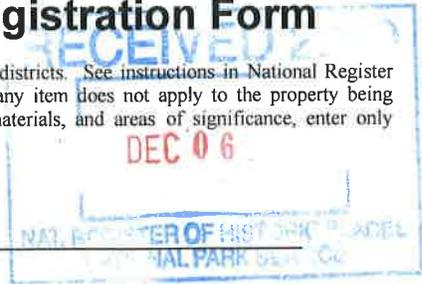


1120

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.



1. Name of Property

Historic name: Roberge-Desautels Apartment House

Other names/site number: N/A

Name of related multiple property listing:

The Historic and Architectural Resources of Burlington, Vermont

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

2. Location

Street & number: 54 North Champlain Street

City or town: Burlington State: VT County: Chittenden

Not For Publication: N/A

Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

Laura J. Messner 11/4/13
 Signature of certifying official/Title: Date
DIVISION FOR HISTORIC PRESERVATION - SHPO
 State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

 Signature of commenting official: Date

 Title : State or Federal agency/bureau or Tribal Government

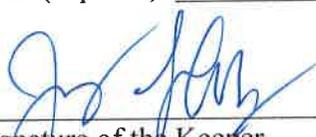
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:)


Signature of the Keeper

1-22-2014
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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne (vernacular)

Materials: (enter categories from instructions.)

Principal exterior materials of the property: stone, slate, weatherboard, wood

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The property contains two structures: occupying the front of the lot is the historic Roberge-Desautels Apartment House (54 North Champlain Street), and occupying the rear of the lot is a non-historic apartment building (52 North Champlain Street). The Roberge-Desautels Apartment House is a significant c. 1900, vernacular Queen Anne style, gable front, six-unit, multi-family, wood frame, clapboard sided dwelling located in the densely built up portion of Burlington's Old North End. 52 North Champlain Street is a cross-gable, cruciform plan, two-story apartment building and historically was known as 54 1/2 North Champlain Street. This rear structure was rebuilt on its original foundation following a fire c. 1988, and is not historically significant due to age. A recent rehabilitation of both buildings was completed in 2012. The property is located on a tree-lined street, one block south of North Street (North Street Historic District, listed in 2001), the Old North End's primary commercial corridor. Two blocks to the south is the head of Church Street (Head of Church Street Historic District, listed in 1974), Burlington's central commercial, civic and ecclesiastical heart (Church Street Historic District, listed in 2010). As one of the many apartment buildings constructed by John B. Roberge in the Old North End, the Roberge-Desautels Apartment House is representative of the construction boom that occurred during the late nineteenth and early twentieth centuries in Burlington when expanding lumber and textile industries created a huge demand for new worker housing. The dwelling appears to have been built as a three-unit apartment building, with one flat per floor. It is distinguished by its adaptation of the Queen Anne style to a middle and working class neighborhood. The large size of the multi-family dwelling, and its unusual, trapezoidal, 3-story bay window at the front elevation set this building apart from the smaller-scale homes typical of the area. With its

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significant historic features such as bay windows on the front and south elevations, slate roofing with bands of scalloped shingles, south side porches, two front entries with original doors, door hoods, and intact front stair systems with paneled walls and ceilings, and generally intact front units with molded trim details, the Roberge-Desautels Apartment House retains integrity of location, setting, design, materials, workmanship, feeling and association.

Narrative Description

1. Roberge-Desautels Apartment House, 54 North Champlain Street, c. 1900

Setting

The west facing, multi-family dwelling at 54 North Champlain Street (1) and the non-contributing apartment house to the rear (east) at 52 North Champlain Street (2) occupy a small (.2954 acre), narrow, lot with little space between the flanking buildings on adjacent properties. The historic front building, 54 North Champlain Street, is set back slightly from the sidewalk. The front elevation has foundation plantings, and concrete steps at the three entrances. A narrow lawn parallels the building along the north elevation and a gravel driveway along the south elevation leads to parking at the rear and to the non-historic building at the back of the lot. Maintained grass lawn surrounds the rear housing structure, and a small play area is located near the northeast boundary.

Exterior

Built c. 1900, this tall, two and one-half story, gable front apartment building retains its original, narrow, rectangular plan, gable roof massing, and many distinctive architectural features. It's most unique feature, unseen elsewhere in this working-class neighborhood of primarily single and multi-family dwellings, is the tall, shallow, three-story bay window at the front elevation, which is topped by a gable roof and overhanging eaves. The bay window is centered between the two entries that access the second and third floor front units, and the peak of the bay window is offset below the gable peak of the main block of the building. The south side shed roof dormer dates from c. 1900 and was enlarged to its current form c. 1940. The north side shed roof dormer is a c. 1980 addition, and the 3-story gable roof addition at the rear with its one-story appendage was built in 2012. The building has wood clapboards and trim, flat corner boards and water table boards, and aluminum clad, wood two-over-two windows with molded cornice caps and heavy sills, most of which are in original, regularly spaced openings. A small number of new window openings on the side and rear elevations are differentiated from the original window openings by having one-over-one windows.

