

**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 Normand House

other names/site number LaValle House, Doyle House, Cohen Apartments

## 2. Location

street & number 163 – 165, 165 rear Intervale Avenue

not for publication n/a

city or town Burlington

state Vermont code VT county Chittenden vicinity n/a 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/Title

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Signature of commenting or other official/Title

\_\_\_\_\_  
Date

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

## 4. National Park Service Certification

I hereby certify that this property is:

\_\_\_\_\_ entered in the National Register.

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined eligible for the National Register.

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined not eligible for the National Register.

\_\_\_\_\_ removed from the National Register

\_\_\_\_\_ other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

## 5. Classification

Ownership of Property (Check as many boxes as apply)

- private  
 public-local  
 public-State  
 public-Federal

Category of Property (Check only one box)

- building(s)  
 district  
 site  
 structure  
 object

Number of Resources within Property

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Number of contributing resources previously listed in the National Register

0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)  
 Historic and Architectural Resources of Burlington, VT

## 6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: _____ DOMESTIC _____	Sub: _____ Single dwelling _____
_____ DOMESTIC _____	_____ Multiple dwelling _____
_____ COMMERCE _____	_____ Specialty Store _____
_____ COMMERCE _____	_____ Warehouse _____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: _____ DOMESTIC _____	Sub: _____ Multiple dwelling _____
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## 7. Description

Architectural Classification (Enter categories from instructions)

Italianate
Queen Anne

Materials (Enter categories from instructions)

foundation	STONE
roof	ASPHALT
walls	Weatherboard
other	WOOD

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

## 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.)

- Property is:
- 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 within the past 50 years.

Areas of Significance (Enter categories from instructions)

SOCIAL HISTORY
ARCHITECTURE
ETHNIC HERITAGE

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

Period of Significance                   c. 1869-1956                  

Significant Dates                   c. 1869                    
                  c. 1890                    
                  c. 1940                  

Significant Person (Complete if Criterion B is marked above)  
  n/a  

Cultural Affiliation                   n/a                  

Architect/Builder                   LaValle, Louis                    
  Normand, Adeodat                  

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)  
 SEE CONTINUATION SHEETS

## 9. Major Bibliographical References

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

- 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 by the National Register
  - designated a National Historic Landmark
  - recorded by Historic American Buildings Survey # \_\_\_\_\_
  - recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

## 10. Geographical Data

Acreage of Property                   .12 acres more or less                  

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>18</u>	<u>642272</u>	<u>4927501</u>	3	<u>                  </u>	<u>                  </u>	<u>                  </u>
2	<u>                  </u>	<u>                  </u>	<u>                  </u>	4	<u>                  </u>	<u>                  </u>	<u>                  </u>

See continuation sheet.

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

## 11. Form Prepared By

name/title Deborah Noble, Principal  
Organization Deborah Noble Associates date December 2006  
street & number PO Box 106 telephone (802) 695-2507  
city or town Concord state VT zip code 05824

## Additional Documentation

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)

## Property Owner

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

name Callahan Housing, LP and Champlain Housing Trust (formerly Burlington Community Land Trust)  
street & number PO Box 523 telephone (802)862-6244  
PO Box 523  
city or town Burlington state VT zip code 05401

=====  
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.).

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 the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Burlington, Chittenden County, Vermont

**DESCRIPTION****Normand House, #163-165 Intervale Avenue, built 1869, altered c. 1890 and c. 1940**

The Normand House is a two story, 4 x 3 bay, late Italianate Revival style, 3-unit apartment building with Queen Anne style elements located at the northern end of Intervale Avenue in the North End of Burlington, Chittenden County, Vermont. First constructed in 1869 as a residence for Louis LaValle and his family, the wood frame house had a gable roof and was remodeled c. 1890 with the same footprint as a shed-roofed, multi-family unit, with later modifications dating from c. 1940. The built up asphalt roof replaced the original slate shed roof c. 1940 and slopes gradually from a projecting, bracketed front cornice and decoratively boarded frieze on the façade toward the rear of the main block and continues its gradual slope on the two rear wings. A two story front porch recessed under the southeast front corner of the main block façade retains historic Queen Anne style turned posts as engaged pilasters on a clapboarded halfwall and a turned spindle valence on the front portion, with modern square posts replacing the remaining original free standing turned posts. A smaller, two story wing projects from the southwest rear corner of the main block and a larger, two story wing added c. 1890 projects from the northwest rear. A covered exterior wood staircase built c. 1940 ascends the rear portion of the north side elevation of the main block, a covered entrance hood shelters the north entrance to the northwest rear wing, and the original two story back porch on the west rear of the main block has been infilled. The Normand House retains its 1890 location, setting, materials, and feeling and continues its historic association as a multiple family residence for a succession of immigrants to the city of Burlington.

The Normand House rests on a fieldstone foundation, is sided with clapboards and has a shed roof. The façade is articulated with plain watertable, cornerboards, and simple architrave in the complete entablature characterized by decorative match boarding in the frieze: vertical boards in the center bay are flanked by bays with diagonal frieze boards in sections defined by four brackets having turned elements supporting a widely overhanging molded cornice. The elevations have a plain frieze and simple molded cornice. One of the twin apartment entrances sheltered under the recessed front porches on the left front flank of the main block features an original Italianate style door with a single arched light over molded panels (#163); the other door is a recent addition (#165). The two story rear wing (currently #165 rear) has a solid plain

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wood door. Sash is generally 2/2 throughout with 1/1 storm sash set in plain trim with partial entablatures having projecting molded cornice caps. The infilled portion of the originally open rear, 2 story porch features a simple new ground floor entrance on the left flank, with a bank of three recent 1/1 sash on the first story and a bank of four identical sash on the second story. The original clapboards and wide board ceiling of the porch are evident on the interior. The covered wood staircase added c. 1940 on the rear portion of the north elevation of the main block has simple wood posts and asphalt shingle shed roof; it provides access to the currently enclosed rear porch on the second story, while a recessed bay on the ground level below the staircase accesses the basement of the main block. This north side access to the enclosed second story rear porch on the main block has a modern solid wood door with a small light. The west rear elevation of the northwest rear wing has no openings.

The interior plan and features of the main block have been somewhat altered. The second floor apartment retains its original door and sash trim which is symmetrically molded and has cornerblocks with patera. Hardwood floors are largely covered with wall to wall carpeting. The plan has a diagonal, double 15-light door access to the room on the northeast corner of the plan that appears to be original. The two story apartment in the rear wing has been entirely renovated and retains no original interior features.

Historic documents indicate that the original building lot at #165 Intervale Avenue included frontage on what later became St. Mary Street and that several buildings at the rear of the lot fronting on that street had Intervale Avenue addresses until 1985. The original house on this site was built by owner/occupant Louis LaValle in 1869 and was shown on the 1877 Birdseye view of Burlington as having a gable roof and a rear barn (see Figure 1). Judging from the available Census data and Directory listings, the building was remodeled c. 1890 to a multi-unit dwelling when the roof was changed from gable to a slate shed roof, and the rear wing was added. The Normand House was changed again c. 1940 when the north exterior staircase was added to the rear apartment and roofing material was changed from slate to asphalt. This conjectural building evolution is supported by other examples of shallow sloped, shed roofed apartment buildings and double houses (such as the Vital and Rosa Asseline double house at 140/142 Intervale Ave from c. 1890, see Figure 5) that were determined after visual classification, deed research and

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Sanborn Map identification as having been built with shed slate roofs with bracketed cornices around the turn of the 20<sup>th</sup> century.

