

**United States Department of the Interior  
National Park Service**

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**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: Palmer, Charles R. House

Other names/site number: \_\_\_\_\_

**2. Location**

Street & number: 201 & 203 North Willard Street not for publication: N/A

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 \_\_\_\_\_



**7. Description**

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

Other – American Foursquare

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

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

foundation: Sandstone

roof: Slate

walls: Wood – Weatherboard

Shingle

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

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

- 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)

Architecture

**Period of Significance:**

c.1911 – 1955

**Significant Person:**

(Complete if Criterion B is marked above)

N/A

**Significant Dates:**

c.1911

**Cultural Affiliation:**  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect / Builder:**  
Unknown  
\_\_\_\_\_  
\_\_\_\_\_

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

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**9. Major Bibliographical References**

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**Bibliography:**  
(Cite the books, articles, and other sources used in preparing this form on one or more continuation 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 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.
- Federal agency.
- Local government.
- University.
- Other. Name of repository: University of Vermont, Special Collections Library

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**10. Geographical Data**

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**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>642793</u> <u>4927560</u>	3. _____	_____	_____
2. _____	4. _____	_____	_____

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

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

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**11. Form Prepared By**

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Name / Title: Roger L. Ciuffo

Organization: C.K. Quinn & Company Date: March 30, 2005

Street & Number: 83 F North Champlain Street Telephone: (802) 658-5288

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

877  
8302

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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: Andrew Powers

Organization: \_\_\_\_\_ Date: March 30, 2005

Street & Number: 836 Snipe Ireland Road Telephone: (802) 434-4257

City or Town: Richmond State: Vermont Zip Code: 05477

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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.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 1

Palmer, Charles R. House  
Name of Property

Burlington, Chittenden County, Vermont  
County and State

The Charles R. Palmer House, built c.1911, is located at 201 & 203 North Willard Street Burlington, Vermont. The property is situated on a lot that is approximately one-quarter of an acre in size and fronts North Willard Street in Burlington. North Willard Street is a mix of residential properties primarily composed of single family homes with a mix of multiple-dwelling houses. The Palmer House has recently been renovated but still maintains the design, setting, workmanship, feeling, and association of the Foursquare style home that was popular in the early part of the 20<sup>th</sup> Century. The Foursquare Duplex was particularly suited for the rapid growing working-class neighborhood, such as Willard Street, because its basic form, shape, and elements could be executed in a residential scale building that served as a multiple family home.

Situated in a densely settled urban neighborhood, the Palmer House is set close to the street abutting a narrow strip of grass between the sidewalk and North Willard Street. A driveway on the south side of the property is constructed with two rows of paving strips that leads to a parking area and large fenced in backyard to the rear. Residential single family housing flanks the building on the remaining three sides of the property.

The Palmer House exhibits many of the exacting qualities that manufactured kit homes had at that time period. Although, it has not been determined that the Palmer House is a kit home, it still represents the influence that the manufactured kit-home industry had on vernacular buildings in neighborhoods such as North Willard Street in Burlington, Vermont as well as other neighborhoods across the country.

The Palmer House is a two and one-half story, wood framed hipped-roof vernacular structure with Colonial Revival, Queen Anne, and Arts and Crafts elements that is approximately four bays wide by four bays deep and square in form. The house has a slate roof punctuated by hipped-dormers on three sides and full front and rear porches. The hip-roofed front porch contains a centered, gabled-pediment with flat-seam terne metal roofing and Queen Anne styled turned columns and simple scrolled brackets. The porch retains its original turned posts, top and bottom molded rails and distinctive newel posts with a ball at the newel cap; however, most of the square spindles have been recently replaced. Non-historic stairs have replaced the original porch stairs. The foundation of the house is composed of irregularly coursed, quarry-faced sandstone that has been painted.

The mirror image of the interior duplex form is represented on the exterior. On the front (east) façade are two simple wood paneled entrance doors and large picture windows with stained glass transoms, separated by a small center balustrade that separates the porch into two halves. The exterior and interior doors as well as the large front picture windows are original to

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the Palmer House. Additional fenestration on the front façade consists of paired one-over-one windows in the front hipped-roof second floor dormer, along with two wooden one-over-one, double-hung sash units on the second floor. The double-hung windows were replaced recently, but match the original windows in size, shape, and configuration.