Other historic features include two, two-story bay windows on the south elevation, and twin front entries. The two entries each have the same Italianate style doors with narrow arched lights, two lower panels, and gabled hoods supported by scrolled brackets with beadboard infill in the gable

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end. Slate roofing with bands of scalloped shingles is found on the front portion of the gable roof in front of the shed dormers, and on the roof of the south side shed roof dormer; other roofs have asphalt shingles. Historic molded eaves trim remains, but in some areas has been replaced to match, and original beadboard trim remains on the soffits at the overhanging eaves of the front bay window. Two historic porches include the two-story southwest front corner porch that is enclosed on the first floor with clapboards and one-over-one windows, and the two-story south side porch that is set back on the south elevation. The stone foundation is not visible on the exterior due to the high grade of the lawn, and in some areas it has been faced with concrete.

West (front) elevation

The front elevation is dominated by the three-story bay window that is off-center on the façade but centered between the two entries. The enclosed corner porch at the right bay has a half-glass pass door to the porch that leads to the first floor front unit entry door. Historic exterior clapboards and flat stock trim are visible within the porch on each level, and a modern six-panel door leads from the porches to each unit. The open second floor of the corner porch retains its square, paneled, half-height posts and square capitals; the square stick railing is a replacement feature. To the left of the first floor front porch entry is the historic Italianate style door that opens on to the stairs to the second floor front unit. The entry is sheltered by a historic door hood with outrigger supports and scrolled tails, vertical board tympanum, and beaded board ceiling. The bay window has one window in each face of the bay on each floor, and the two side windows at the third floor are somewhat shorter due to the eaves overhang of the bay window's roof. The door and hood at the entry to the left, leading to stairs for the third floor front unit, has the same features as the right bay stair entry. A small, one-story, clapboard sided shed appendage that shelters a set of stairs to the basement is located at the northwest corner of the building.

South elevation

The south elevation is comprised of the corner porch at the west end, two, two-story bay windows in the center section, and a two-story porch at the east end. The long shed dormer with slate roofing and seven, evenly spaced, two-over-two windows, occupies the roof slope east of the corner porch. According to the 1900 Sanborn Insurance map, the dormer originally was only about one-third of its current size, occupying the roof slope above the westerly bay window; it was expanded to its current size c. 1940. The corner porch is open on the second level as described above, and the first story is enclosed with clapboards and four regularly spaced one-over-one windows. The two bay windows, added c. 1905, are similar to the front bay window having one window in each face. The westerly face of the westerly bay window with its original clapboards and flat stock trim is hidden within the enclosed corner porch. The east end two-story porch has square posts and a ground level concrete handicap ramp with a simple pipe railing. A modern, 4-panel unit entry door is located in the left bay, which is also the easterly face of the eastern bay window, a fixed, historic 6-panel wood door is located in the right bay, and a historic window opening is centered between the doors. The second level of the porch has square posts and a square stick railing with a pipe railing across the top to meet code. The fenestration on the second floor of the porch, reading from left to right, consists of a window in the left bay, which

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is part of the bay window as noted in the floor below, a 4-panel pass door to the porch, a historic window opening, and at the far right a historic window opening that has been infilled with clapboards. The eastern or rear portion of this elevation includes the three-story new addition that has a 4-panel pass door to a rear stair system on the first floor, and a single one-over-one window centered in each floor above. The south elevation of the one-story, shed roof rear addition has a recessed porch across the south side with a square post at the southeast corner, and a paneled door to the laundry room off-set to the right of the elevation.

East (rear) elevation

The rear elevation consists of the upper two stories of the gable roof, stair addition built in 2012, with the one-story, shed roof laundry appendage at the first floor. Each of the two upper stories has a one-over-one window offset to the left. The laundry appendage is open on the left in the location of the corner porch, and two regularly-spaced one-over-one windows are located in the wall plane to the right.

North elevation

The north elevation shed dormer has one-over-one windows; reading from left to right, the first two windows are paired, as are the two that are centered in the wall plane; the right window is a single window. The fenestration patterns in the two lower floors are similar to that of the dormer. On the first floor, from left to right, the first two windows are grouped together as are the next two; a smaller single sash window is located on the right. On this floor, windows one and four are in new openings so they have one-over-one windows. On the second floor, the first two windows are paired, one-over-one windows, the next two that are grouped have a new opening on the right, and the far right window is in an original opening. Also on the first floor, the far left bay consists of a modern pass door to the laundry room addition, and the enclosed stair appendage on the far right at the northwest corner of the building has a paneled pass door that provides access to stairs to the basement.

Interior

The interior of the Roberge-Desautels Apartment House remains somewhat intact, especially in the more significant three front units and in the two front stair systems leading to the upper floor front units. The three front units occupy the front half of the building. These units have bay windows in the front and south side rooms on the first and second floors, and many interior doors have heavily molded surrounds. The three rear units have flat stock door and window surrounds. The distinctive front stair systems retain their steep rise, as well as historic beadboard and matchboard wall paneling. The new rear addition contains stairs to the second and third floor rear units. All six units have modern sheetrock wall and ceiling finishes. Some historic paneled interior doors remain in use.

Based on historic maps and Burlington City Directories, it appears that the building was originally comprised of three units. With three primary historic entries, one through the corner

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porch, and two others at the twin entries on the front elevation, and the generally intact historic circulation patterns defined by the stairs and floor plans that reflect these entries, it is likely the building was constructed with three apartments or flats with one unit per floor. It appears that in the 1980s, around the time the north side dormer was built, the three historic flats were divided into two per floor for a total of six units.