The Census is missing from 1890, but that of 1900 shows two families living here. Directories from the period indicate that in 1903 there were at least three apartments associated with the property: #163-165 Intervale and #165 *rear*. The earliest Sanborn Insurance Map of this portion of Intervale Avenue from 1919 (Figure 2) shows lot lines that include a rear, two story dwelling building with asphalt roof and a 1-1/2 story blacksmith shop at the rear of the property south of the original barn on St. Mary Street. The subject two story principal dwelling house numbered #163-165 Intervale Avenue has a “meat” shop in the rear wing. The similarity in style (two stories with gradually sloping shed roof) of the two dwelling houses on the original lot indicates that they were built/remodeled contemporaneously. Judging from Directory listings, the subject apartment house #163-165 may have been remodeled or rebuilt c.1890 just before the house at the rear of the lot was constructed c. 1900 (#159-161 Intervale Avenue, later #25 St. Mary Street).

Again, Directory listings indicate that in 1923 the numbering for Intervale Avenue changed, #165 *rear* was no longer an address and listings for the entire property were #159-165. The 1926 Sanborn Insurance Map (Figure 3) shows the building on St. Mary Street and the subject dwelling as #163-165 Intervale Avenue with an “S” (store, shop) in the rear wing and the former barn as an “A” (auto, garage). The original barn was labeled “shed” on the Sanborn Insurance Map of 1942, which also labels the entire subject building as “apartments” #163-165 with an asphalt roof and shows the exterior staircase in the plan as well as #159-161 Intervale at the rear of the property on St. Mary Street. The original barn (shed) disappeared from Sanborn Insurance Maps between 1960 (Figure 4) and 1978 and deed research indicates that the rear portion of the property was divided from #163-165 Intervale Avenue in 1985 to become #25 St. Mary Street.

The Normand House has been in continuous use as a residence for the new-comers to the City of Burlington since it was converted to a multi-family residence at the turn of the twentieth century. It retains many of its significant historic architectural features that characterize it as a late 19<sup>th</sup> century apartment house. Its original intact setting on Intervale Avenue continues to evoke the social patterns endemic to a closely knit city neighborhood of newly



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settled foreign families with characteristic interspersed building fabric including single and multi-family houses, local stores, industries, support services, and nearby parks generated by and for several generations of immigrants.



**Figure 1 – Detail of Birdseye View of Burlington, VT, 1877, published by J.J. Stoner, showing the location of original house and barn at #165 Intervale Avenue Notice that the house had a gable roof and rear shed roofed wing.**

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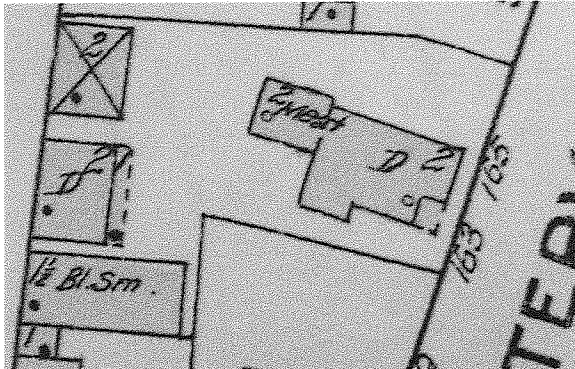


Figure 2 - Sanborn Insurance Map of 1919 showing footprint of Normand House indicating that the rear wing was used for meat and showing a second house, blacksmith shop and original barn on back of property (later #25 St. Mary Street). Note that symbol o in corner indicates roof was slate.

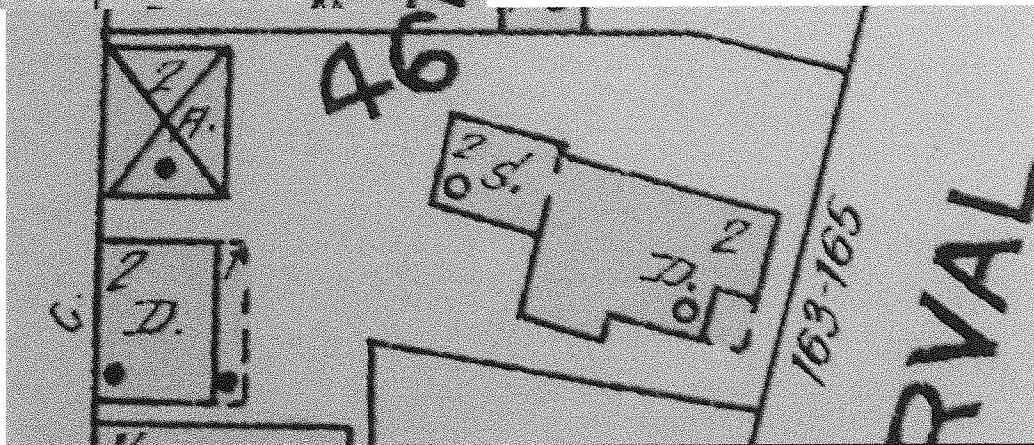


Figure 3 - Sanborn Insurance Map of 1926 indicating that the rear wing of the house #163-165 Intervale Avenue was used as a store and the original barn was used as a garage.

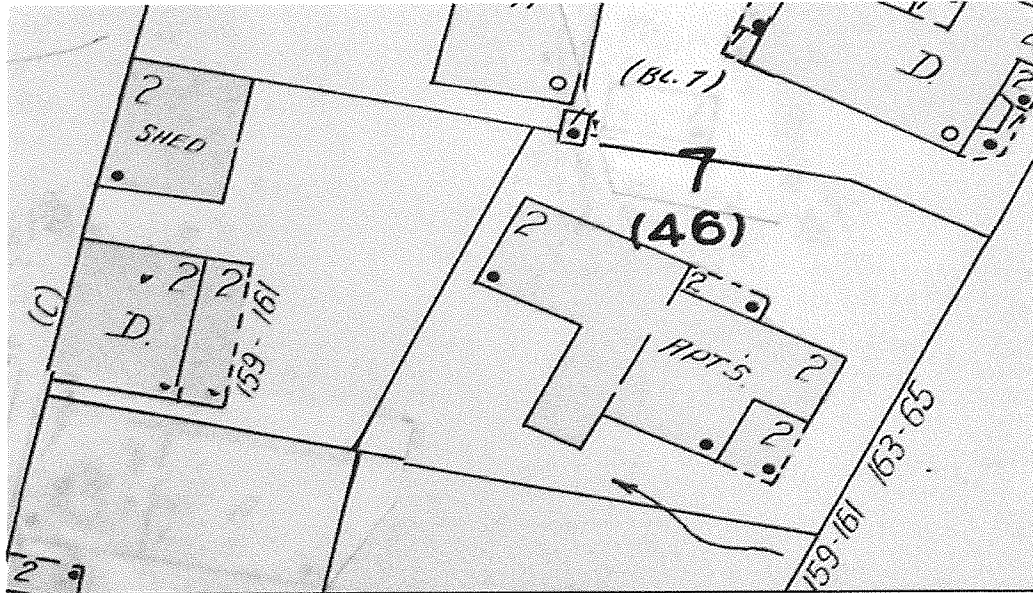
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**Figure 4 - Sanborn Insurance Map of 1960 showing current apartment building footprint including staircase that was also visible on Sanborn map of 1942, indicating a remodeling of the house c. 1940. Roof is shown as asphalt in 1942. Address information indicates that rear future #25 St. Mary Street house is 159-161 Intervale Avenue. Lot appears divided, but deed research indicates it was not divided until 1985.**

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Figure 5 – Sanborn Map detail from 1919 showing the Vital and Rosalie Asseline brick double house at 140-142 Intervale Avenue, built by mason-owner Asseline c. 1890 with an original low-profile shed roof covered with slate and also with an Italianate bracketed cornice. The shed roof of the Normand House was also slate clad when remodeled in the Italianate Revival style with a similar cornice c. 1890, reflecting a vernacular building tradition popular during the period.

