



**State of Vermont**  
**Advisory Council on Historic Preservation**  
**National Life, Drawer 20**  
**Montpelier, VT 05620-0501**

## **NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 10:00 a.m. on Wednesday, January 18, 2006 in the Conference Room at the Redstone Building, 26 Terrace Street, Montpelier, Vermont.

- |      |  |       |
|------|--|-------|
| I.   | Schedule Meeting Dates                     | 10:00 |
| II.  | Minutes – December 2005                    | 10:05 |
| III. | National Register Final Review             | 10:15 |
|      | A. Whitingham Village Historic District    |       |
|      | B. Fort Vengeance Monument Site, Pittsford |       |
| IV.  | Old Business                               |       |
|      | A. Survey Methodology                      | 10:45 |
|      | B. State House Expansion                   | 11:45 |
|      | C. Advisory Council Update                 | 12:00 |
|      | Lunch                                      |       |
| V.   | SHPO Report                                | 12:30 |

## Duncan, Shari

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**From:** Duncan, Shari  
**Sent:** Wednesday, January 18, 2006 10:04 AM  
**To:** Martin, Tracy  
**Subject:** FW: AC meeting

**Attachments:** lauzonext1.jpg; lauzongarage.jpg; lauzonell.jpg; Lauzon NR eligibility memo.doc; 1-4-06LzChadpics001.jpg; 1-4-06LzChadpics003.jpg; 1-4-06LzChadpics002.jpg

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**From:** Duncan, Shari  
**Sent:** Tuesday, January 17, 2006 1:14 PM  
**To:** Liz Pritchett; Lendway, Jane; Boone, Nancy; Jamele, Suzanne  
**Cc:** Beth Boepple; Dave Donath; George Turner; Glenn Andres; Ron Kilburn (rkilburn@adelphia.net); Tracy Martin  
**Subject:** FW: AC meeting

Hi All,

Due to the nasty weather predictions and an already light agenda, it has been decided to conduct a conference call rather than drag you all here to Montpelier. Following is the agenda to be discussed and the information on calling in. Also, the attachments below are a project that was last minute and didn't get on the original agenda, therefore, no materials were sent to you. Please contact me with questions: 802-828-3540.

Please dial in 1-877-278-8686

Pin # 285952

From the original agenda, the following will be discussed via conference call on **Wednesday, January 18, 2006, at 10:00:**

- I. Schedule Meeting Dates
- III. National Register Final Review
  - A. Whitingham Village District
  - B. Fort Vengeance Monument Site, Pittsford
- IV. Old Business
  - A. Survey Methodology
  - B. State House Expansion
- VI. National Register Preliminary Review - NOT ON ORIGINAL AGENDA
  - A. Lauzon Building, Groton - **MATERIALS ATTACHED BELOW**

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### A NOTE FROM SUE:

Along with the items on the agenda, we had planned to add a last minute preliminary NR review for a building in Groton that hopes to use the RITC for work already completed on the building. Attached is a memo about the building and some before and after photos. Liz Pritchett, the consultant on the project, will join the conference call to provide information and answer questions.





lauzonext1.jpg  
(262 KB)



lauzongarage.jpg  
(163 KB)



lauzonell.jpg (234  
KB)



lauzon NR eligibility  
memo.doc...



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01.jpg (395 K...



1-4-06LzChadpics0  
03.jpg (414 K...



1-4-06LzChadpics0  
02.jpg (397 K...



**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**January 18, 2006**

**Members Participating:**

David Donath, Chair  
Glenn Andres, Vice-Chair  
Tracy Martin, Citizen Member  
Elizabeth Boepple, Citizen Member  
Ron Kilburn, Citizen Member  
George Turner, Historic Architect

**Staff Participating:**

Nancy Boone, State Architectural Historian  
Suzanne Jamele, NR/SR Specialist  
Shari Duncan

**Others Participating:**

Liz Pritchett, Historic Preservation Consultant  
Ed Stretch, Gilman Housing Trust

The Vermont Advisory Council meeting was called to order by the Chair at 10:30 a.m. via a conference call because a snowstorm made traveling dangerous.

**I. National Register Preliminary Review**

- A. *Lauson Building, Groton* – Liz Pritchett, HP Consultant, gave an overview of this project. She explained that originally this building was intended to be part of an historic district nomination but property owners have decided to list the buildings individually. This building was in very poor condition so many changes have taken place. The west bay and historic ell addition were removed and the ell was replaced by a much bigger ell. The windows have been replaced by windows made by Mark Mudgett, a local contractor. Granite from the original foundation was used on a new concrete foundation. The garage was taken down and the doors are being used on a



historic building next door that served as the General Store. After much discussion, the Council agreed the building adds to the streetscape but since it has been so significantly altered, as a stand alone with no story, it would be hard to consider for individual National Register eligibility. It was suggested that the context be further developed and broadened to tell the entire village story as if it were a district nomination or historic district nomination could be pursued. Ed Stretch, from Gilman Housing Trust, said they would like to do more work on the history and come back to the Council in March, the Council agreed.

Liz Pritchett and Ed Stretch left the meeting at 11:15.

**II. National Register Final Review** - The Council had received materials prior to the meeting. Sue summarized each nomination.

- A. *Whitingham Village Historic District*- Glenn made a motion to nominate under Criteria A & C, Beth seconded. The vote was unanimous.
- B. *Fort Vengeance, Pittsford* – Glenn made a motion to nominate under Criteria A& D, Beth seconded. The vote was unanimous. The Council agreed that this nomination wasn't terribly exciting and they wished there had been more information about the site. Glenn said that this site is very close to where much work is being done and encroachment is inevitable. Nancy added that criterion D states that there is a potential to yield important information. David noted that putting this on the record as being important is positive as the Council may see more of these projects in the future.

### **III. Old Business**

A. *Survey Methodology* – The Council deferred discussion of Survey Methodology until the next meeting. They noted that they would like to have an opportunity to discuss the recently completed update to the old surveys in the Old North End, before they officially consider them for designation to the State Register.

Tracy Martin left the meeting – 11:30 a.m.

B. *State House Expansion* – David said that he had attended the last committee meeting and at that meeting, Tricia Harper made a presentation of schematics that she had done at the request of the committee. She was asked to draw up an addition to the cafeteria wing (on top) and refitting the current cafeteria to committee rooms. David noted that his concerns are that nobody is willing to go on record to say anything about future planning and thinking more broadly and they want a simple, affordable project, and will address additional space needs that could be built to the west of the pink lady. He stated that he abstained from voting because as a representative of the Council, he couldn't vote without the Council having an opportunity to review the plans. The committee voted and the result was the House representatives voted for, the Senate voted against and the swing vote from the Sergeant at Arms was for passage. He notes that while he will get



plans for the Council to review, there seems a slim chance there will be a formal review by the Council. David will get the minutes out to the council when they are produced.

#### **IV. New Business**

Ron Kilburn asked about the upcoming Section 106 training being presented in New Hampshire by the national Advisory Council on Historic Preservation. Nancy described the course which covers the details of how Section 106 project reviews are carried out by federal agencies and SHPO offices. The New Hampshire course is geared toward people interested in dams.