2. 52 North Champlain Street, c. 1988 / 2012

The 4-unit apartment house at 52 North Champlain Street is not eligible for the National Register due to age. This multi-family dwelling was rebuilt on the unusual cruciform plan, c. 1900 stone foundation of the previous building that burned. The building is located behind (east of) 54 North Champlain Street. The two-story, wood frame structure has clapboard siding and one-over-one windows. All materials above the foundation are new. The building was rehabilitated in 2012. The original building at this location was the residence of African American families during the late 19th and early 20th centuries.

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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 grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

c. 1900-c. 1940

Significant Dates

c. 1900

c. 1940

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Roberge-Desautels Apartment House, a multi-family apartment building at 54 North Champlain Street, is being nominated to National Register under the Multiple Property Listing *The Historic and Architectural Resources of Burlington, Vermont*, Historic Context- *The Evolution of Worker Housing, 1827-1956*. It meets the registration requirements for the *Multi-Unit Worker Housing* property type. The apartment house was built for John Roberge, a grocer, carriage maker and blacksmith who was responsible for the construction of numerous investment properties along North Champlain Street. The c. 1900 building has local significance as an example of a multi-family dwelling constructed in a working class neighborhood to accommodate a growing population during the peak of the city's economic expansion. Yet, this vernacular Queen Anne style dwelling with its tall bay windows, multiple porches, molded interior trim details, and large front rooms, appears more aligned with single family homes in the more affluent sections of the city than its neighboring vernacular tenements. Typical of multi-unit worker housing, the Roberge-Desautels Apartment House was altered c. 1940 to better accommodate the tenants. Recently renovated to better respect its historic architectural design, the apartment house is eligible for listing under Criterion C. The building continues to serve its

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original multi-family purpose, and contributes to a vibrant neighborhood still defined by a mix of residences, family businesses, and working class roots.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

History of 54 North Champlain Street

North Champlain Street, located north of Pearl Street, first appeared on a map by A.B. Young in 1830 during the time development was moving northerly from the commercial center along Church Street and the waterfront to the west. Development progressed steadily and by 1853, when the street was completed to its present terminus at Manhattan Drive, thirty-seven structures had been built. Several were Greek Revival homes reflecting the fashionable middle class character of the street at that time. In the 1870s, during the economic boom following the Civil War, the street established itself as a working class neighborhood. Single-family homes gave way to newly constructed tenements, boarding houses and multi-family homes such as 54 North Champlain Street and its associated apartment building to the rear, then called 54 ½ North Champlain Street, both built c. 1900. The Winooski and Burlington Horse Railroad, a trolley line established in 1885, passed directly in front of 54 North Champlain Street, making it convenient for residents to reach jobs on Church Street and at the nearby mills along the Winooski River and the Burlington waterfront.

Sanborn Fire Insurance maps from 1889 to 1942 provide information on the evolution of 54 and 54 ½ North Champlain Street. The first building documented on this site in 1889 was a smaller, two-story dwelling with a one-story rear ell. A tenement on a separate lot to the rear had the address of 54 ½ North Champlain Street, now 52 North Champlain. The first house at 54 North Champlain Street was apparently replaced with a larger dwelling by 1900 with the same overall footprint as the existing (2013) structure with its front bay window, two-story south side porches, and small shed dormer on the south roof slope. The rear tenement at 54 ½ North Champlain Street had also been replaced by a new duplex of similar cruciform plan and massing to the building that currently is located at this address. By 1906 the building at 54 North Champlain Street had been embellished with two adjacent bay windows on the south side.

The Old North End began to change around 1900, when many single-family homes were subdivided into multiple units, or additions were constructed to accommodate new residents. As the homes were subdivided, many dwellings on the south side of the Old North End, south of North Street, became tenant occupied only, and owners moved to newer middle class neighborhoods in Burlington. For a time during the mid 1930s and the Great Depression, vacancy rates rose as residents left the city seeking work elsewhere. But by the early 1940s the remarkable economic upswing during the war effort resulted in more job opportunities in town and a new influx of people to North Champlain Street. Homes were again expanded with new porches, rear additions and garages. It was at this time that the third floor unit at 54 North Champlain Street was likely expanded to the rear. Sanborn Insurance Maps from that time

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indicate that by the 1940s the shed dormer was enlarged and a new three-story porch, presumably a stair tower, was built at the rear of the building, and a new, larger automobile garage was built in the back yard. During the last half of the 20th century, the character of North Champlain Street remained relatively unchanged, although again, new additions were constructed on many structures and historic siding and windows were covered over or lost to modern siding and vinyl windows, which was the condition at 54 North Champlain Street prior to its recent rehabilitation.

Based on Sanborn Insurance Maps, the two buildings now called 54 North Champlain Street (the front structure) and 52 North Champlain (rear structure) have a somewhat confusing address history. The front building had the address 54 North Champlain from its earliest years and then around 1905 was identified as 52 and 54 North Champlain. The 1942 map has three addresses for the structure, 52, 54, & 56, when it appears the third unit was expanded on the third floor. From 1900 to 1956 the building at the rear was identified as 54 ½ North Champlain Street.