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### STATEMENT OF SIGNIFICANCE:

#### Normand House, #163-165 Intervale Avenue, built 1869, altered c. 1890 and c. 1940

The Normand House at #163-165 Intervale Avenue in the City of Burlington, Chittenden County, Vermont, is a good representative of a single family home built by working class immigrants that was converted into multiple family housing c. 1890 by owner carpenter/joiner Adeodat Normand. The dwelling was altered by Normand to accommodate newly arrived citizens moving to Burlington for employment opportunities in the lumber and textile industries of this burgeoning port on Lake Champlain. It is historically significant under Criterion A in the areas of Social History and Ethnic Heritage for the long association with immigrant, working class housing, embodying the social fabric of the complex web of interconnection in the closely knit ethnic neighborhoods among changing immigrant groups that included the dynamic process of settlement and business creation. The Normand House is also locally significant under Criterion C with its well preserved, vernacular late Italianate Revival style bracketed cornice on the façade with Queen Anne style elements in the porches. The shallow, shed roof sloping to the rear from the bracketed cornice of the façade is a turn of the 20<sup>th</sup> century, local architectural treatment characteristic of the North End of Burlington where the Normand House is located and of which this is an especially fine example. The apartment house is being nominated to the National Register under the “Historic and Architectural Resources of Burlington, Vermont” multi-property documentation form, context on The Evolution of Worker Housing in Burlington, Vermont. The period of significance for the Normand House from its 1869 construction date is considered necessary to convey the pattern of conversion and social evolution further elucidated in the multiple property documentation form under which it is nominated. The Normand House meets the Registration Requirements for the multi-unit worker housing property type outlined in the form.

#### Historical background:

Intervale Avenue (also early spelled “Interval”) is a largely residential street in the “North End” of Burlington that runs diagonally in a northeasterly direction from the mixed commercial/residential neighborhood of east-west running North Street (listed as a National Register Historic District in 2001). The nearby intervale, or floodplain, of the Winooski River to the north was very fertile and was the site of Native American settlements from the period after the retreat of the glaciers and especially c. 500 A.D. This rich intervale

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was also the site of early successful farms during the period of European settlement of the town of Burlington, including that of early Burlington proprietor, large land speculator with the family Onion River Land Company and Green Mountain Boy, Ethan Allen. These farms, swamps, and the rise of land to the south of the river began to be subdivided by the mid-19<sup>th</sup> century as the demand for housing increased due to a progressively more prosperous economy, the opening of the Champlain, Chambly and Erie Canals, and the advent of railroad transportation. The concentration of public and religious buildings, industry, commerce and related housing had become so dense that by 1865 the City of Burlington had been politically delineated from Burlington town. By 1880 Burlington was the third largest port in the United States after the post-Civil War lumber boom and due to better access to outside markets by water and rail. Located at the time downstream of and near the many large mills on the Great Falls of the “French” or “Onion” River (Winooski River) as well as near the burgeoning waterfront on Lake Champlain, the “North End” became home to many of the city’s new immigrants as they located in Burlington over the years.

As various waves of immigrants moved to take advantage of the prospering economy of Burlington, beginning with the Irish in 1840, French Canadians peaking in 1870, and European Jews in 1890-1910, the demand for worker housing caused widespread land speculation and development. Various well established local residents bought up large acreages of land and submitted subdivision plans with street patterns that followed the original diagonal lot lines of lots 21 through 26 in what was developing as the “North End” where new immigrants settled. As seen on a detail of “A Correct Map of Burlington” from 1798 (Figure 1), these lot lines were oriented in this diagonal manner in order to be relatively perpendicular to the alignment of the Winooski River, which they abutted (see also Figure 2).

William G. and George B. Shaw were attorneys with offices in Shaw’s Block on Main Street in Burlington who invested in land in the North End for subdivision and development. Representative of the first settlers of Burlington who were of “Old Yankee” English stock from southern New England, these prominent men lived on “the Hill”, the location of large single family homes of Burlington’s most prosperous residents near the University of Vermont.

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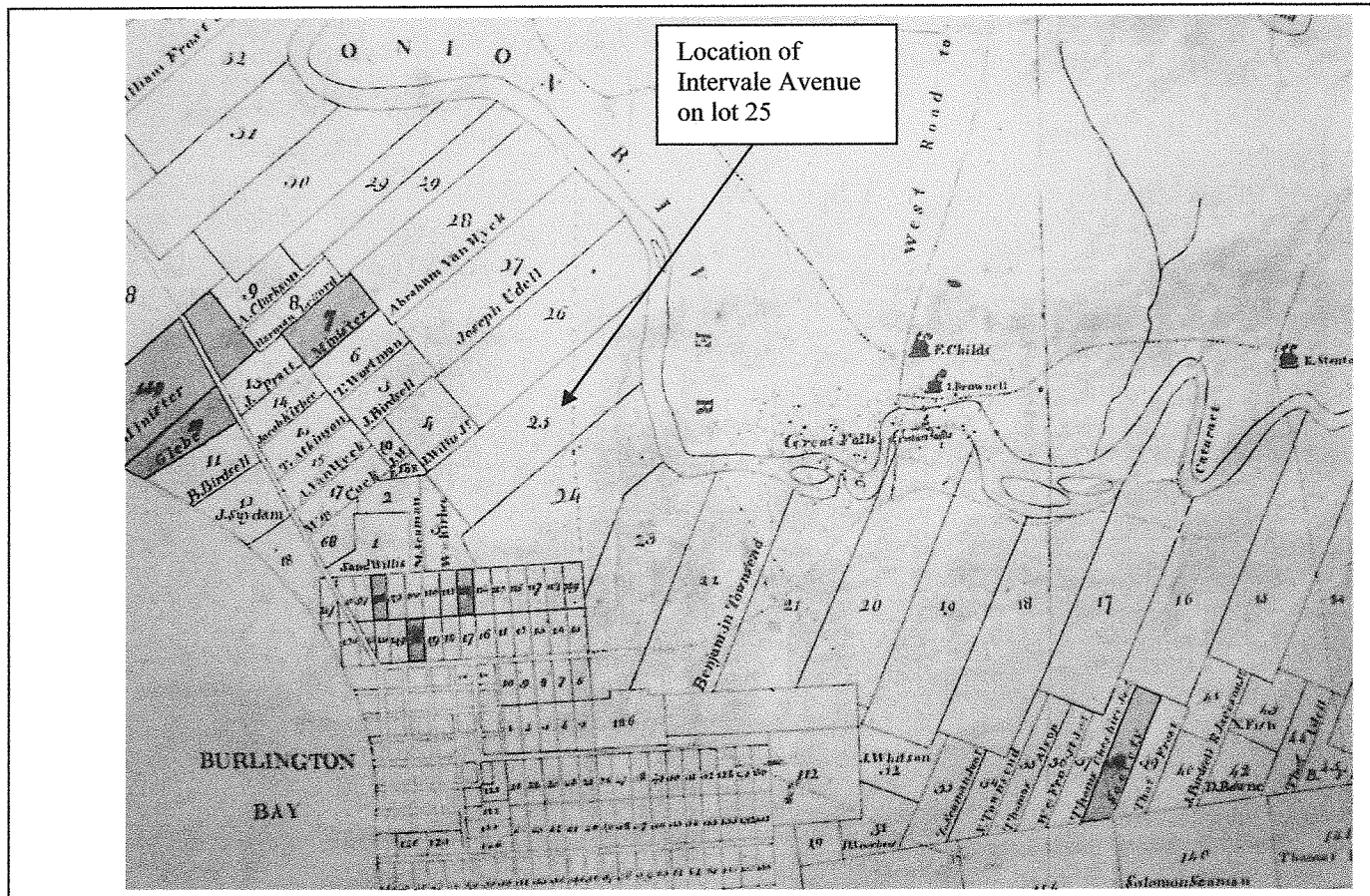