Beth moved to adjourn at 12:13. The vote was unanimous.

Respectfully Submitted by Shari Duncan.



**State of Vermont  
Advisory Council on Historic Preservation  
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Montpelier, VT 05620-0501**

## **NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 11:00 a.m. on Monday, February 27, 2006, in the Board Room on the 4<sup>th</sup> Floor, 133 State Street, Montpelier, Vermont.

- |       |   |       |
|-------|---|-------|
| I.    | Schedule Meeting Dates  | 11:00 |
| II.   | Minutes – December 2005 & January 2006                                  | 11:05 |
| III.  | Old Business  | 11:15 |
|       | A. Council Vacancy  |       |
|       | B. Annual Report Discussion   |       |
|       | C. Annual Mtg. with Governor Discussion                                 |       |
| IV.   | New Business  | 11:45 |
|       | A. AOT Programmatic Agreement   |       |
|       | Working Lunch – State House Cafeteria                                   | 12:00 |
| V.    | SHPO Report   |       |
| VI.   | National Register Final Review  | 1:00  |
|       | A. Bridge 26, Rattling Bridge, New Haven-Weybridge                      |       |
| VII.  | National Register Preliminary Review                                    |       |
|       | A. Lauzon Building, Groton  | 1:15  |
|       | B. 44 Front Street, 163-165, 171-173, 177 Intervale Ave.,<br>Burlington | 1:45  |
| VIII. | Survey Update   | 2:30  |
|       | A. Resurvey of 1993-1996 Burlington Survey in Old North End             |       |
|       | B. Survey Methodology   |       |
| IV.   | New Business Continued  |       |
|       | B. BGS MOU & Discussion with Commissioner Tasha Wallis                  | 3:30  |

**February 27, 2006**

**Members Present:** David Donath, Chair  
Glenn Andres, Vice Chair  
George Turner, Historic Architect  
Tracy Martin, Citizen Member  
Ronald Kilburn, Citizen Member  
Commissioner Tasha Wallis, BGS (3:00 – 4:00)  
David Schultz, BGS (3:00 – 4:00)  
Julie Kelliher, Attorney, DHCA (3:00 – 4:00)

**Members Absent:** Elizabeth Boepple, Citizen Member

**Staff Present:** Jane Lendway, SHPO  
Nancy Boone, State Architectural Historian  
Shari Duncan, Executive Assistant  
Suzanne Jamele, NR/SR Specialist

**Others Present:** Commissioner Tasha Wallis, BGS (3:00 – 4:00)  
David Schultz, BGS (3:00 – 4:00)  
Julie Kelliher, Attorney, DHCA (3:00 – 4:00)

The meeting was called to order by the Chair at 11:10 a.m. in the Board Room, 4<sup>th</sup> Floor, 133 State Street, Montpelier, Vermont.

**I. Schedule/Meeting Dates** – Meetings are scheduled for March 23 in Montpelier (HP grants), April 3 in Montpelier (Barn grants), May 11 at Maple Corner Community Center (Annual Meeting), and June 14. The annual statewide historic Preservation Conference will be held June 9 in St. Albans. The Council decided not to hold an official meeting at the conference this year.

Nancy noted that the Vermont History Expo will be held the weekend of June 24.

**II. Minutes** – Glenn made a motion to accept the December 16 minutes as amended, George seconded. The vote was unanimous. Glenn made a motion to accept the January 18 minutes, Ron seconded. The vote was unanimous.



## **VII. National Register Preliminary Review**

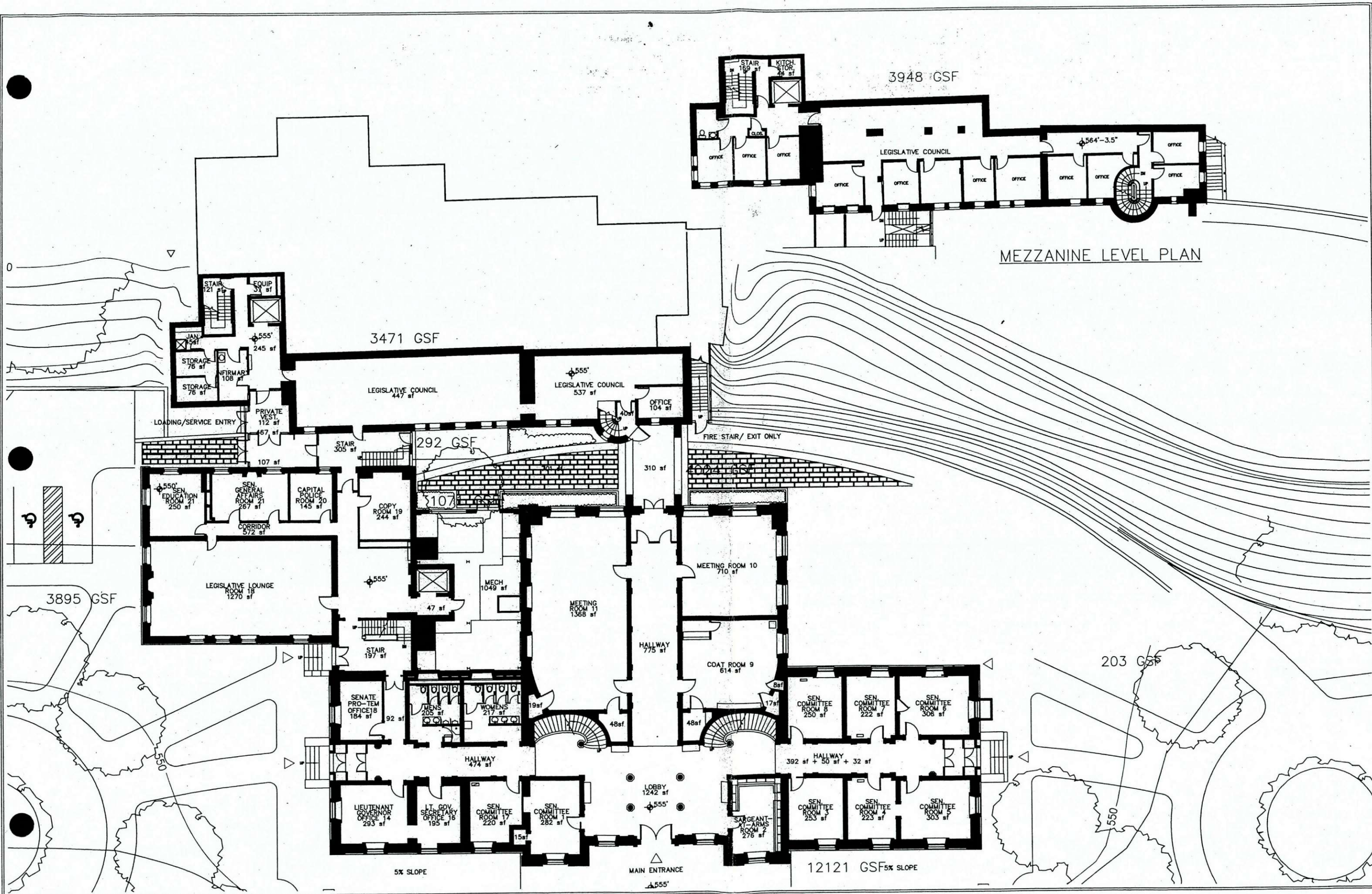
- A. Lauzon Building – As a follow up to last month's discussion regarding this property, Liz Pritchett was present to give additional information that the Council requested. The Council had received materials prior to the meeting for review. After much discussion, the Council agreed this building would be eligible in a district but not as a stand alone to be listed individually. The Council suggested that Liz go back and encourage property owners to come back with a district nomination or a MPDF that could include similar property types.
- B. 44 Front Street; 163-165, 171-173, 177 Intervale Ave., Burlington – The Council had received materials prior to the meeting. Liz Pritchett states that Housing Vermont is proposing these rehab projects for the RITC tax credit which requires National Register listing. It is being proposed that these properties possibly would be eligible if listed under an MPDF for multi-family housing in Burlington. No such MPDF currently exists but will be developed, as a CLG grant project, by the time these projects are completed. After much discussion, the Council agreed that 44 Front Street could possibly be listed either individually as a well preserved property of this type or as part of an MPDF for multi-family housing if one was developed. The Council was concerned with the fact that these buildings were originally single family units that were converted to multi-family units with historic alterations makes them "multi-family" housing types. Sue responded that these properties tell the story of how multi-family housing in Burlington evolved. There was concern about recognizing houses that have been divided into apartments and not recognizing those that are still intact. The Council agreed they would need to see the MPDF before they can make a decision and would need to see the MFDF types in order to justify listing these properties.