Ownership history of 54 North Champlain Street

The property at 54 North Champlain Street retains all aspects of integrity and is significant for its design and construction. The working-class residents were mostly Vermont born, of English and Irish heritage. The former building at the “rear,” now 52 North Champlain Street, was the home of a number of African American families from the late 1800s to the 1920s.

According to deed research, the property was owned by two couples, John B. Roberge and his wife Almina, and later Wilfred and Clara Desautels. The two buildings on the lot were apparently constructed c. 1900 as rental property for John B. Roberge (also written Robarge) who owned an L-shaped parcel of land on the east side of North Champlain Street and the south side of Peru Street. This parcel comprised several apartment buildings constructed by Roberge, including the adjacent duplex to the north, 58-60 North Champlain Street, built c. 1878 (entered in the National Register of Historic Places in 2005). Roberge and his wife, Almina, owned other properties in the Old North End and lived in a house on Front Street. John Roberge was a blacksmith by trade, and with his business partner, Alexander Deyette, maintained a carriage shop and owned a grocery at 31 North Champlain Street. When John Roberge died in 1908, all his property, including 54 North Champlain Street, 54 ½ North Champlain Street and 58-60 North Champlain Street was inherited by his wife.

Almina Roberge remarried, and in 1921, she and her new husband J. Henry Lavigne sold the three North Champlain buildings (#s 54, 54 ½ and 58-60) to Wilfred and Clara Desautels. The Desautels family, with their children, lived at 54 North Champlain Street. They rented out the other units in this building, and in the two adjacent multi-family dwellings. The Desautels family lived at 54 North Champlain Street for 30 years, until 1951, when Clara, then a widow, sold it to Paul A. Atherton and William F. Hauke. The property passed through several other owners after that until 1988 when it was conveyed by warranty deed to the Burlington Community Land Trust (now Champlain Housing Trust).

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United States Census records and Burlington City Directories provide valuable information about the ethnic heritage and employment of the working class residents at 54 and 54 ½ North Champlain Street. From 1901 to 1902, the residents of 54 North Champlain Street included Napoleon Lemieux who was employed at Champlain Manufacturing Company, and Pierre Savard, a laborer. The residents who lived in the rear building were all listed as (col), an abbreviation for “colored.” These were John N. Stewart (no employment listed); Mrs. Martha James, laundress; Nettie James, laundress; and Walter Freeman, employed by P. & E. Stone & Co.

Residents of the property recorded in the 1910 Census included Henry Wall, his wife Mary, son Donald, and two brothers, Michael and Daniel. Andrew Charland, his wife Mary, adopted daughter Florence and a lodger Jennie Charland lived in another unit. All were born in Vermont, except Mary Wall who was born in Ireland, and Andrew Charland who was born in New York. Andrew was a tool sharpener for a blacksmith. Many of the residents of the rear building in the early 1900s as noted above, continued to reside there in 1910, including three families who are listed as mulatto. Walter Freeman and his wife Alice worked as a laborer and washerwoman, respectively, and Nettie James who still worked as a laundress. The other mulatto residents were Edward Brace and his wife Carrie. Edward was a boot black in a hotel.

By 1920 Charles and Minnie Fontaine lived at 54 North Champlain Street. Charles was a yard man in a lumber yard and Minnie was a clerk in a dry good store. Raymond Clark was a “roomer” with the Fontaine family, and he worked as chemist at a drug store. Seward Rogers manufactured stained glass, apparently in his home, and Clyde Bostwick was employed by Champlain Valley Fruit Company. Alice Freeman, by then a widow, and Nettie James still lived in the rear building and worked as laundresses. Also at that address, Rose Osteya, from Canada, whose father was Canadian and mother was Irish, worked as a laundress, and her son, William, was an engineer in a lumber camp.

The large Desautels family lived at 54 North Champlain Street during the thirty year period Wilfred and his wife Clara owned the property from 1921 to 1951. In 1930, Wilfred worked as a repairman at Strong Hardware, 205-207 Main Street; his wife, Clara, stayed at home. Their six children at that time were 16 to 30 years old. Three were students, one worked as a clerk, another was a stenographer, and one was a carpenter.

During the next decades during the 1930s and 1940s to 1951 while the property was owned by Wilfred and Clara Desautels, the City Directories continue to list residents with more upwardly mobile jobs in the front building, and less skilled workers typically in the rear building where the rent was likely less. For example, in 1935 at #54, Clyde Bostwick had a new job as a bookkeeper with Gulf Refining Company, and Leo A. Desautel in #52 was a plumber. In the rear building Louis Lavoie worked as a bricklayer and Henry F. Rush was a truck driver. In 1944, Edward J. McGarghan lived at #54 with his wife Clara; Edward was a fireman at 40 George Street; Mrs. Loretta M. Cummings, lived at #56 North Champlain and was employed by Bell Aircraft Corporation. By 1944 the rear building is home primarily to widows, or retired persons

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such as Nelson Lavoie. By 1951, residents included Harrison E. Pickering and Charles Dubuque, both retired, and Mrs. Mary Root, widow of Frank Root.