Figure 1 –Detail from “A Correct Map of Burlington”, C.W. Coit, Engineer, 1798

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**Figure 2 – Detail from Beers Map of Burlington, 1869, showing corner of Intervale Avenue and Oak Street on lot 25, just north of site of Normand House**

The portion of the North End of Burlington north of Spring Street where Intervale Avenue is located is evident in G. B. Shaw's Plan of his subdivision as received May 15, 1851 (*Burlington Land Records*, Book 22, page 367). This subdivision plan of G. B. Shaw's land is still shown on the Hopkins Map of 1890 (see Figure 3) depicting the lots and streets laid out on a rise of land with steep ravines just south of the Vermont Central Railroad and what was early denoted equally as often as the "interval" or "intervale". The landform elements in this area also featured deep gullies and damp, swampy areas which became used as dumps before they were later filled in (e.g.: just



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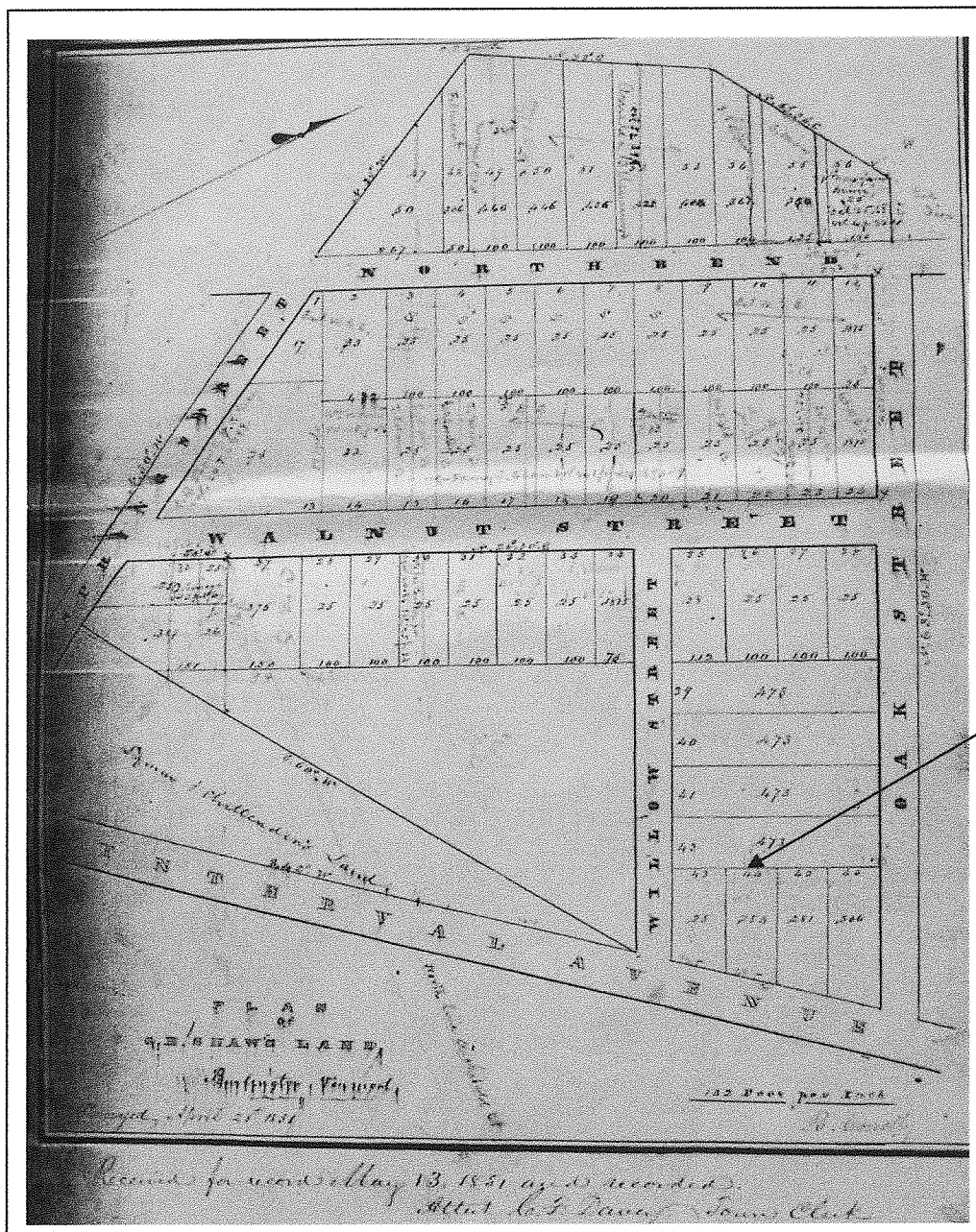
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east of Intervale Avenue running southeast through Archibald Street). Delineated in town records as lot #44 on the Plan of G.B. Shaw's Land of 1851 and as lot #72 on Shaw's land plan of 1886, the original lot continued west from its east front on Intervale Avenue to what later became St. Mary Street in the 1886 plan.