## **VIII. Survey Update**

- A. Resurvey of 1993-1996 Burlington Survey in Old North End – This is a follow-up to a 2004 meeting at which the Council decided the surveys were too out of date to list on the State Register without first documenting what changes had occurred to the buildings since the original survey. Phil Barlow, hired by the Division, resurveyed the buildings and attended the meeting to give an update on the original surveys. The Council had received copies of updated survey reports on the areas resurveyed, as well as a summary of the resurvey project. The Council acknowledged that Phil had done a great job at updating photos and documenting the changes each property has gone through. There were surprisingly few major changes – 5 out of 258 buildings had been significantly altered. Some members felt they had enough information to vote on the survey while others stated that maps are important and should be added to tie in each survey and show how each survey fits with another. The Council asked that key features of the old North End be mapped on 3 or 4 maps. An example would be ethnic concentrations over time.
- B. Survey Methodology – The Council agreed that this deserves more discussion and requested 1 to 1½ hours be set aside at a future meeting to finish discussion.

## **IV. New Business Continued**







STATE OF VERMONT  
Department of Buildings  
and General Services  
Agency of Administration  
Montpelier, Vermont



STATE HOUSE EXPANSION  
AND RENOVATION PROJECT  
FIRST FLOOR

REVISIONS

SCALE: -	DATE: January 13, 2006	DRAWN BY: -	APPR. BY: -
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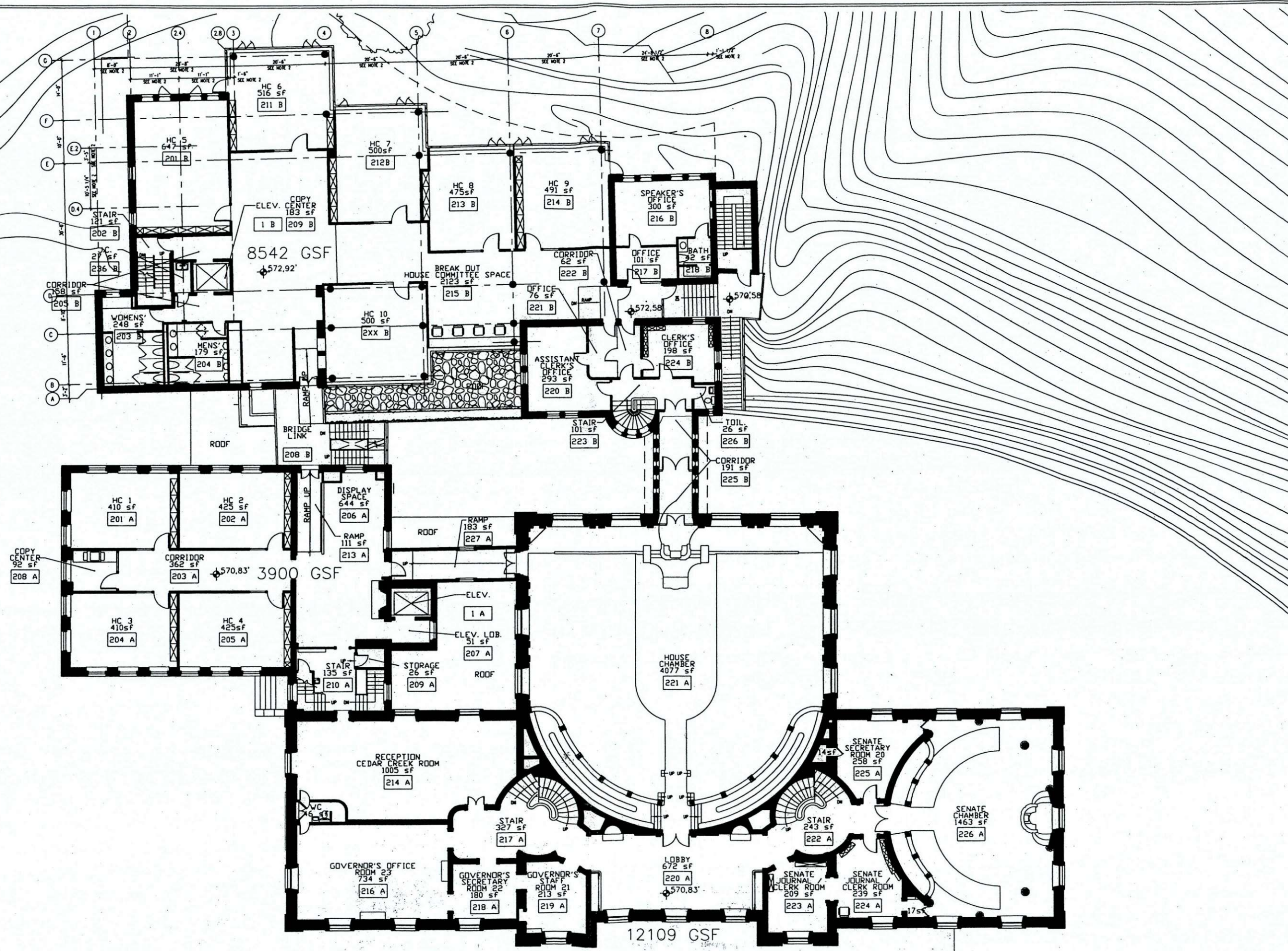
STATE HOUSE  
EXPANSION AND  
RENOVATION  
PROJECT

FIRST  
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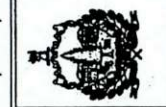
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STATE OF VERMONT  
Department of Buildings  
and General Services  
Agency of Administration  
Montpelier, Vermont