In 1951 Clara Desautels, then a widow, sold 54 and 54 ½ North Champlain Street to Paul A. Atherton and William F. Hauke. In 1952 the three units in the front building were vacant, but in 1954 the Directory lists Elliott Lahue, employed at the General Electric Company and his wife Thelma in unit #52, and William Harper, employed in Essex Junction and his wife Theresa in #54. Unit #56 is vacant. In 1956 Arnold F. Rivers, retired US Navy and wife Arlene lived at #52.

Historic Contexts / Historic Significance of the Roberge-Desautels Apartment House,
54 North Champlain Street

According to the MPDF *a property must be associated with one or more events important in the defined historic context.* The following discussion explains how the building at 54 North Champlain Street is associated with the *Evolution of Worker Housing, 1827-1956* historic context and is eligible for listing in the National Register under Criterion C.

The Roberge-Desautels Apartment House clearly meets the Property Type for Multi-Unit Worker Housing as a *multiple dwelling including apartments, flats or tenements with three or more units.* As noted in the MPDF (Section F, p. 1) this property type began to be built in the housing surge c. 1870 and peaked at the beginning of the 20th century when 54 North Champlain Street was constructed. These residential buildings exhibited characteristics (albeit vernacular) of the Queen Anne style like the Roberge-Desautels Apartment House, as well as Colonial Revival, Shingle and Bungaloid styles and forms.

The Roberge-Desautels Apartment House is also representative of worker housing of this property type as described in Section F, p. 2-3.

Buildings of the multi-unit housing type in Burlington may be significant for the physical characteristics typical of Criterion C, representing a distinguishable entity with distinctive characteristics of a type, period, and method of construction requiring a well-developed discussion of the patterns of features common to the particular class of resources. In order to be eligible a property must show clearly how it contains enough of these distinguishing characteristics to be considered a true representative of its type. Most of these characteristics deal with physical elements such as form, proportion, structure, plan, style or materials.

Architectural features that are significant and reflect the original appearance of the building include the rectangular form, and two and one-half story massing with its unusual three story front bay window, and the intact proportions and structural components overall. It is unlike any of its neighbors, which are more typical flat, gable or hip roof dwellings with modest vernacular Italianate or Queen Anne features. This somewhat larger and more imposing structure retains a sufficient amount of historic Queen Anne features both on the exterior and interior to qualify for listing in the National Register of Historic Places under Criterion C. Distinctive historic features

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typical of the Queen Anne style that remain on this dwelling include the front and south side trapezoidal bay windows, slate roofing with bands of scalloped shingles, the shed dormer (the front third is original and the rear portion was added later), and the twin entries with doors having arched lights and hoods with scrolled brackets. The heavily molded door surrounds in the front three units also reflect the Queen Anne style of architecture in Burlington.

The MPDF states (F. p. 3-4) that *changes to multi-unit worker housing over time include...[the] addition of subsidiary ells/wings, exterior staircases, entrances, porches, sash, siding or roofing materials of more contemporary style/material.* Retaining much of its essential physical features to convey its historic identity, the Roberge-Desautels Apartment House exhibits many of the changes typical of multi-unit worker housing, such as the new three-story rear stair addition with its one-story laundry appendage, the enclosure of the first story of the front corner porch, and the replacement windows and siding. The alterations and additions were largely completed c. 1940 and contribute to the architectural heritage of multi-unit worker housing as displayed in Burlington. The alterations have not compromised the integrity of the building, which retains the original siding and trim details within the front corner porch, as well as historic wall paneling in the two front stair systems.

Overall, the Roberge-Desautels Apartment House is a good example of an apartment building with three or more units, and it conveys its function as such with the clearly visible three front entries, and two historic front stair systems. The three front units retain their overall historic floor plans each having a front room with bay window (now used as a bedroom), a parlor on the south side (with a bay window on the first two floors), and a kitchen and bathroom along the north side. The rear units are less distinguished except for the bay windows in the south side living room on the first two floors.

The Roberge-Desautels Apartment House is locally significant for its representation of the development of the Old North End as a large ethnic neighborhood in Burlington. The property retains sufficient historic significance and distinguishing characteristics to be eligible under Criterion C for the National Register under the Multiple Property Documentation Form. The Roberge-Desautels Apartment House is a notable surviving example of a vernacular Queen Anne multi-family dwelling with distinctive features such as bay windows, twin entries, slate roofing, and intact twin stair systems and front units. It was designed to appeal to upwardly-mobile working class residents, and it continues to contribute to the character and visual history of Burlington.

African American Residents in Burlington, Vermont

An important aspect of the property is its history as the home of African American residents in Burlington during the late 19th and early 20th centuries; although they did not occupy the main multi-unit dwelling fronting North Champlain Street. Among the early black residents of 52 North Champlain Street (prior to the construction of the existing dwelling) was Walter Stewart who worked as a teamster in 1889/1890. Another was John N. Steward who was employed at the Van Ness House and lived in the rear ell of 54 North Champlain Street.

Roberge-Desautels Apartment House
Name of Property

Chittenden County, Vermont
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Beers, F.W. *Atlas of Chittenden County, Vermont*. New York: F.W. Beers, A.D. Ellis and G.G. Soule, 1869.

Blow, David J. *Historic Guide to Burlington Neighborhoods*. Lilian Baker Carlisle, editor. Burlington, VT: Chittenden County Historical Society, 1991.

Burlington and Winooski, Vermont Directory. H.A. Manning Co., Springfield, MA: 1918-1963.

