to John Church for \$1000 in 1865.<sup>5</sup> The increase in value suggests that improvements were made to the lots, and an 1869 Beers Atlas indicates that both the houses had very similar footprints. In addition, the deeds to both properties offer the first specific mention in Burlington's land records of dwellings on the property.

Beginning with construction in the 1860s, the dwelling at 44 Front Street served the housing needs of Burlington's working class. John Church, its first known resident, was a laborer at Kilburn & Gates, a lumber company and cottage furniture manufacturer on the nearby waterfront. The post-Civil War era ushered in a lumber boom in the city, and Burlington became the world's third largest lumber port. By the late 1880s, the lumber yards processed 150,000,000 feet annually and employed over 1,000 men.<sup>6</sup> Lumber workers flooded the city, and the Front Street neighborhood grew up rapidly in response. The lack of personal or public mass transit meant that early working class housing emerged close to industry, centered on the waterfront. The increasing concentration of dwellings depicted on the 1869 Beers Atlas and 1877 Burlington map is a testament to the period of swift construction that gripped the area as laborers poured in. When Church moved away from Burlington c. 1873, he rented his home to fellow workers in need of housing, including lumber surveyor George Mathews in 1880.

By 1886, the year Church and his wife, Mary, sold the property to Joseph Cota, Front Street had become a densely developed working class neighborhood, with modest frame dwellings built close together on narrow lots. Cota, an employee of the Central Vermont Railroad, based on the adjacent waterfront, is responsible for reworking the structure and creating the dwelling that stands today. The redesigned house could have been created for a number of reasons: to dress up the house in the fashionable Queen Anne style to reflect his professional successes at the

<sup>4</sup> Burlington Land Records, 18 Nov 1863, vol. 31, 451.

<sup>5</sup> Burlington Land Records, 9 Aug 1864, vol. 32, 91; Burlington Land Records, 29 Aug 1865, vol. 1, 260.

<sup>6</sup> Burlington, Vt. as a Manufacturing, Business and Commercial Center. (Burlington: Board of Trade), 1889, p. 37.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 8 Page 5

44 Front Street  
Burlington, Chittenden County, Vermont

Railroad; to accommodate his growing family, which was listed at ten members in the house on the 1900 Federal Census; or to incorporate new amenities, such as electricity and natural gas heat and lighting, which became available in Burlington around the turn of the century.

After Cota, the house continued to be connected with the city's workers. In 1902, the Burlington directory notes that Cota removed to the country and Joseph Oliver, a night watchman at the JR Booth Lumber Yards, situated on the waterfront by Battery Park, purchased the house in 1903. In 1905, Oliver began to rent out space in his new home and, beginning in 1906, the Burlington directory lists both Oliver's family and a series of second residents at 44 Front Street. These tenants included Burlington laborers such as Nelson Pickering, an employee at the Baldwin Refrigerator Company. This development represents a typical modification in the North End during this period. In the early 20<sup>th</sup> century, numerous former single-family homes were remodeled to capitalize on the persistent high demand for working class housing housing.

In 1918, Oliver sold the house to William Black, also a Burlington laborer who worked at several local industries, including Hickok Co. box manufacturers and the Burlington Traction Company. Black, like his predecessor, rented a section of the dwelling to industrial workers. Beginning in 1923, the year that William Black's widow, Minnie, sold the house at 44 Front Street, the building was converted into rental units and operated by non-resident owners. Over the next twenty years, the property was transformed to accommodate more and more rentals. A garage at the rear of the lot became a residential space, and a second street address, 42 Front Street, appeared in the Burlington directory in 1923. During these years, numerous workers lived in the apartments at 42 and 44 Front Street. In 1948, owners altered the interior of the main dwelling and constructed an auxiliary residential structure in the rear. Now, four addresses were listed in the city directory: 42, 42 ½, 44, and 44 ½ Front Street. Despite renovations, the working class tenant character on the property persisted and the building continued to respond to labor housing needs. Later in the 20<sup>th</sup> century, the former garage and supplementary housing structures were removed, and now the site more closely resembles its c. 1892 arrangement. Today, 44 Front Street contains three apartments, and still serves the Old North End community as multi-unit rental housing.

44 Front Street represents the thousands of working class laborers who responded to growing industrial opportunities in Burlington and enabled the city to flourish throughout the 19<sup>th</sup> and into the 20<sup>th</sup> century. The story of the dwelling's evolution speaks to the development of the city itself, and it is worthy of recognition on the National Register.

### *Architecture*

44 Front Street is significant as perhaps the best-preserved example of a vernacular Queen Anne dwelling on the street retaining many of the stylistic tenets of the period. Through years of

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 8 Page 6

44 Front Street  
Burlington, Chittenden County, Vermont

change in ownership and varying economic climates, many of the buildings surrounding 44 Front Street were altered beyond recognition. And while the c. 1860 modest frame house underwent a drastic renovation in the early 1890s, today it reflects the status of the Queen Anne style during this era. The style, popularized through the nationwide dissemination of architectural pattern books and journals such as *The American Architect and Building News*, dominated American architecture between 1880 and 1900. A broadening network of railroads also contributed to its ubiquity by transporting pre-cut architectural details throughout the country. When Joseph Cota constructed his home, the builder borrowed ideas from the prevailing Queen Anne style, which was very fashionable in Burlington at the time. Elaborate and stately homes belonging to the city's most prominent and wealthy citizens were built in this style during the era. In 1884, the *Burlington Free Press* applauded the style and reported, "The greater number of our recently erected private dwellings may be classed... as "Queen Anne".<sup>7</sup> 44 Front Street represents this stylistic use on modest working class housing.

44 Front Street incorporates several hallmark features of the Queen Anne style. Its asymmetrical façade and one-story front and side porches are typical traits, and the L-shaped plan and cross-gabled roof with a full-width gable dominating the front façade are also principal forms. The style is manifested in the building's prominent projecting front bay window, one-over-one sliding sash windows, and exterior doors featuring a single, large glazed upper panel. Furthermore, the house's detailing on its porches and bay window, including turned posts, corner brackets, bracketed cornice trim, and decorative porch gable ornamentation reflect standard Queen Anne style conventions.<sup>8</sup> Apart from the front façade, the building's exterior treatment is modest and minimally embellished. The vernacular dwelling exists at the intersection of modest working class dwelling and high style Queen Anne architecture, and thus represents an important architectural style in the Old North End, Burlington, and the region.

In keeping with the architectural eclecticism of the late Victorian era, the Joseph Cota house displays elements of the Eastlake style in conjunction with the more prevalent Queen Anne style. The East Lake style is particularly visible in the detailing found in the elements of entry porch. The porch's tympanum with its trim boards and centered rosette as well as the details comprising the original entry express the emphasis on simple embellishment characteristic of the East Lake style.

<sup>7</sup> "Burlington's New Buildings", *Burlington Free Press*, 15 Nov 1884, p. 4.

<sup>8</sup> Virginia and Lee McAlester. *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2005): p. 263-8.





United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 1

44 Front Street  
Burlington, Chittenden County, Vermont

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United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   9   Page   2  

**44 Front Street  
Burlington, Chittenden County, Vermont**

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United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 10 Page 1

**44 Front Street**  
**Burlington, Chittenden County, Vermont**

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### Boundary Description

44 Front Street is bounded to the west by Front Street and sits on parcel 044-1-274-001 as recorded in the Burlington, Vermont tax rolls.

### Boundary Justification

The designated property comprises the entire parcel, including all structures historically associated with the dwelling at 44 Front Street.

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UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

44 Front Street  
Burlington, Chittenden County, Vermont  
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UNITED  
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