Lot #44- site  
of Normand  
House

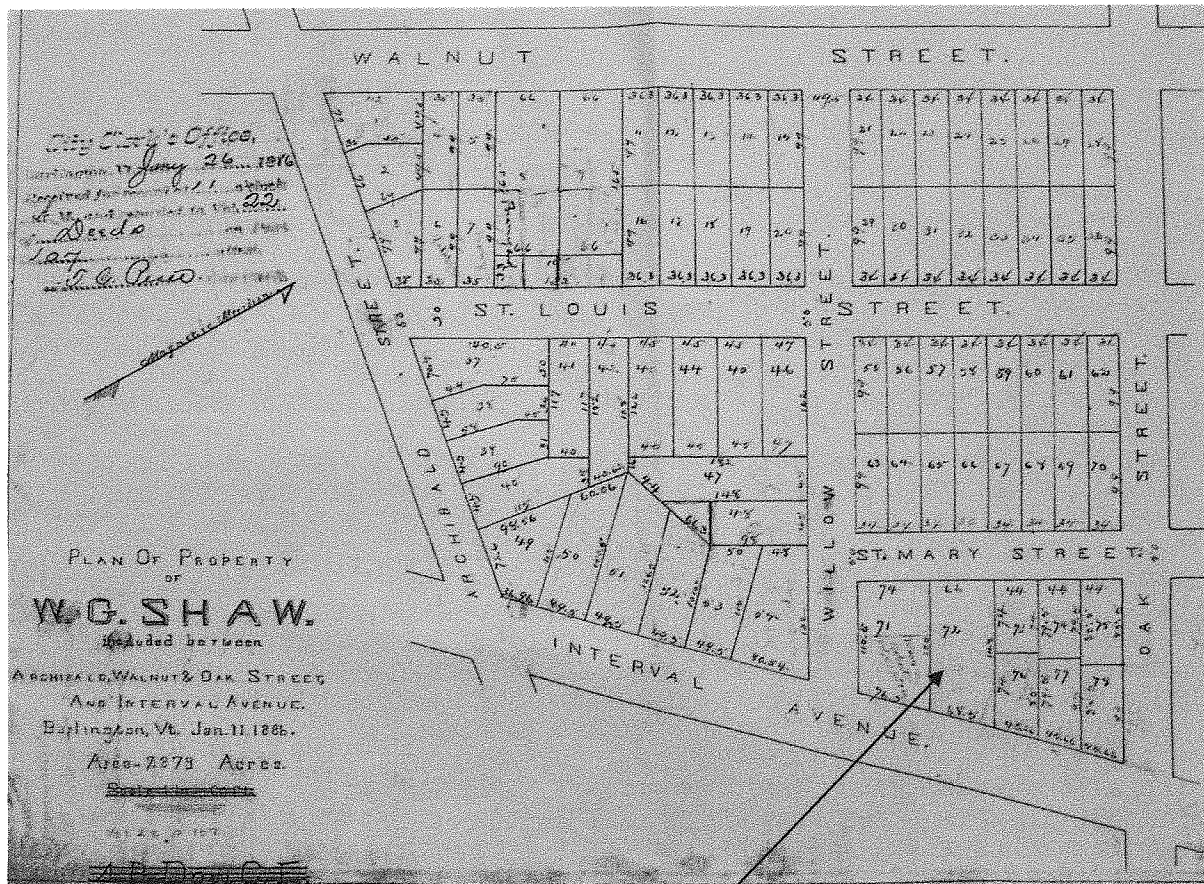
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**Figure 4 - W.G. Shaw's Plan of 1886, showing Normand House as lot #72 and including frontage on St. Mary Street.**

The North End was still a rural community into the 1840's with barns, cows and gardens. The Normand House is illustrative of the succession of immigrants' nationalities which followed one another on Intervale Avenue after the development schemes and land speculation took hold. A house and barn were first built and occupied as a homestead on lot #44 by 28 year old French Canadian, Louis LaValle, his wife, Mary, and their four young children after he purchased the property soon after arriving in Burlington in 1868.

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LaValle mortgaged the property to Nancy H. Shaw as part of the G.B. Shaw subdivision. Deed research indicates that LaValle also mortgaged two additional properties on Intervale Avenue during this time, signifying that this new immigrant was an enterprising building developer. The house does not appear on the Wallings map of 1869 (Figure 2), although it was built in 1869, due to the fact that the field work for the map was completed in 1868, just before the house was constructed. The LaValle "homestead" was sold two years later in 1870 to Timothy Doyle, indicating that the house and barn were constructed and had been occupied by the LaValle family as their residence. It is the same house and barn as owned by the Doyle family and facing east to "Interval Avenue" that is visible on the Birdseye View of Burlington of 1877 (Figure 5). Doyle owned the property until it was sold in 1889 to Adeodat Normand, a carpenter and joiner. First builder and resident, Louis LaValle, had moved on to #73 Intervale Avenue between Spring and Archibald Streets in 1879 and is listed in directories as an employee at Bronsons, Weston, Dunham & Co., Lumber, and in 1883 as a teamster.



**Figure 5 – detail of Birdseye View of Burlington, VT, 1877, published by J.J. Stoner, showing location of what was then the Doyle House and barn at #165 Intervale Avenue – confirmed by deed research on this and neighboring properties.**

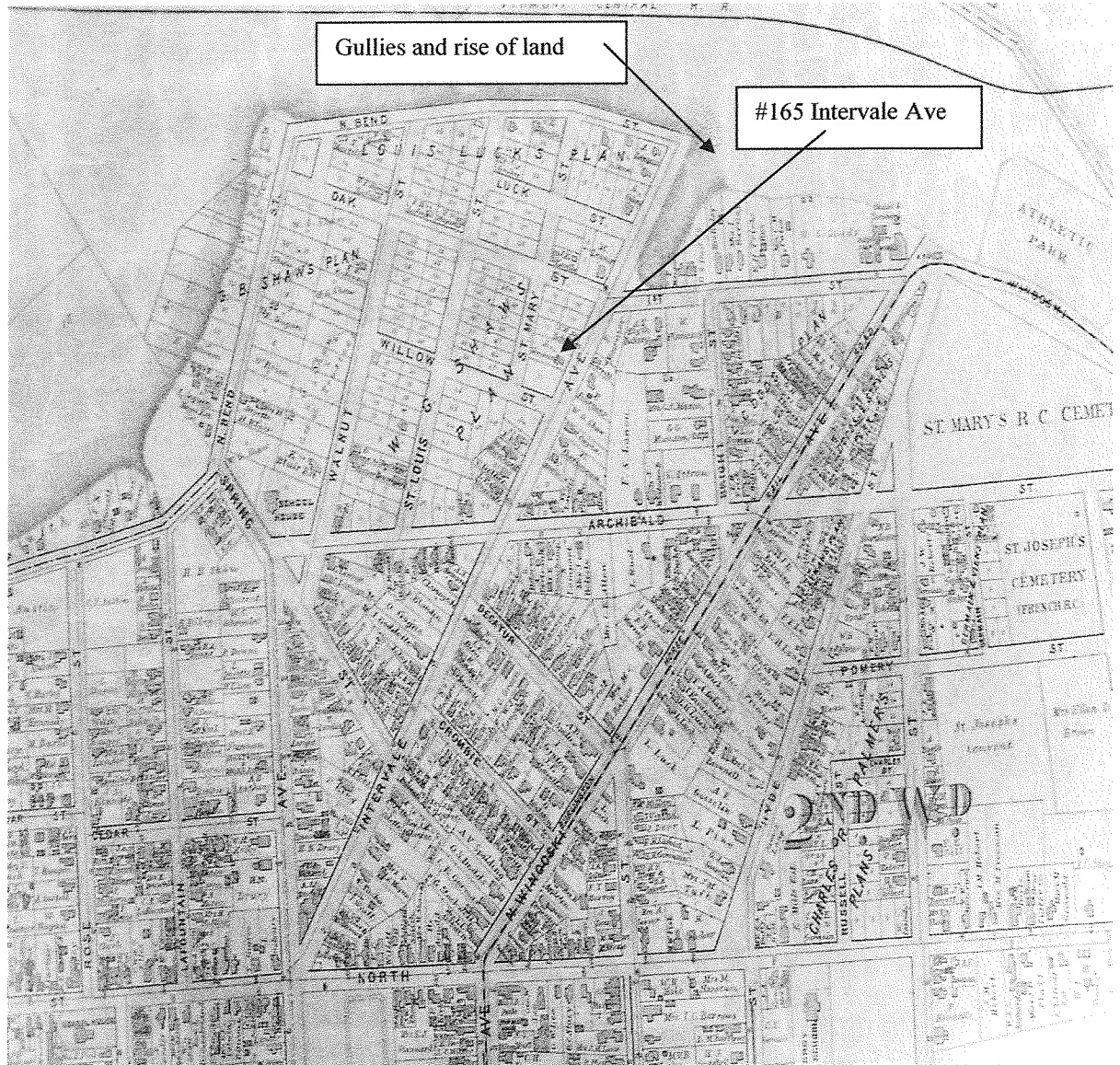
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**Figure 6 – Detail of Hopkins Map of 1890 showing the increasing density of the North End north of North Street and the associated religious properties of the Irish Roman Catholic and French Canadian Catholic immigrants who were the predominant occupants at that time. Note the location of the Burlington Horse Railroad on North Winooski Avenue that provided transportation to the large mills nearby at Winooski Falls**