City of Burlington, Land Records. City Hall, Burlington, Vermont.

"Fire Insurance Maps of Burlington, Vermont". Pelham, NY: Sanborn Map Company, Inc. 1894-1942.

Hopkins, G.M. *Map of the City of Burlington Vermont from Official Records, Private Plans and Actual Surveys*. Philadelphia: Hopkins, 1890.

Presdee and Edwards, *Map of Burlington*. New York: Presdee & Edwards, 1853.

United States Census. Records of the City of Burlington, Vermont, 1900, 1910, 1920, 1930.

Vermont Historic Sites and Structures Survey and National Register files, Vermont Division for Historic Preservation, Montpelier, Vermont.

Whitfield, Harvey Amani. *African American in Burlington, Vermont, 1880-1900*. Vermont History, Volume 75, No. 2 (Summer/Fall 2007): 101-123.

Roberge-Desautels Apartment House
Name of Property

Chittenden County, Vermont
County and State

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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Vermont State Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.2954 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Roberge-Desautels Apartment House
Name of Property

Chittenden County, Vermont
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Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 18 | Easting: 642081 | Northing: 4927241 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The building at 54 North Champlain Street is located on a 0.2954 acre parcel on the east side of the street. The parcel ID number is 004-2-077-000.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the land immediately surrounding the building and is sufficient to convey the historic significance of the multi-unit dwelling.

Roberge-Desautels Apartment House
Name of Property

Chittenden County, Vermont
County and State

11. Form Prepared By

name/title: Liz Pritchett, Historic Preservation Consultant
organization: Liz Pritchett Associates
street & number: 46 East State Street
city or town: Montpelier state: Vermont zip code: 05602
e-mail: Pritchett.liz@gmail.com
telephone: 802-229-1035
date: July 24, 2013

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Roberge-Desautels Apartment House
Name of Property

Chittenden County, Vermont
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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Roberge-Desautels Apartment House

City or Vicinity: Burlington

County: Chittenden

State: Vermont

Photographer: Liz Pritchett

Date Photographed: October 2012

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 10. Context view looking northeast; Roberge-Desautels Apartment House on right.
- 2 of 10. View looking northeast of front (west) and south elevations.
- 3 of 10. View looking southeast of front (west) and north elevations.
- 4 of 10. View of front gable peak and bay window, slate roof, and restored second floor porch.
- 5 of 10. View of entries to Unit C (left, second floor front unit) with historic door hood, and Unit A (right, first floor front unit).
- 6 of 10. View looking west of the south and rear (east) elevations. New three-story addition at the rear has one-story laundry appendage and solar panels.
- 7 of 10. View looking west along the north elevation.
- 8 of 10. View of the enclosed corner porch leading to Unit A (first floor front unit). Original siding, window and door trim, and ceiling remain.
- 9 of 10. Views of typical retained historic door trim.

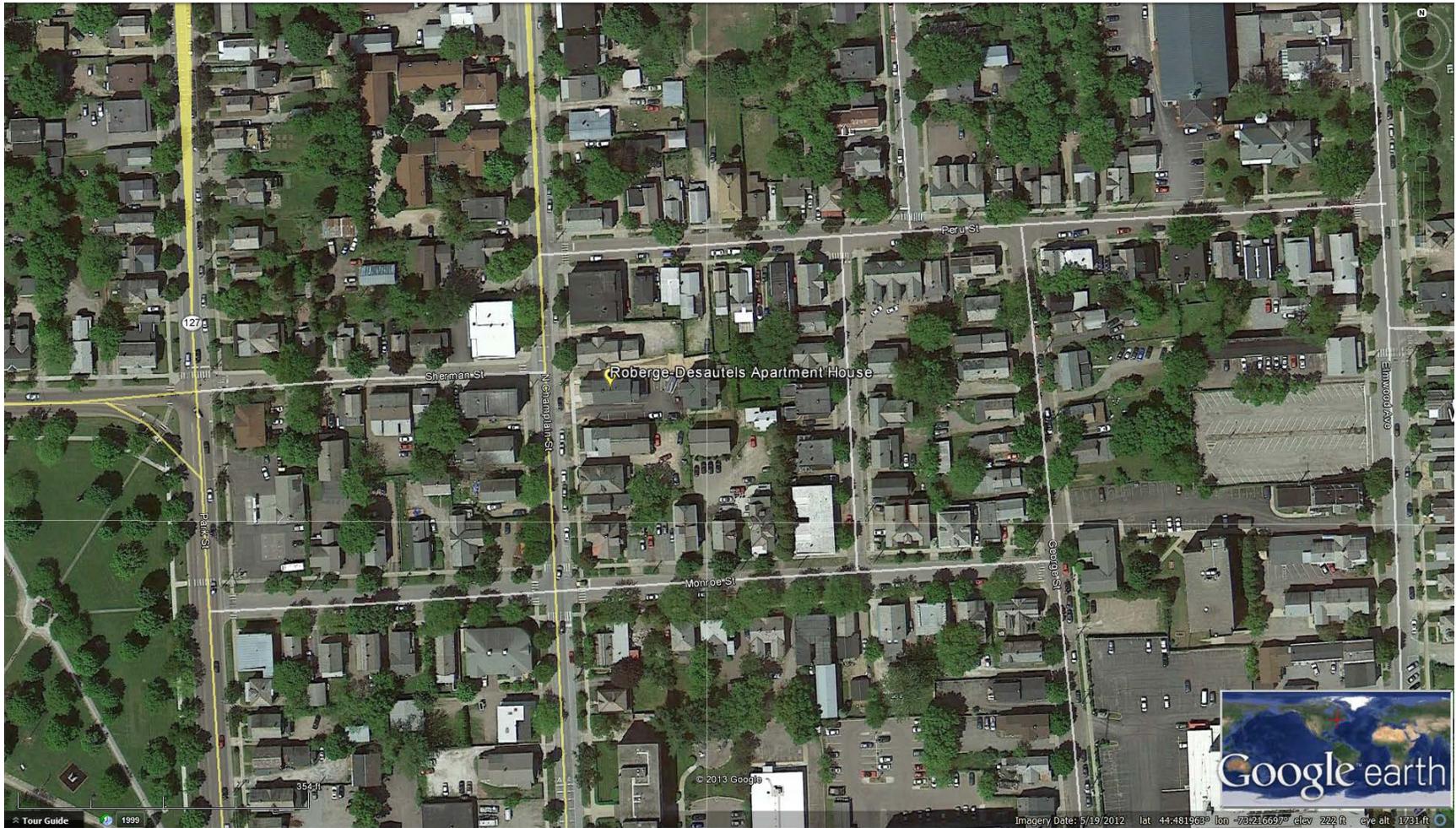
Roberge-Desautels Apartment House
Name of Property