The North façade of the Palmer House is identical to the South side of the building and includes of a hipped-dormer with a single wooden double-hung sash window. The remaining fenestration consists of six, symmetrically aligned one-over-one full size windows and a single, small one-over-one window located to the rear of the façade.

The rear (west) façade of the Palmer House features a full length porch identical in size and massing to the one located on the front façade. Although it is void of a gable-pediment, it still retains brackets, turned support posts and newel posts identical to those on the front porch. Each of the rear entrances has its own separate stairs for easier more private access to their residence. Fenestration on this façade consists of two small centered one-over-one windows on the second floor and two similar windows on the first floor which are flanked by two simple wood paneled doors that are similar to the doors on the front entrance.

The house has recently been stripped of non-historic aluminum siding to expose its character defining original siding materials and patterns which include wooden clapboards on all elevations, separated by a flared belt course of wooden shingles between the first and second stories. The building façade features wood clapboard siding with contrasting plain trim boards, cornices, window trim, and molding that is made of flat stock board with crown molding at the base of the flared belt course. A single brick chimney rises from the rear (west) slope of the main block's hipped roof. Existing conditions and a historic photograph indicate the building originally exhibited a polychrome paint scheme between the first and second stories.

The interior of the Charles R. Palmer House, which retains its original floor plan, is divided into two side-by-side units that are essentially mirror images of one another. The first floor of each unit contains an entrance parlor/living room, winding staircase to the second floor, a dining room, and rear kitchen with a small half bathroom. Interior finishes include softwood strip flooring, wide cap-molded baseboards, and molded windows and door casings with plinth blocks. All wood floor surfaces are varnished strip flooring. All interior trim is varnished softwood, much of which has been painted. The L-shaped staircases to the second floor in both units retain all of their original elements including turned balusters, square molded newel posts and varnished treads. Wall and ceiling surfaces on the first level of each living unit are composed of painted lathe and plaster.

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The second floors of each unit contain the bedrooms and bathroom and are once again mirror images of one another. A narrow corridor from the top of the stair landing leads to one large bedroom at the front (east) of the house, two smaller bedrooms and a bathroom at the opposite end of the corridor.

The interior finishes on the second floor of each unit are similar to those of the first floor and include, varnished strip flooring, varnished molded window and door surrounds, molded baseboards and primarily varnished five cross-panel doors. The middle bedroom in each unit contains the entrance to the L-shaped staircase leading to the attic, but the staircase in the western unit has been blocked. Although some of the varnished woodwork has been painted, nearly all of the original trim work has been retained and the rooms have been unaltered in form, size and detailing.

The third floor of the house is converted attic space that is accessible only from the easterly unit. The attic space contains one large front room and two smaller rooms to the rear of the house. Floor and ceiling finishes are non-historic linoleum and wallboard. The two rear rooms have exposed plank sub-floors that have been painted.



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Name of Property

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**Statement of Significance**

The Charles R. Palmer House, named for the land owner at the turn of the century, is an excellent example of an early 20<sup>th</sup> century American Foursquare home that was heavily influenced by the proliferation of the manufactured and kit-home industry. The foursquare duplex, built c.1911 according to Burlington property records, exhibits all of the distinctive characteristics of the popular early-20th century style and maintains a high degree of integrity on both the interior and exterior. Therefore, the building is eligible for individual listing on the National Register of Historic Places under criterion C, for its distinctive architectural character and type of construction.

The North Willard Street area of Burlington, Vermont, is part of what is known as the "Old North End," an area historically significant for its architectural integrity and its connection to Burlington's rapid growth in the mid to late nineteenth century. The neighborhood exhibits architecturally similar houses, which include Queen Anne, Greek Revival, and simple Vernacular styles, all constructed within a few years of one another for residents of a growing middle-income working class community. Significantly, the houses have experienced relatively few changes during the past century despite housing pressures, which have led many homes in the surrounding neighborhoods to have been divided into apartments. The subsequent subdivision of land, the advent of the automobile at the turn of the century, a population increase of more than eleven-percent for Burlington and the construction of a large number of houses within a span of twenty-five years (1900-1925), indicates how sparsely settled areas of the city were being developed in the first quarter of the twentieth century, thus illustrating a critical period in Burlington's community planning and development patterns.