STATE HOUSE EXPANSION  
AND RENOVATION PROJECT  
SECOND FLOOR

REVISIONS

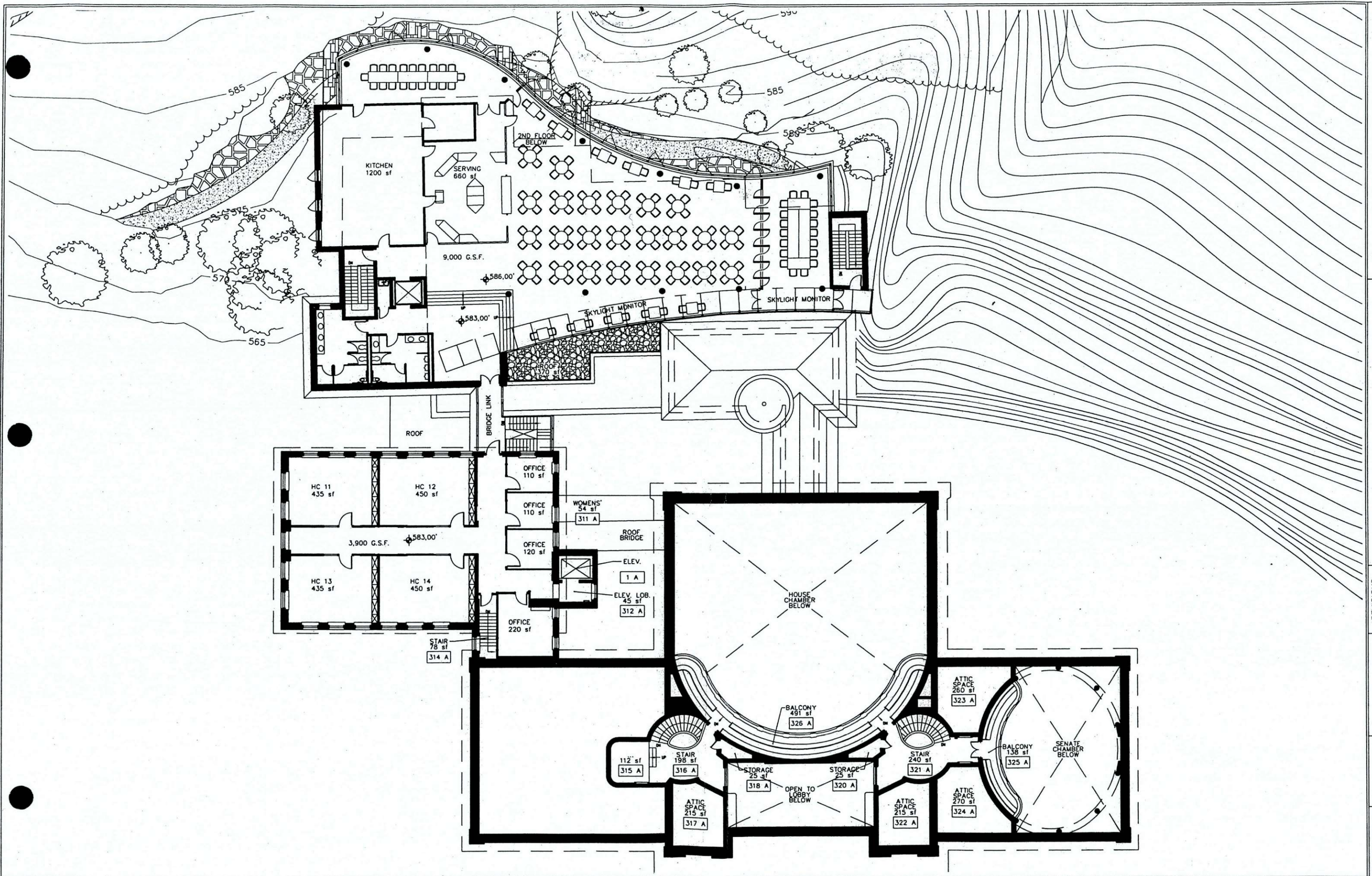
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STATE HOUSE  
EXPANSION AND  
RENOVATION  
PROJECT

SECOND  
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STATE OF VERMONT  
Department of Buildings  
and General Services  
Agency of Administration  
Montpelier, Vermont



VERMONT

STATE HOUSE EXPANSION  
AND RENOVATION PROJECT

THIRD FLOOR

MONTPELIER,

REVISIONS

NO.	DATE	DESCRIPTION
1	1/3, 2006	DATE : January 13, 2006
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STATE HOUSE  
EXPANSION AND  
RENOVATION  
PROJECT

THIRD  
FLOOR

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**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

## **NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 10:00 a.m. on Thursday, March 23, 2006 in Conference Room A/B, Sixth Floor, National Life North Building, Montpelier, Vermont.

I.	Schedule Meeting Dates	10:00
II.	Minutes – February 27	10:05
III.	Historic Preservation Grants	10:15
	Lunch	12:00
IV.	SHPO Report	12:15
V.	HP Grants Continued	12:45



State of Vermont  
**Advisory Council on Historic Preservation**  
National Life, Drawer 20  
Montpelier, VT 05620-0501

March 15, 2005

**Members Present:** David Donath, Chair  
Glenn Andres, Vice-Chair  
George Turner, Historic Architect  
Tracy Martin, Citizen Member

**Members Absent:** James Petersen, Archeologist  
Elizabeth Boepple, Citizen Member

**Staff Present:** Jane Lendway, SHPO  
Nancy Boone, State Architectural Historian  
Shari Duncan, Administrative Assistant  
Eric Gilbertson, Deputy SHPO  
Suzanne Jamele, NR/SR Specialist

**Visitors Present:** LuAnn Dillon, Deputy Secretary, ACCD  
Paula Hill, Landscape Architect Student & Dufresne-Henry Employee

The Vermont Advisory Council on Historic Preservation meeting was called to order by the Chair at 10:35 a.m. in the conference room at the Calkins Farmstead, Intervale Foundation, Burlington, VT.

**II. Minutes** – Glenn made a motion to accept the minutes as amended, Tracy seconded. The vote was unanimous.

**V. Advisory Council Session at HP Conference** – The Council discussed possible options for their session/meeting at the Historic Preservation Conference to be held May 6 in Bennington. They agreed to have a regular monthly Council meeting and try to include the following as possible topics:

- Approve a National Register Nomination.
- Do a preliminary review of a more difficult National Register nomination that would require discussion about what kind of documentation is needed. The discussion will include the difference between State and National Register levels of documentation.
- Have a discussion on grant funding and how to generate more resources to expand the grant programs. This year's grants could be used as a demonstration of the good projects the State is funding. There could be a talk about emphasizing the clarity of an application. A slide show could depict what makes a good photo submission with the application, stressing the



that the cell tower criteria were used for evaluating the project. The opponents of the project concluded that any change was an undue adverse effect. Liz and Harvey were representing a group of private citizens and not the Shelburne Museum or Shelburne Farms, that lie within the project proposed area. Eric stated that he and Judy spent many hours on evaluating this project, including a field visit with the Historic Preservation Consultant for VELCO. He said they were aware that they needed to make a defensible and logical decision/comment. He noted the presence of other intrusions in the area. Glenn suggested that there be documentation of current conditions for future reference. Jane added that perhaps the entire line might be documented. Eric stressed that Velco was very willing to work with the Division and they are trying to make the project work in a sensible way and have offered to do things such as cut the trees a certain way, provide a service road, etc. Paula Hill noted that if you are relying on existing trees to partially screen the line, the preservation of the trees needs to be required.