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10 of 10. Retained historic stairs from the west (front) elevation, far left entry, to third floor unit.

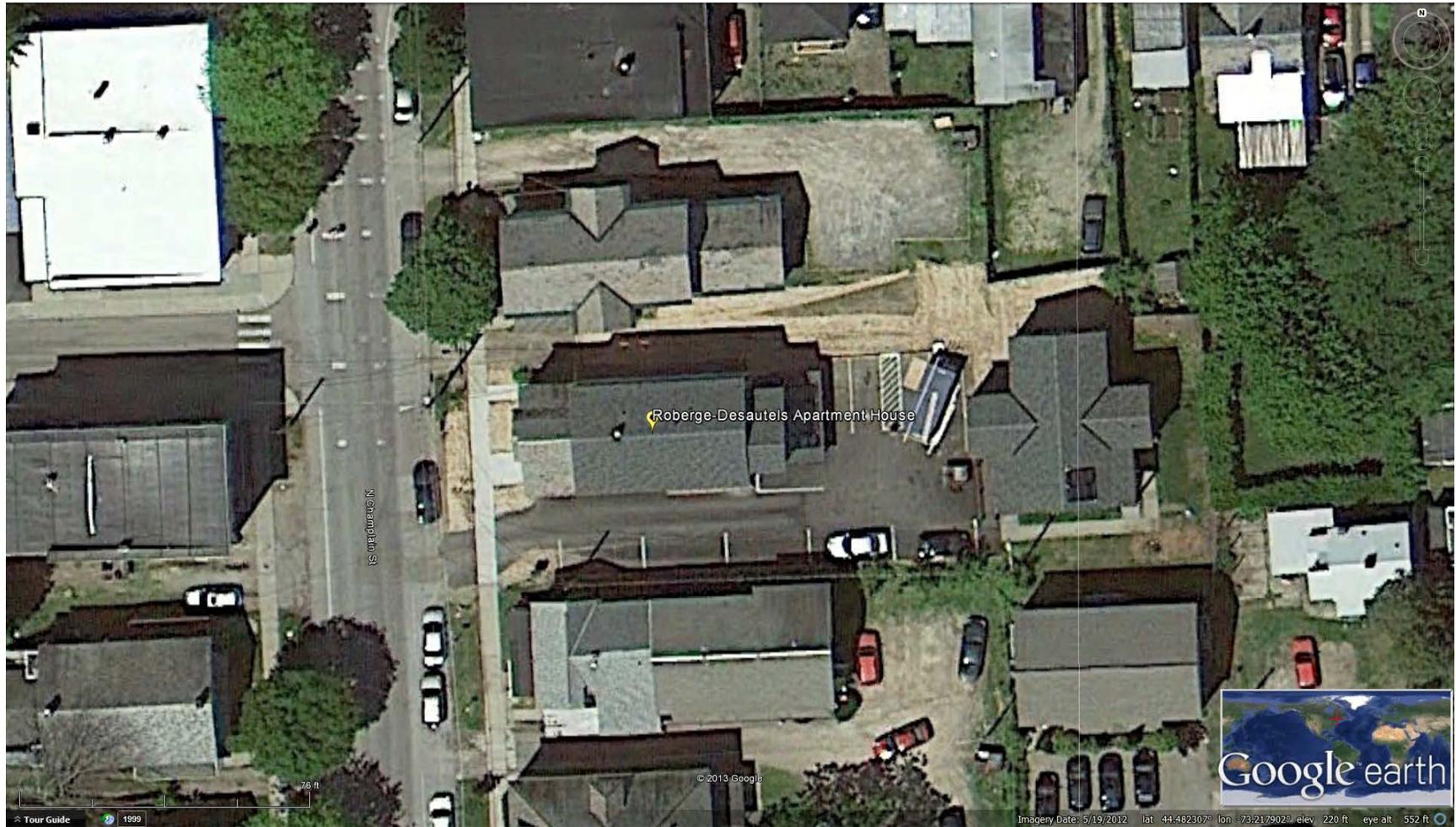
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Roberge-Desautels Apartment House
54 North Champlain Street, Burlington, VT