The North Willard Street area of Burlington was one of those areas that expanded at the turn of the twentieth century. This area had many American Foursquare homes built approximately at the same time as the Charles R. Palmer House. Adjacent to the Palmer House at 197 North Willard Street is a house with nearly identical massing and design in a single family plan. As with other adjacent foursquare houses, variations in elements exist such as porch configurations and siding patterns. The result is a community of complementary buildings, each exemplifying variations within a palette of design and materials. Other examples of foursquare architecture can be seen farther south on Willard Street as well as neighboring Hyde, North Prospect, and Loomis Streets. The industrial growth of Burlington expanded the growth of the North Willard Street neighborhood during a period when the popularity of the foursquare style was growing.

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The American Foursquare (1895-1930) was one of the most popular styles that emerged from suburban development in the late 1800's into the 1930's. The foursquare began in neighborhoods across the United States around 1900, and was built in great numbers through the 1920's. Many considered it the best blend of practicality, simplicity, and value in a home. Its strong square massing, usually with four square rooms above three square rooms and an entrance hall tucked unobtrusively to the side on the first floor, made it economical and practical to build.

As with the Palmer House, the basic foursquare form is two storeys encompassed by only four walls of equal dimension. Each floor is divided into four rooms, invariably a living room, dining room, kitchen and entrance hall on the first floor, three bedrooms and a bath on the second floor. Foursquares are also capped by an equilateral hipped roof and, in most versions, one or more hipped dormers that expand the attic into considerable living and storage space. Beyond this, the classic foursquare presents a full-width front porch to the street, usually the only elevation open for embellishment on its typically narrow lot.

Part of the Foursquares success lies in the fact that the foursquare could easily be recast in different guises without too much tampering with the basic square form. The versatile foursquare accepted endless tailoring to suit the individual owner, so mixing and matching of common building components and carpentry embellishments were common. Many of those building components and embellishments came from the popular housing styles of the period. Some of those styles included Colonial Revival, Prairie, Arts & Crafts, Queen Anne, Victorian and California Craftsman, and in the case of the Charles R. Palmer house, a mixture of Queen Anne and Victorian are prevalent. The defining features of the Queen Anne and Victorian styles include multiple siding materials – typically clapboards on the first storey, decorative wood shingles on the second storey which gave the foursquare a late nineteenth century feel. A flared belt course at the second storey line, a roof that kicked up at the eaves and stained glass transom picture windows enhanced the effect.

The development of the foursquare style home was heavily influenced by the proliferation of the manufactured and kit-homes industry. Because of the straightforward lines and simplicity of design, the American Foursquare was especially popular as a kit home. Sears for example offered fifteen different styles of foursquare homes, while Gordon Von Tine (based in Iowa) had more than twenty styles of the foursquare. Aladdin, Lewis-Liberty, Harris Brothers, Sterling Homes and Bennett (all based in the Midwest) each offered a wide variety of foursquare homes in their catalogs. The Charles R. Palmer House retains a high degree of integrity of architectural features common to the foursquare style and the Aladdin companies "Devon" model home.

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As with the Charles R. Palmer House, the "Devon" model was a two unit house plan that was recommended in many cases to the property developer with limited space to build upon. The width of the house enabled the owner to place it on a twenty-eight foot lot that still provided space off to the one side for a combination driveway and sidewalk. The plan included a living room, stairway, dining room, kitchen, grade cellar entrance and pantry on the first floor. The second floor of the Devon plan contains three good sized bedrooms, and a bath and one-half. This arrangement proved popular among tenants with sufficient space for the average needs. Both units had front porches and front entrances and separate grade cellar entrances at the rear of the house. This type of housing was an exceptionally popular seller for the Aladdin Company with many repeat orders.