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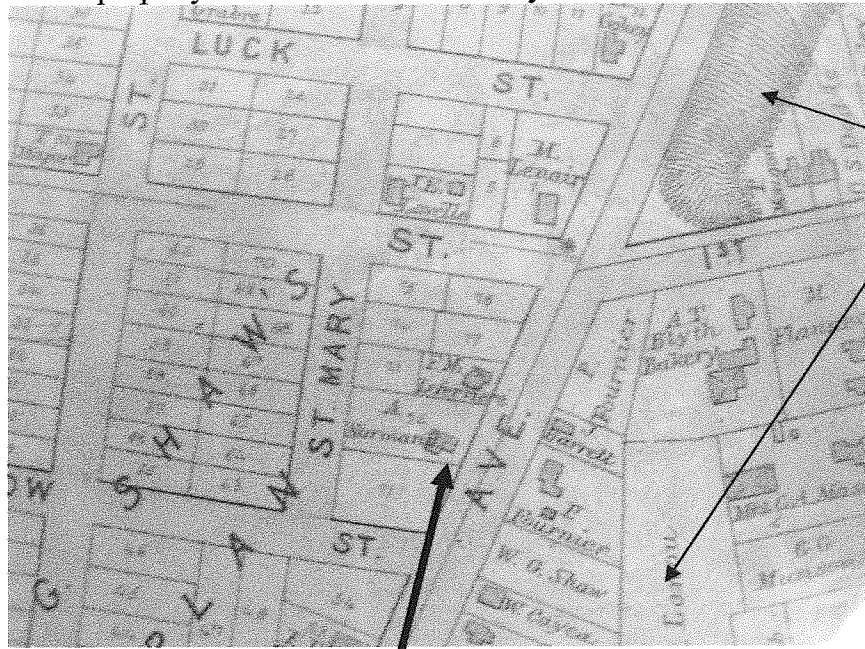
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Significance of Normand House:

By 1890, maps show that the increased density of the settlement in this portion of the North End had changed the character from the earlier more rural neighborhood to an increasingly urban quality. Adeodat Normand, another French Canadian immigrant who owned the property at #165 Intervale Avenue from 1889 until his death in 1914, had previously lived at 216 North Street in an older section of the North End. It is during his period of ownership and probably by his own hand that the building was converted into apartments and included addresses #163, #165, and #165 rear Intervale Avenue. It may be conjectured from available information that A. Normand converted the home into apartments c. 1890, as well as constructing another house c. 1900 at the west end of the property that bordered on St. Mary Street.



Gully later infilled  
or used as dump

**Figure 7– Detail from Hopkins Map of 1890, showing the Normand House location and footprint**

Directories from the period starting in 1890, although not always entirely accurate, indicate that A. Normand lived at #165 Intervale Avenue with Edward Normand, a carpenter, Leopold Normand, a laborer and Virginia Normand. The members of the Normand family listed in the yearly directories

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vary, with Arsene Normand, a laborer, also listed as a resident when Edward is not living there and Louis Normand, a laborer, residing there in 1899. By 1900, the Directory shows A. Normand is the sole occupant of the house, but by 1901, Charles Poquette, an employee at the Burlington Woolen Company, also lived at #165 and Adolphus LeBlanc lived at #163. In 1903, James and Adeodat Normand both live at #165, with Napoleon Paya (a laborer) and his wife, Marcaline, as well as Frank Cushing, also a laborer, living at r#165 (Rear). The precise location of #163 and #165 rear is not clear in the directory as to whether the listings refer only to the Normand House or also to the apartment house that had been constructed by Normand at the rear of the property.

The US Census from this period is valuable in providing social information that can be used to create life-like snapshots of the history and everyday lives of the residents. The Census of 1900 shows Charles Pauquet (also Poquette in directories), a Guild wool weigher born in 1854, and his wife, Josephine born in 1858, renting an apartment in the house at the Normand House, #165 Intervale Avenue. The Pauquets were both born in Vermont in the 1850's of French Canadian parents, indicative of the trend for French Canadians to begin the first wave of immigration into the North End at the time when the railroads were constructed and there was work at the nearby textile and saw mills. Charles was employed at the Burlington Woolen Company nearby at Winooski Falls and was able to access the Burlington Horse Railroad that led there. The Census of 1900 also shows Adolphus (Dolph) LeBlanc, a carpenter born in 1852, and his wife, Adelaide born in 1858, and four children renting at #165 Intervale Avenue address. Both Dolph and Adelaide emigrated from French Canada in 1885 during the second wave of Canadian immigration when Burlington experienced a post Civil War lumber industry boom and the four LeBlanc children were all born in Vermont. However, the fallibility of the 1900 US Census is evident in that it does not show any Normand's living on Intervale Avenue at this address, although they were listed in the Directories and owned the building according to deed records. It may be that the house at the rear of the property had been constructed and Normand was living there or was not at home at the time of the visit by the census worker.

During the early years of the twentieth century, various working families rented the apartments in the Normand House during the period of Adeodat Normand's residence/ownership. Some of the renter's were related to

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others in the neighborhood, as new immigrants stayed close to family. For instance, in 1903, Napoleon, a laborer, and Marcaline Paya, his wife, lived at #165 Intervale Avenue rear, while Eli Paya lived two houses north at #169 Intervale Avenue at the Mintzer House. The next year Eli's widow, Sophronia Paya, lived next door at #167 Intervale Avenue, the LeFerriere House. In 1905 Edward Rogers, a carpenter, lived at #165 Intervale Avenue rear, with William Rogers, a teamster, and Isaac Rogers, a slater, living next door at the LeFerriere House at #167 Intervale Avenue. In 1909, Alec Borrette, a painter, lived at rear #165 Intervale Avenue, and more of the Borrette family lived across the road at #166 Intervale Avenue.

A few renters stayed at the Normand House property for several years: Hector Courville, a baker, lived at #165 Intervale Avenue for several years from 1904, and Frank Cushing, laborer, lived at #165 from 1903-1914. Many others rented in the multiple unit Normand House for short terms: Sam Alpert Jr., a clerk at Alpert & Rosenberg on Church Street, William Sordiff, a laborer, Harris Miller, a clerk at 38 Church Street, Louis Fox, Louis Potwin, Jr., a granite cutter. In 1907, Napoleon Normand, a laborer, lived in the house rear of #165 Intervale Avenue and in later years Napoleon lived in one of the apartments in #165 Intervale Avenue.

The Census of 1910 is particularly wanting with respect to listing occupants of this apartment property. It lists Frank X. Gouilet, a baker with his own shop (Gouilet Brothers) renting at the Normand House at #165 Intervale Avenue with his wife and daughter, although the directory for that year also shows Napoleon Normand living at #165, Adeodat Normand boarding at #165, and Louis Clavelle, a mason, Frank Cushing, laborer, and James Normand all living at rear #165 Intervale Avenue. Gouilet continued to rent at #163 Intervale Avenue (synonymous with #165) for a relatively long time from 1910 through 1916 while he had a bakery at #48 Pomeroy Street.