Latitude: 44.482044°
Longitude: -73.217246°



Roberge-Desautels Apartment House
54 North Champlain Street, Burlington, VT

Latitude: 44.482044°
Longitude: -73.217246°



Roberge-Desautels Apartment House
54 North Champlain Street
Burlington, Chittenden County, Vermont
Context view looking NE; 54 N. Champlain on right
Credit: Liz Pritchett, October 2012
Photograph 1



Roberge-Desautels Apartment House
54 North Champlain Street
Burlington, Chittenden County, Vermont
View looking east of front (west) and north elevations
Credit: Liz Pritchett, October 2012
Photograph 2



Roberge-Desautels Apartment House
54 North Champlain Street
Burlington, Chittenden County, Vermont
View looking east of front (west) and north elevations
Credit: Liz Pritchett, October 2012
Photograph 3



Roberge-Desautels Apartment House
54 North Champlain Street
Burlington, Chittenden County, Vermont
View looking east of front (west) and north elevations
Credit: Liz Pritchett, October 2012
Photograph 4



Roberge-Desautels Apartment House
54 North Champlain Street
Burlington, Chittenden County, Vermont
View of entries to Unit C (left, second floor front unit) with historic door hood, and Unit A, (right, first floor front unit).
Credit: Liz Pritchett, October 2012
Photograph 5



Roberge-Desautels Apartment House

54 North Champlain Street

Burlington, Chittenden County, Vermont

View looking west of the south and rear (east) elevations. New 3-story addition at the rear has one-story laundry appendage and solar panels.

Credit: Liz Pritchett, October 2012

Photograph 6



Roberge-Desautels Apartment House
54 North Champlain Street
Burlington, Chittenden County, Vermont
View looking west along the north elevation.
Credit: Liz Pritchett, October 2012
Photograph 7



Roberge-Desautels Apartment House

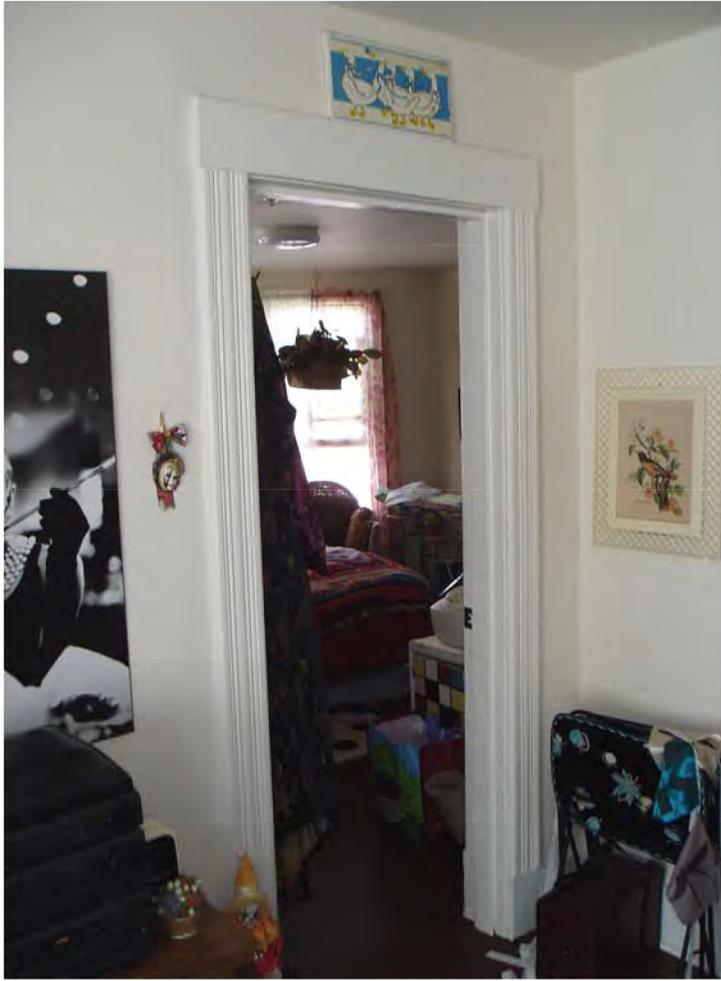
54 North Champlain Street

Burlington, Chittenden County, Vermont

View of enclosed corner porch leading to Unit A (first floor front unit). Original siding, window and door trim, and ceiling remain.

Credit: Liz Pritchett, October 2012

Photograph 8



Roberge-Desautels Apartment House
54 North Champlain Street
Burlington, Chittenden County, Vermont
Views of typical retained historic door trim.
Credit: Liz Pritchett, October 2012
Photograph 9



Roberge-Desautels Apartment House
54 North Champlain Street
Burlington, Chittenden County, Vermont
Retained historic stairs from the west (front) elevation, far left entry, to third floor front unit.
Credit: Liz Pritchett, October 2012
Photograph 10