The concept of pre-cut kit houses began in Bay City, Michigan, in the heart of the great Midwestern lumber producing region. The pioneers were the brothers William J. and Otto E. Sovereign, who adapted an already proven technique of pre-cutting and shipping boat kits to the production of complete houses. Beginning in 1907 as the North American Construction Company, the brothers began to market their "Aladdin" garages, boathouses, and summer cottages. Within a few years, the company was offering dozens of "readi-cut" dwellings of one and two stories in several styles, operating from large Bay City mills, with additional mills in Oregon, cutting Douglas fir, and in Florida and Louisiana, cutting southern yellow pine.

The North American Construction Company soon had local competition. In 1914, the Lewis Manufacturing Company of Bay City, formerly associated with the Sovereign brothers in lumber milling, separated to begin its own line of pre-cut "Lewis Homes of Character," impelling the Sovereigns to reorganize their company as Aladdin Homes.

### Summary

The Charles R. Palmer House is significant for its distinctive characteristics as a foursquare duplex that is representative of the manufactured housing industry's influence on residential construction in the early twentieth century. The Palmer House retains the integrity of the Foursquare-design, setting, materials, workmanship, feeling and association with the growth of the manufactured housing industry of the early 20<sup>th</sup> century. The building's interior and exterior components retain a significant degree of integrity with nearly all of its original materials and components in good condition. In addition, the building maintains the integrity of its location as this section of Burlington, particularly Willard Street, grew to accommodate the working class families of Burlington, Vermont at the turn of the twentieth century.

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Palmer, Charles R. House  
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**Bibliography**

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Palmer, Charles R. House  
Name of Property

Burlington, Chittenden County, Vermont  
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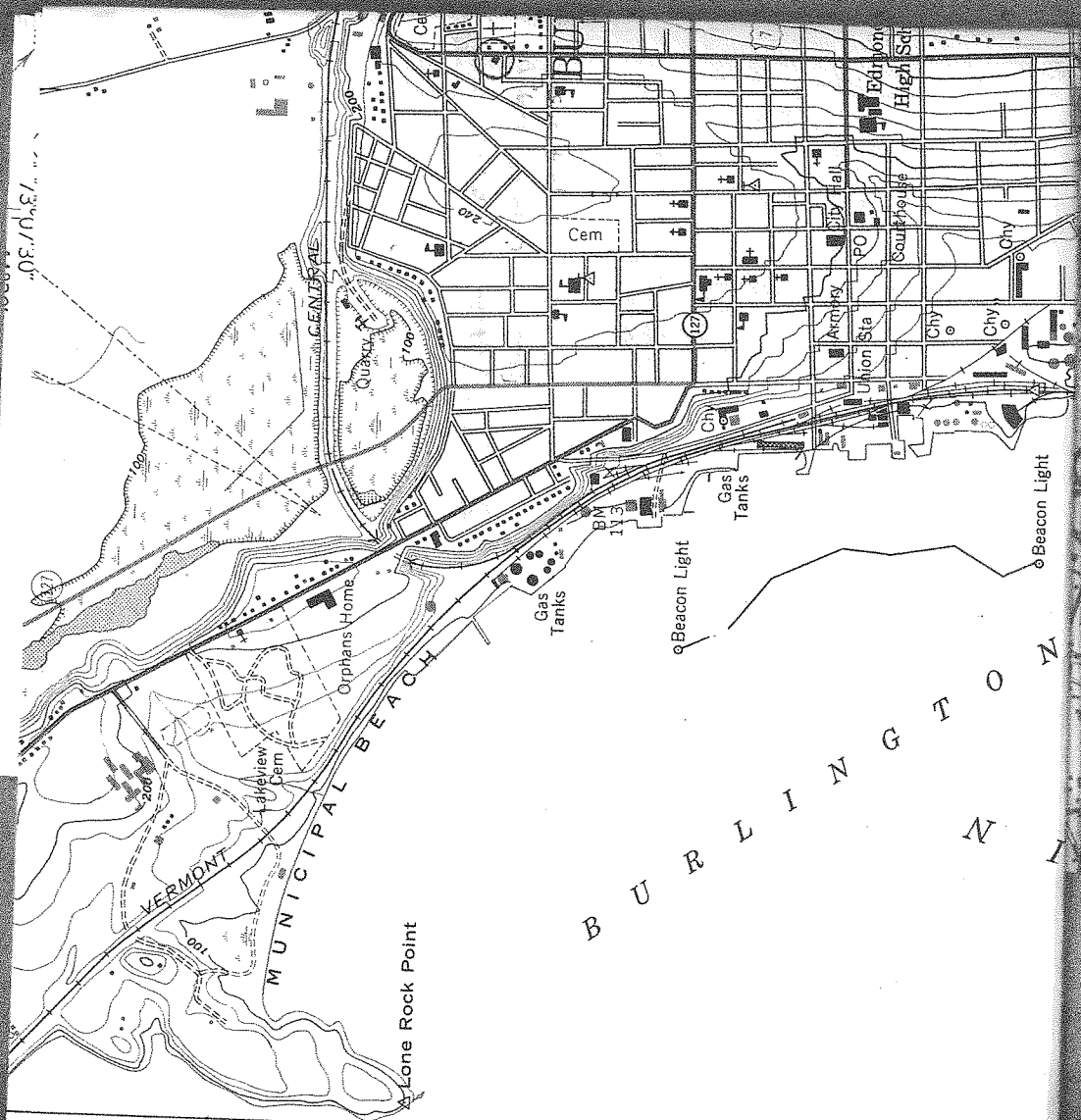
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**Boundary Description**