The northern end of Intervale Avenue remained the home for many interrelated French Canadian families such as the Normands until c. 1910. The Irish Roman Catholic Church and the French Church and cemeteries were situated nearby in the North End just west of North Prospect Street and flanking Archibald Street. By this time, the Irish and Canadians had become established in their jobs and the Irish were moving upward in status and elsewhere in the city, making room for different nationalities to pursue the

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“American Dream”. French Canadian residents tended to remain in social neighborhoods longer than other immigrants.

Census records of Intervale Avenue show that by 1900 Russian (Polish) Jewish immigrants were beginning to mix with the French Canadian residents as the Canadian immigrant generation passed away. This area of the North End contained three synagogues by this time: the Ohavi Zedek Synagogue on Hyde/Archibald Street built 1887, the Chi Adam Synagogue on Hyde Street built in 1889 and the Ahavath Gerim Synagogue built in 1908 on Archibald Street, as well as a Hebrew Free School established in 1902.

The Normand House apartment property at #165 Intervale Avenue passed from French Canadian residential/rental ownership into the Jewish ownership of the Cohen family from 1915 until 1961. Adeodat Normand briefly deeded his property to Napoleon Normand in 1914, but after a litigated disagreement, the sale was declared null and void and it reverted to Adeodat at the end of 1914. The A. Normand estate sold “the barn and tenement property #163 and #165” of original “lot #44” in 1915 for \$3,900 to Hyman Cohen, the owner/resident since 1912 of the adjacent multi-family LeFerriere House just to the north at #167 Intervale Avenue. Just as with his residence at #167 Intervale Avenue which was in the name of Hyman’s wife, Rebecca, Hyman Cohen later put the Normand House property at #165 Intervale Avenue in his son, Jacob Cohen’s name (born 1919), with himself as trustee. Hyman Cohen continued this practice with his other immediate family members during this period of property acquisition, perhaps to avoid complications in property ownership in the event of his death.

Hyman Cohen, a Jewish junk peddler and later meat dealer with his own business, was born in Russia (Poland) in 1866 and immigrated to the United States in 1900. His wife, Rebecca, also born in Russia (Poland) in 1882, apparently met him in New York after she emigrated in 1902, where their oldest son was born in 1906. In 1910, the Cohen family rented across the street at #154 Intervale Avenue and a relative (possibly a younger brother) Morris Cohen, a ladies tailor with a shop, lived at #166 Intervale Avenue with his family. Hyman Cohen purchased the adjacent LeFerriere House at #167 Intervale Avenue in his wife’s name in 1912, where the family lived in one apartment and rented out the other. Although Cohen is listed as a peddler and/or meat dealer, he also was landlord with rental income from properties in



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his wife and children's names: Jacob Cohen owned #165 Intervale Avenue (Normand House) Mary Cohen Green owned #146 Intervale Avenue on the corner of Archibald Street, and Sarah Cohen Kaplan owned #71 Archibald Street and #38 Drew Street.

By 1920, the US Census reveals that owners Hyman and Rebecca Cohen had five children: Bennie, Mary, Sarah and Jacob and lived next door at #167 Intervale Avenue, the LeFerriere House. After purchasing the Normand House apartment property at #165 Intervale Avenue in 1915, Cohen apparently constructed and/or used the rear wing as a meat store, as seen in the Sanborn Insurance Map of 1919 (Figure 8). It is interesting to note that one of the tenants in the Normand house at #165 Intervale Avenue in 1920 may have worked in his meat business: Albert Marks, aged 35, whose parents were Russian (Polish), immigrated in 1910 and was a dealer and buyer of cattle. The US Census of 1920 also lists other occupants of the Normand House at #165 Intervale Avenue as Harry Garbow, aged 36, another Russian who immigrated in 1909, a laborer in the chocolate factory who had a wife and four children. Also living at the Normand house #165 Intervale Avenue is Charles Gilbert of Montana who worked in a woolen mill and lived with his wife. Listed in the census at #163 Intervale Avenue, also part of the same Normand house property at the time, was Helen Mere, a 44 year old widow whose parents were French Canadian. Helen had a two year old daughter, Catherine, and took in washing at home and boarders as well: Mr. Davis, an iron worker from Michigan, and Charles Shappy and his wife, both from New York, a junk yard worker who also may have worked for owner Hyman Cohen in his junk/peddling business. It is interesting to note that the gully behind the buildings just east across Intervale Avenue is denoted as a "Dump" on the Sanborn Insurance map of 1919 and may have served the Cohen junk business well (Figure 8).

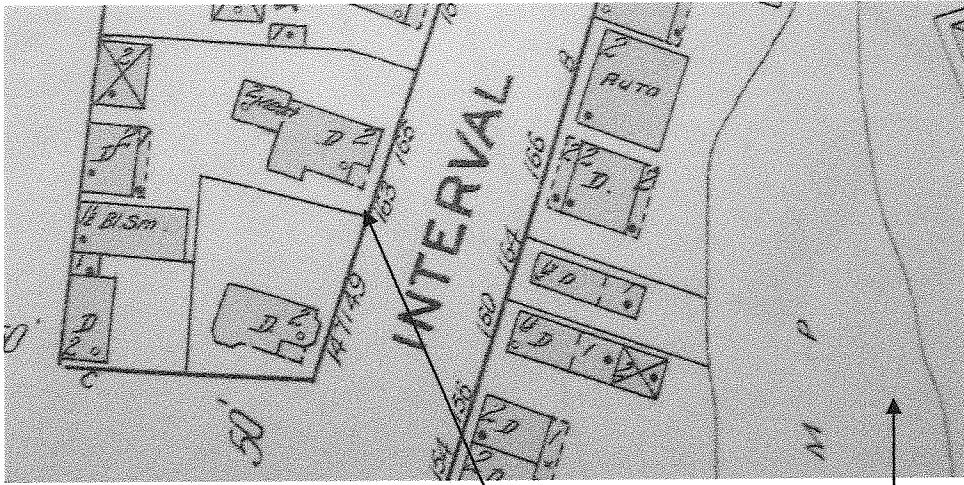
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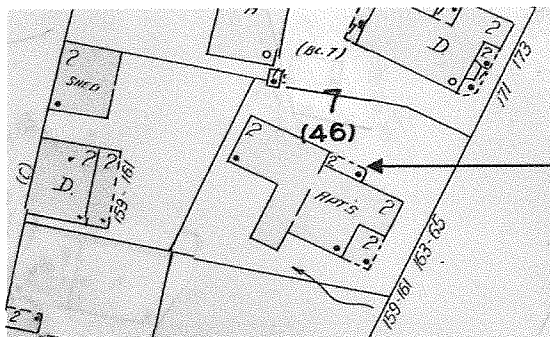
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**Figure 8 - Sanborn Map of 1919 showing footprint of Normand House with rear wing used for meat, with second house (appears to be #163 on this map) and original barn on back of property (St. Mary Street). Also evident is the deep gully used as a dump on the east side of Intervale Avenue just across the road.**



**Figure 9 - Sanborn Insurance Map of 1960 showing Normand House as #163-165, building footprint with stairs, and address information indicating St. Mary Street house is now 159-161 Intervale Avenue**

In 1923, the numbering system on Intervale Avenue changed to accommodate the multi-unit house at the rear of the property bordering on St. Mary Street. It became #159-161 Intervale Avenue with the Normand House listed as #163-167 in directories and as #163-165 on Sanborn Insurance Maps (see Figure 9). Working class renters of the properties known now as #163-167 continued to change yearly, with a spinner, carpenter, mason, employee of the American Woolen Company, and mill operator all living there at one time or another during the 1920's.