**XI. AOT PA Annual Report** – Nancy summarized the report and noted that Scott Newman put the report together on short notice and because of staff shortage, there are many good things that do not show up in the report. She states that the Council can comment today and then Jane will comment directly to VTrans. Nancy notes that the Division is happy with the results that because the VTrans historic preservation professionals are in at the beginning of project planning, adverse effects are being avoided.

The Council had a few questions that Nancy was able to answer and they agreed that the PA is working very well and recognized that it has received many national awards.

## **IX. National Register Preliminary Review**

A. Southview, Springfield – The Council had received materials related to this project prior to the meeting. Sue summarized the property and reminded the Council that this had come before the Council several years ago. Glenn expressed concern that this property is fragile and that the pattern of the buildings on the landscape is extremely important since the buildings themselves are so altered. The Council agreed that the saltboxes are important and most likely are contributing to a district. In order to be considered for a National Register nomination, the Council agreed the following is needed: a site plan, extensive historic context that is compelling, including the national context of wartime housing and highlighting what is intact and has integrity.

## **X. State Register Designation**

A. Braintree Hill Meeting House, Braintree – The Council had received materials prior to the meeting. George made a motion to add the Braintree Hill Meeting House to the State Register of Historic Places. Glenn seconded the motion and the vote was unanimous.

B. Process for Completed Surveys Update – Nancy summarized the history of survey work done in Vermont since the 1970's. Because the criteria for State Register designation are the same as the National Register criteria, the Council noted the need to establish clear guidance on State Register documentation. Sue presented a plan for addressing the backlog of surveys awaiting State Register designation.

*Regarding the Stowe Re-survey*, Sue presented a plan that included having the consultant come before the Council and give an overview, update and show images of the re-survey. The Council decided they would form a sub-committee of two members to do a complete review of the entire re-survey via compact discs and then make recommendations to the Council. They agreed it will be helpful to have



the consultant come and do a presentation. The full Council will get a copy of the survey report, map and index. George and Glenn volunteered to do the initial review and report back to the Council. The consultant will be invited to the June 15 meeting.

*The Burlington South End Survey* – Sue summarized this survey and reminded Council Members they had seen this back in October 2004. She proposed that the Division could do the following for review at the July meeting; develop an up to date survey map of Burlington, merge old and new statements of significance into a comprehensive single statement, drive around the neighborhood and observe patterns and write about the buildings' integrity, and take current streetscape photos. The Council agreed that this should be sufficient for their review.

*Old Surveys* – Sue reports that there are a few surveys that still need to be updated and reviewed and is hoping to get an intern to help with the process.

**XII. SHPO Report** – Jane reports the following:

- Vermont scores 12<sup>th</sup> in the nation and 1<sup>st</sup> in New England for RITC projects.
- The new tax credit bill, H360, has passed out of House Commerce and is now in the Ways and Means Committee. It looks hopeful that it will pass.
- Jane attended the NCSHPO Conference in Washington recently. There were a number of things of interest that include; the Historic Preservation Fund is not paying for 50% of federally mandated tasks and they are supposed to be funding 60% and also, there is a request to cut the Save America's Treasure Grant by 50% from 30 million to 15 million. There are two special bills for historic barns and Presidential sites that would bring more money to Vermont. Also, Senator Jeffords is considering trying to get metal truss bridges into the Bridge Program and also trying to develop something for General Stores.

**VII. Archeology Report** – No report, Jim Petersen absent.

**XIV. Guided Tour** - An Intervale Staff Member led the Council on a short tour.

Respectfully Submitted,

Shari Duncan



**State of Vermont  
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National Life, Drawer 20  
Montpelier, VT 05620-0501**

## **NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 11:00 a.m. on Monday, April 3, 2006 in Conference Room A/B, Sixth Floor, National Life North Building, Montpelier, Vermont.

- |     |                              |       |
|-----|------------------------------|-------|
| I.  | Schedule Meeting Dates       | 11:00 |
| II. | Historic Preservation Grants | 11:05 |





**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**April 3, 2006**

**Members Present:** David Donath, Chair  
Glenn Andres, Vice Chair  
George Turner, Historic Architect  
Tracy Martin, Citizen Member  
Ronald Kilburn, Citizen Member  
Elizabeth Boepple, Citizen Member

**Staff Present:** Jane Lendway, SHPO  
Nancy Boone, State Architectural Historian  
Shari Duncan, Executive Assistant  
Eric Gilbertson, Deputy SHPO

The meeting was called to order by the Chair at 11:30 a.m. in the ACCD Conference Room A/B, Sixth Floor, National Life Building, Montpelier, Vermont.

**I. Schedule/Meeting Dates** – Meetings are scheduled for May 11 at Maple Corner Community Center (Annual Meeting), June 14 (to include a session with the Governor), July 19 and August 30 – location to be announced.

**II. Historic Preservation Barn Grants** - Eric noted that approximately \$125,000 is available for the barn grant awards – the \$100,000 appropriation and approximately \$25,000 in unexpended barn grant funds from prior years. He summarized the application review process and the scoring guidelines. He explained the importance of consistency in each member's score. He added that the actual number is less important than the consistency of the numbers from project to project. The Council had received copies of the grant applications before the meeting.

The Council discussed the application review process and had the following comments:

- project summary and budget should be located at the beginning of the application form
- perhaps applicants could do summary sheets as part of the application
- the description of several buildings in the application is very confusing, too much information required
- provide an index on a summary sheet of where to look for more information in the application
- provide a model application to applicants
- good photos are key to a successful application

- encourage more communities to apply like in the case of BG06-34, the Mount Holly Barn Preservation Association, and perhaps have a community project category with higher funding amounts and/or no prohibition on funding in adjacent years

Prior to the meeting, the DHP staff had reviewed and scored the projects, and made recommendations for full consideration by the Council. Eric presented slides of each project and summarized the proposed work. Council members scored the recommended projects and in one case, BG06-43, decided to score that project that was not on the recommended staff list. George moved to award a financial point to BG06-09 (Ferry Watch Inn Barn, Grand Isle), Beth seconded, the vote was unanimous. George moved that the top scoring projects be awarded grants (see list below) and Project BG06-41 (Franklin Nichols Barn, Newbury) and Project BG06-10 (Old Ordwell Barn, West Topsham) serve as alternates in the event that a grant is turned down, Beth seconded. The vote was unanimous. Tracy moved that the award grantees are all eligible for the National Register of Historic Places, Glen seconded, and the vote was unanimous.