A certain lot of land with double dwelling house thereon located on the West side of North Willard Street, the house thereon known and numbered as 201 & 203 North Willard Street. Said lot is designated as #23 on the plan of the property of Charles R. Palmer, recorded in volume 28, page 145 of the Burlington, Vermont land records. This lot is located between Pomeroy and Charles Streets and has a frontage of forty-four feet, more or less, and a depth of eighty-four feet, more or less.

**Boundary Justification:**

The nominated property includes the entire parcel historically associated with the Charles R. Palmer House.



Palmer, Charles R. House  
 Burlington  
 Chittenden County  
 Vermont  
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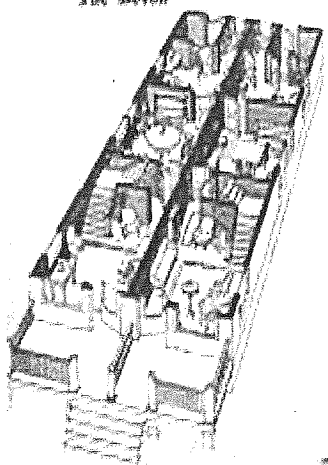
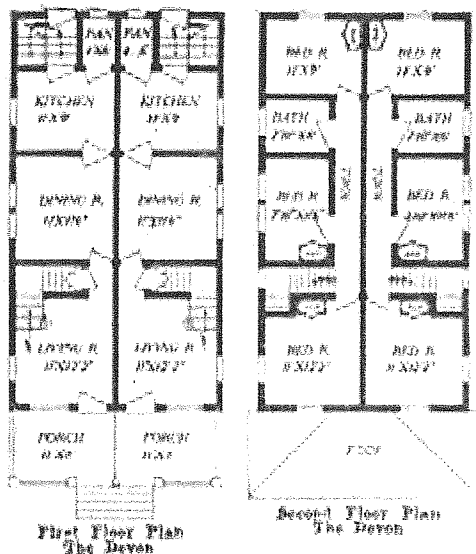
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B U R L I N G T O N

# The Devon



See prices on inside of front cover.

**T**HIS plan of two apartment houses is recommended in many cases on account of the width which enables you to place it on a 28-foot lot and still provide space at one side for a combination driveway and sidewalk. The plan shows living room, stairway, dining room, kitchen, grade cellar entrance and pantry on the first floor. The second floor contains three good sized bedrooms, bath and hall. This arrangement proves popular among tenants, and sufficient space is provided for the average needs. Both apartments have front porch and front

entrance and separate grade cellar entrances at the rear of the house. This apartment has proven an exceptionally popular seller and we have received many repeat orders after the first house was erected. Send for complete information on this house, also detailed specifications.

For Prices of the Devon see letter on inside front of cover. See General Specifications on pages 12 and 13. See Terms on page 2.



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