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Hyman Cohen was a full fledged meat dealer in 1930 with his own business which was apparently again shared with one of his tenants in the Normand House at #165 Intervale Avenue as he had with Albert Marks in 1920. David Datnoff, a 38 year old family man who emigrated from Poland to Florida in 1913 where his oldest son was born, had his own business as a cattle dealer at #165 Intervale Avenue where he lived with his wife, Anna, and six children. It appears that Datnoff may have used the rear portion of the building for his meat business and/or shared the space with his landlord, Hyman Cohen (Figure 8). The US Census of 1930 also shows that Andrew Hale, a 79 year old laborer in the Street Department, lived in the Normand House as did Mrs. Hazel Sullivans. It appears that the building was renovated to its present form between 1926 and 1942, when Sanborn Insurance Maps show that an exterior stairway had been added, the roof had been changed from slate to asphalt composition, and the present interior divisions at the rear are shown (see 1960 map, Figure 9). The main block of the building never functioned as a storefront; the rear portion was used for meat storage before its conversion to another housing unit between 1926 and 1940.

Hyman Cohen, in trust for son Jake, continued to own the Normand House Properties until his death in 1946, when the property passed for two months to friend Jack Towle and then to Cohen's widow, Rebecca, who owned the property from 1946 to 1961. The neighboring multi-unit LeFerriere House at #167 Intervale Avenue (now #171-173) where the family had lived since 1912 had been in Rebecca's name since its acquisition and remained in her name. Rebecca's children also deeded the properties in their names to her at the time of their father's death in 1946: 71 Archibald Street, 67 Archibald Street and 146 Intervale Avenue.

The Normand House reflects the trends after 1940 that defied the effect of suburbanization on the location of multi-unit worker housing on low cost open land outside of the densely populated inner city. Worker housing remained located in the City, as it was self-defeating due to the location factor: low income worker families are not as mobile, were less willing to break established social, cultural relationships, and need to have proximity to work – the same criteria that led to the construction of the Normand House to begin with. However, also consistent with ownership trends, after the death of Rebecca Cohen in 1961, the Normand House became income producing rental worker housing for several absentee landlords who were no longer involved as

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closely in the social network of owner/renters that had prevailed since the late 19<sup>th</sup> century. The Normand House property was sold with the former barn and second rear house upon Rebecca Cohen's death in 1961 to John T. and Mae E. Vincent, who had many rental properties throughout Burlington and the North End, including on Farrington Parkway, Brierwood Lane, Chase Street, LaFountain Street, Spring Street, Cedar Street, Elmwood Street, and the corner of North Bend and Park Streets.

J. and M. Vincent sold the two apartment buildings #159-161 Intervale Avenue (also known as #25 St. Mary Street), the Normand House at #163-165 Intervale Avenue and all other buildings on the lot to Harold and Teresa Gonyon in 1979. The Gonyon's also had several other rental properties: 1174 North Avenue, 140 Lyman Avenue, 13 Crombie Street, and 317 Flynn Avenue. In 1984 the property was sold to Philip and Joan LaPorte and in 1985 #25 St. Mary Street was divided from the original Normand House property facing on Intervale Avenue and sold to Thomas and Joan Sykas.

The Normand House continues to embody the characteristics of immigrant working family multi-unit housing as it evolved from a single family dwelling in the City of Burlington to the present. Burlington is the largest urban area in the most rural state in the nation. The city contains the only neighborhood of this enormous scale and scope of working class residents in the state. Through the associated ownership/rental pattern of the Normand House, it illustrates the social, cultural, economic and housing trends characteristic of the various waves of immigrants who settled on Intervale Avenue in Burlington's North End and created their evolving enclaves of ethnic support. The building's multiple porches-on both the front and back elevations, along with the c. 1940 exterior stairs to the second floor, and c. 1890 two story side and rear additions continue to convey the multi-unit use of the building. They reflect the growth and change the building experienced as it was altered to provide additional housing units to meet the changing needs of the owners.

Although much of the important vernacular architectural examples of multi-unit worker housing have lost some integrity, this building retains number of stylistic details that reflect the various periods of construction. These include the well preserved projecting late Italianate Revival style bracketed cornice and decorative entablature of the façade, Italianate style door

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with single arched window over molded panels, Italianate style molded cornice caps, recessed Queen Anne style porches with turned posts as engaged pilasters and a turned spindle valence, and Queen Anne interior door and window surrounds of wide molded trim boards and cornerblocks with patera. The gradually sloping shed roof ties the multi-family building to a local vernacular architectural style of c. 1900 characteristic to this section of the city of Burlington, Vermont. The architectural features found on the Normand House reflect the highly popular Italianate and Queen Anne styles found throughout the city. Elaborate high style examples can be found in the wealthy areas of the city where financially successful 19<sup>th</sup> and early 20<sup>th</sup> century businessmen and professionals lived. Buildings such as the Normand House represent vernacular versions of these styles incorporating elements of them in the homes of the working class in the more densely settled areas of the city.

## OWNERSHIP HISTORY OF NORMAND HOUSE

- LOT #25 on *A Correct Map of Burlington* of 1798, C.W. Coit, Eng.
- Lot #44 on G.B. Shaw's Plan of 1851
- Shaw to Louis LaValle 12/14/1868, Book 4/p. 373- LaValle has 3 mortgage deeds on Intervale Avenue to W. G. Shaw in 1868, indicating that he is a builder/developer
- LaValle to Timothy Doyle 9/14/1870, Book 7/p. 248 "premises we occupy as homestead"
- Doyle to A. Normand 6/25/1889, Book 29/p. 298
- Adeodat Normand to Napoleon Normand 4/24/1914, Book 65/p. 284
- Lawsuit – decree made sale null and void – reverts back to A. Normand 12/20/1914
- Estate of Adeodat Normand to Hyman Cohen (who owned and lived next house north at #167 Intervale Avenue 11/16/1915, Book 67/p. 239 – "has on it barn and tenement property #163 & #165" except lot line adjustment on south side to neighbor Joseph Hebert 5/27/1914 Book 59/p. 647-8
- Hyman Cohen makes son, Jacob Cohen, owner and acts as trustee. Hyman also purchases other properties in area in names of other children and his wife, Rebecca Cohen.
- Hyman Cohen estate to Jack L. Towle 3/13/1946, Book 120/651

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- Towle to Rebecca Cohen (widow of Hyman Cohen, who continues to live in next property north at #167 Intervale Avenue) 5/7/1946, Book 144/p. 743 (recorded 7/23/1954)
  - Cohen to John & Mae Vincent 6/1/1961, Book 263/p. 654
  - Vincent to Harold & Teresa Gonyon 10/19/1979, Book 263/p.654
  - Gonyon to Teresa, Ricky, John & David Gonyon 3/26/1981, Book 276/p.155 – Gonyon owns multiple properties in area in 1970's
  - Gonyon et al to Philip & Joan LaPorte 2/27/1984, Book 302/p. 460
  - 25 St. Mary Street (rear of lot) divided from Intervale Avenue property 5/10/1985, Book IV/p.85- LaPorte to Thomas Jr. and Joan Sykas 6/25/1985, Book 317/p. 346 (25 St. Mary Street)

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### VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION:

The boundary is the property line of the lot historically in common ownership with the house at #163-165 Intervale Avenue. The property is described in further detail in Book 973 pages 49 and 51 of the Burlington Land Records. The boundary is sufficient to convey the integrity of the property.





BERNIE  
SCHANKEL