COUNTY	TOWN	PROJECT	COST	REQUEST	PROJECT
Addison	Middlebury	Eddy Farm Barns	\$46,985	\$10,000	Foundation and structure
Addison	Shoreham	Champlain Orchards Barn	\$21,300	\$10,000	Foundation, sill, siding
Addison	Shoreham	Golden Russet Farm Barn	\$43,927	\$10,000	Framing
Caledonia	Peacham	Clough Family Farm Barn	\$36,173	\$10,000	Roof
Grand Isle	Grand Isle	Ferry Watch Inn Barn	\$30,000	\$7,000	sills, rafters, roof
Grand Isle	Isle LaMotte	Hill House Stone Barn	\$19,500	\$9,750	Masonry
Orange	Brookfield	Howe Farm Barns	\$15,538	\$7,769	Frame and structure
Orleans	Glover	Bread & Puppet Theater	\$27,000	\$10,000	Foundation and frame
Rutland	Mt. Holly	Davis/Gates/Martin/Rowe/Tarbell Barns	\$117,350	\$10,000	Joint application for 5 barns
Rutland	Brandon	Transfiguration Farm Barns	\$177,000	\$10,000	Emergency Stabilization
Washington	Plainfield	Plainview Farm Barns	\$8,000	\$4,000	Drainage
Windham	Whitingham	Morse Family Maple Row Farm Barn	\$37,625	\$10,000	Foundation and frame
Windham	W. Brattleboro	Goodenough Farmstead Barn	\$62,925	\$7,000	stabilization
Windham	Rockingham	Susan Smallheer Barn	\$19,500	\$9,750	Foundation, Sills, frame
Totals			\$662,823	\$125,269	

#### **The Council had the following comments:**

Project #BG06-01, Josiah & Lydia Shedd Farmstead, Peacham – There is a Federal Style house that goes with this farmstead. A good example of a barn of its time.

Project #BG06-02, Lonesome Pine Jersey Farm Barn, Sheffield – There is only \$5,250.00 that can be matched. Poor quality photos made it hard to review.



Project #BG06-10, Old Ordwell Barn, West Topsham – Budget appears inadequate for proposed work.

Project #BG06-33, Brook Site Stock Farm Barns, Orwell – If funded, suggest money be spend on the equipment shed restoration.

Project #BG06-34, Mount Holly Barns, Mt. Holly – If funded, a condition would be added to the agreement that Eric will be consulted on funds distribution among the five individual projects.

Project #BG06-36, Goodenough Farmstead Barn, Brattleboro – Emergency stabilization is \$7,000.

Project #BG06-43, Hall Farm Barns, Brookfield – This project was cut by the staff but the Advisory Council decided to score. Eric noted that this is an ambitious amount of work for the requested amount.

Project #BG06-44, Inauguration Farm Barn, Norwich - Eric will encourage the applicant to have an assessment done.

Project #BG06-54, Pembroke Heritage Farm Barn, Randolph Ctr. – The Council determined that this project is not eligible for the National Register, therefore, it was disqualified.

Project #BG06-63, Brian & Karen Morris Barn, Chester – If scored and funded, agricultural use would need to be determined.

Respectfully submitted,

Shari Duncan  
HP Executive Staff Assistant





**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

## **NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 10:00 a.m. on Thursday, May 11, 2006 at the Maple Corner Community Center in Calais, Vermont (directions attached.)

I.	Schedule Meeting Dates	10:00
II.	Minutes – March 23 & April 3, 2006	10:05
III.	Annual Meeting – Election of Officers	10:15
IV.	Annual Report	10:30
V.	Survey Methodology	10:45
	Lunch	12:15
VI.	SHPO Report	1:15
VII.	Certified Local Government Grant Review/Approval	1:30
VIII.	National Register Final Review	
	A. Kent's Corner Historic District Update	1:40
IX.	Tour of Kent Tavern & Robinson Sawmill	2:00





**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**May 11, 2006**

**Members Present:** David Donath, Chair  
Glenn Andres, Vice Chair  
George Turner, Historic Architect  
Ronald Kilburn, Citizen Member  
Susan Hayward, Citizen Member  
Peter Thomas, Archeologist

**Members Absent:** Elizabeth Boepple, Citizen Member

**Staff Present:** Jane Lendway, SHPO  
Nancy Boone, State Architectural Historian  
Shari Duncan, Executive Assistant  
Suzanne Jamele, NR/SR Specialist  
John Dumville, Historic Sites

**Visitors:** John Johnson, Historic Preservation Consultant  
Mary O'Neil, Burlington CLG Coordinator & Planner  
Peter Harvey, CLG Coordinator

The meeting was called to order by the Chair at 10:00 a.m. in the Maple Corner Community Center in Calais, Vermont.

**I. Schedule/Meeting Dates** – Meetings are scheduled for June 14 (to include a meeting with the Governor), July 19, August 30– location to be announced - and September 20 in Middlebury.

**II. Minutes** – March 23, 2006: George made a motion to accept the minutes, Glenn seconded. Because of a note taking discrepancy, the Council was asked if it was their intention to award HP06-39, the entire \$15,000 request or to award a lesser amount for only a portion of the work. The Council confirmed they award for the entire \$15,000. The vote was unanimous to pass the minutes as presented. April 3, 2006: George moved to accept the minutes as presented, Ron seconded. The vote was unanimous.

**III. Annual Meeting** - Glenn made a motion to nominate Beth Boepple for the Chair position and George Turner for the Vice-Chair, Ron seconded. The vote was unanimous.

**IV. Annual Report** – Nancy passed out a draft of the Council's annual report and summarized the timeframe for which the report should be finalized. Council members will send comments to Nancy for possible revisions.



**V. Survey Methodology** – This is a continuing discussion on the Burlington street surveys that the Council decided were too out of date to list on the State Register without first documenting what changes had occurred to the buildings since the original survey. The last discussion was in February when Phil Barlow, a consultant hired by the Division, had come to the Council with an updated 1993-1996 survey of a Burlington neighborhood. While the Council felt that Phil had done a good job at updating photos and documenting changes that each property had gone through, they felt more work needed to be done in order to list the surveys on the State Register.

Mary O'Neil, CLG Coordinator and Planner, from the City of Burlington, was present to convey the problems she is having in Burlington because there are so many properties not listed on the State or Register. She said there is pressure daily for development that sometimes includes inappropriate alterations and/or demolition of historic properties. She states that it is a challenge to defend her position in court cases when the Advisory Council on Historic Preservation has not acknowledged that these are historically significant properties. Mary added that inactivity on the Council's part is seen as a refusal to acknowledge the importance of these properties. The Council agreed on the following:

- Although documentation requirements may differ, State and National Register listing of any survey should be consistent because the criteria are the same.
- Defensibility of a decision to list is the key and must rely on thorough context and maps to provide that defense.
- Maps are important in this type of survey because they provide a way of organizing information in an easy way to read.
- Because ownership patterns have changed, it's important to have an overall historic context for individual streets.
- It is necessary to have information organized in a way that can easily be reformatted into districts that have a defined theme. The Council prefers that surveys be presented on one big map – showing what has been done and tie that into the text so as to approve the district, knowing that rest will be flushed out in the future.
- The existing data is enough, it just needs to be organized differently: plot the streets on a master map of the city showing potential districts; prepare overall context for each district as well as the streets; identify what is contributing and non-contributing.

After much discussion, the Council agreed that in order to approve the street surveys, they would like the above-mentioned maps produced. In the interim, the Council passed the following resolution:

The Advisory Council recognizes that the City of Burlington has conducted surveys of historic resources, using Certified Local Government matching grants, for consideration by the Council for listing in the State Register of Historic Places, but the Council has not taken action on them. Further the Council recognizes that this backlog includes many significant historic resources in Burlington that reflect the growth and development of the city, and are worthy of preservation and continued use. Further, the Council, the City and the Division for Historic Preservation have agreed on the



presentation materials necessary for their review. Therefore the Council resolves to take action on the City of Burlington's request to list these properties on the SR in an expeditious manner. Ron made a motion to accept the resolution, Glenn seconded. The vote was unanimous.

#### **VI. SHPO Report – Jane reports the following:**

The Agency has been involved in the state-wide Strategic Enterprise Initiative (SEI). It is a process to find ways to improve effectiveness and efficiency in state government.

Downtown Legislation – The legislature wound up their work, passing several things that affect the downtown program. The Downtown Tax credits gave DHP what they had asked for. It consolidated and streamlined the credits so they are easier to use and administer. The changes in the bill make it possible for Designated Villages to access the same credits as Designated Downtowns. The annual cap was increased from \$1m to \$1.5m. The legislature also allowed smaller property owners – who don't have the tax liability to use a credit - to sell the credits to a bank for cash or a change in mortgage terms. Built on the existing Designated Downtown and Village Centers model, the new growth centers legislation (S.142) creates a series of benefits to support those communities that meet the statutory requirements for designation. DHCA is charged with staffing this new program in partnership with the Natural Resources Board (formerly the Environmental Board), and decisions will be made by the Downtown Development Board.

On June 19 & 20 there is a Village Revitalization Training to be held at the Grand Isle Lake House, sponsored by Preservation Trust of Vermont. There are currently 60 designated village centers.

**VII. Certified Local Government Grant Review/Approval** – Jane passed out a memo from Chris Cochran summarizing the second round CLG grant requests. All projects meet the program requirements and Chris recommends funding as requested. Peter made a motion to award the grants as requested in the memo, David seconded. The vote was unanimous. Following are the awards:

- **Bennington** – The Division will furnish a matching grant for \$1045 for Design Guidelines.
- **Shelburne** - The Division will furnish a matching grant in an amount not to exceed \$3,600 but currently limited to \$1,948 in funding. Any unused CLG funding may be allocated to equal the initial request, or 60% of the approved project cost, whichever is less for HP Conference & Training.
- **Waterville** – The Division will furnish a matching grant for \$4,800 for preparation of a National Register nomination.

#### **VIII. National Register Final Review**

A. Kent's Corner Historic District Update - The Council had received materials prior to the meeting. Sue summarized the nomination and recommended listing under criteria A & C. She noted that the CLG approved the nomination on October 27, 2005 and also that there was one objection to the listing and it was from Linda Schazo, owner of a non-contributing property. David moved to approve under criteria A & C, Glenn seconded. The vote was unanimous.

**IX. Tour of Kent Tavern & Robinson Sawmill** – Following the meeting, the group went to the historic Robinson Sawmill where they were met by Elliot Morse, who has been active in restoring the sawmill. Elliot gave an historic overview of the sawmill and surrounding properties, and he and his cohorts opened the head gate and demonstrated how the old mill operated sawing several logs



into dimension lumber. It was obvious that folks much enjoyed seeing the old mill in operation. The Council then toured Kents Tavern, led by John Dumville, Historic Sites Operations Chief. He described the state owned historic site and its changes through the years.

Respectfully Submitted,

Shari Duncan

## Directions to Maple Corner Community Center, Calais

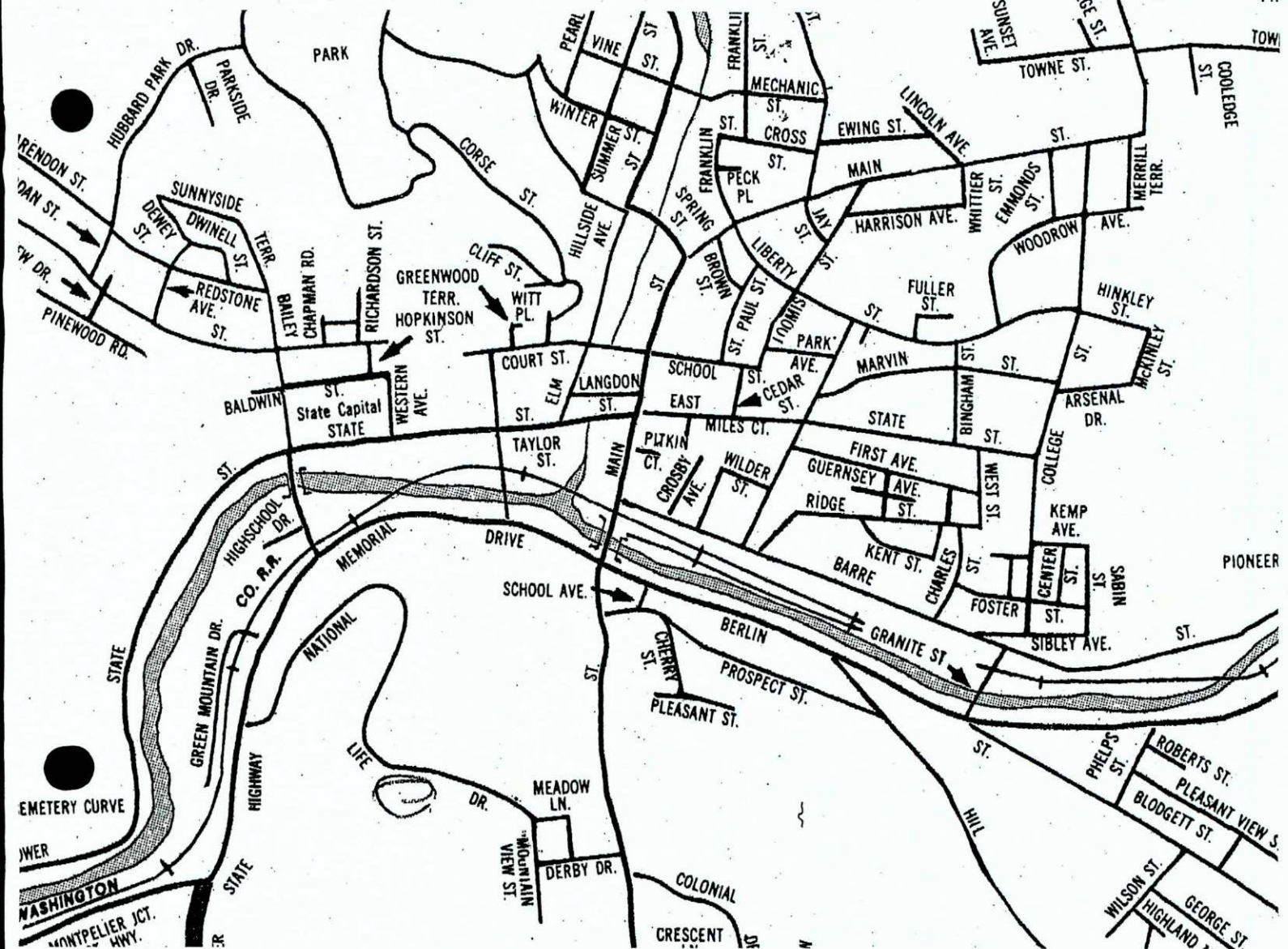
From the State House on State Street, head toward downtown and take a left at the light onto Main Street.

Follow Main Street as it bears right at the Roundabout and goes uphill. At the top of the hill, it bears left and becomes Upper Main Street.

Stay on Upper Main Street, which becomes County Road, and travel about 15 minutes.

In Maple Corner, the road turns to dirt (mud). The Community Center is on the right.

Maple  
Corner







**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

## **NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 9:30 a.m. on Wednesday, June 14, 2006 in the Board Room on the 4<sup>th</sup> floor at 133 State Street, Montpelier, Vermont.

- |      |   |       |
|------|---|-------|
| I.   | Schedule Meeting Dates                    | 9:30  |
| II.  | Minutes – May 11, 2006                    | 9:35  |
| III. | National Register Final Review            | 9:45  |
|      | A. Bridge No. 31, Waterbury & Duxbury     |       |
|      | B. The Toll House, Burke                  |       |
|      | C. Newport Downtown Historic District     |       |
| IV.  | State Register Review                     | 10:30 |
|      | A. 308 Shelburne Street - Delisting       |       |
| V.   | SHPO Report                               | 10:45 |
| VI.  | Preparation for Meeting with the Governor | 11:00 |
|      | Lunch                                     | 12:00 |
| VII. | Meeting with the Governor                 | 1:30  |

Paula Sagerman  
Historic Preservation Consultant

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June 6, 2006

Vermont Advisory Council on Historic Preservation  
Vermont Division for Historic Preservation  
National Life Building, Drawer 20  
Montpelier, VT 05620-0501

Re: Corse-Shippee House, Dorr Fitch Road, West Dover village, town of Dover  
National Register of Historic Places nomination

Council Members:

I am writing to request the Advisory Council to conduct a determination of National Register eligibility for the Corse-Shippee House in West Dover. The 43-acre property is currently owned by Roscoe and Sarah Shippee, and is a contributing resource in the West Dover Village Historic District. The Shippees are very proud of the historic significance of the property, and intend to preserve both the house and land. They would like to honor the historic value of the property by having it listed individually on the National Register of Historic Places.

The former farmhouse is a good example of a 2-1/2 story high-style Greek Revival house with a Georgian floor plan, large granite block underpinning, heavily molded cornices and gable pediments, two "front" doorways (one centered on each eaves side) with original six-panel Greek Revival exterior doors and sidelights, original six-over-six windows, a preserved rural setting that includes the remains of the foundations of three barns, two fields, the remains of an apple orchard, and a c. 1950 detached garage. An adjacent 47-acre parcel that was originally part of the farmstead is protected by a conservation easement.

The floor plan of the house has been preserved with the exception of the front-to-back first story hallway, which was enclosed next to the staircase to provide the only bathroom on the first story, and the removal of the wall between the northeast and southeast corner rooms of the first story, to provide a living room. Intact interior features include the front and rear entry halls, center staircase and railing, wood floors, plaster walls and ceilings, wood trim, and paneled wood doors with historic hardware.

The house was constructed c. 1860 for Luther Corse or his son Orville. It reportedly served as a tavern as well as a farmhouse, and Orville Corse was occupying the house by the 1860s. In 1907, after Orville's death, the property was purchased by Edwin Bartlett. Bartlett's daughter Flora married Leon Shippee, and the couple lived in the house after their marriage. The property has remained in the Shippee family since then.



In 1999, the house suffered from a fire that destroyed the historic one-story east wing. The current owners replaced it with a new wing. Despite this alteration, the house still depicts the mid nineteenth-century farmhouse of a successful farmer, and is the only 2-1/2 story high-style Greek Revival farmhouse in the town of Dover. The property is also unique because it retains its rural setting in the extensively developed town of Dover, the home of the Mt. Snow ski resort.

Enclosed are relevant pages from the West Dover Village Historic District nomination, photos of the property, and a map showing the site location. Thank you for considering this request.

Yours truly,

  
Paula Sagerman

c: Sarah and Roscoe Shippee



Facing SE toward Corse-Shippee House from intersection of Dorr Fitch Road and Route 100



Facing SE toward Corse-Shippee House





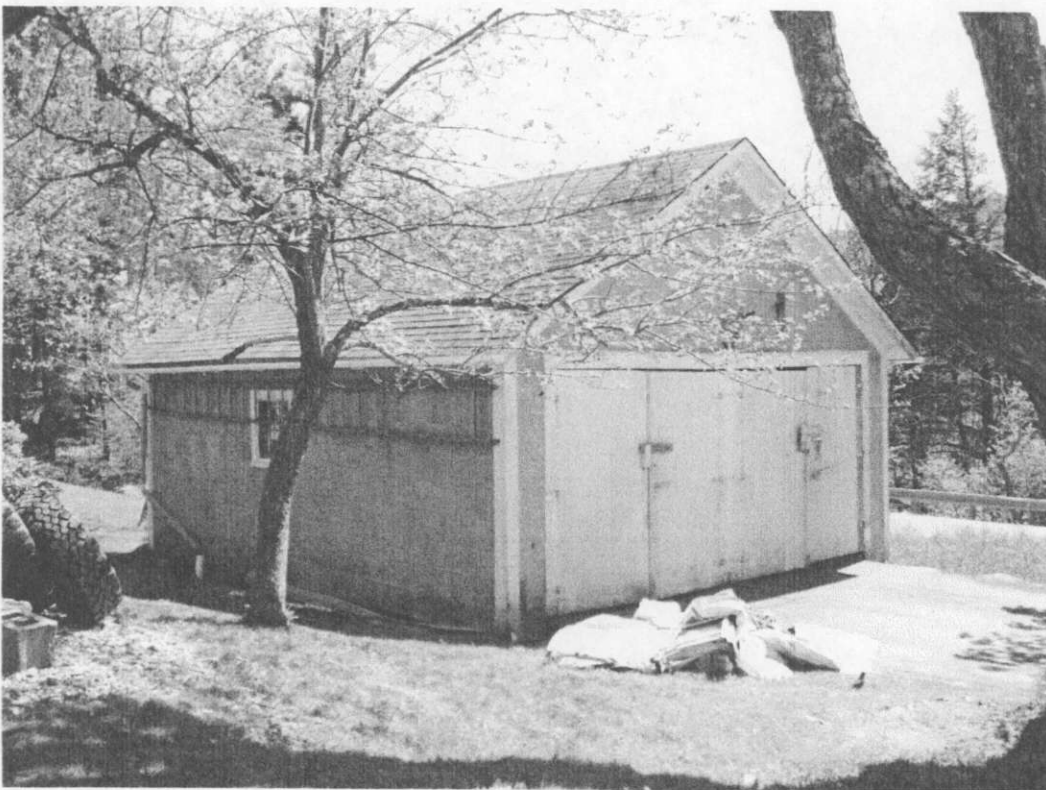
Facing northeast toward Corse-Shippee House and garage



Facing north toward south elevation



Eave/Gable detail

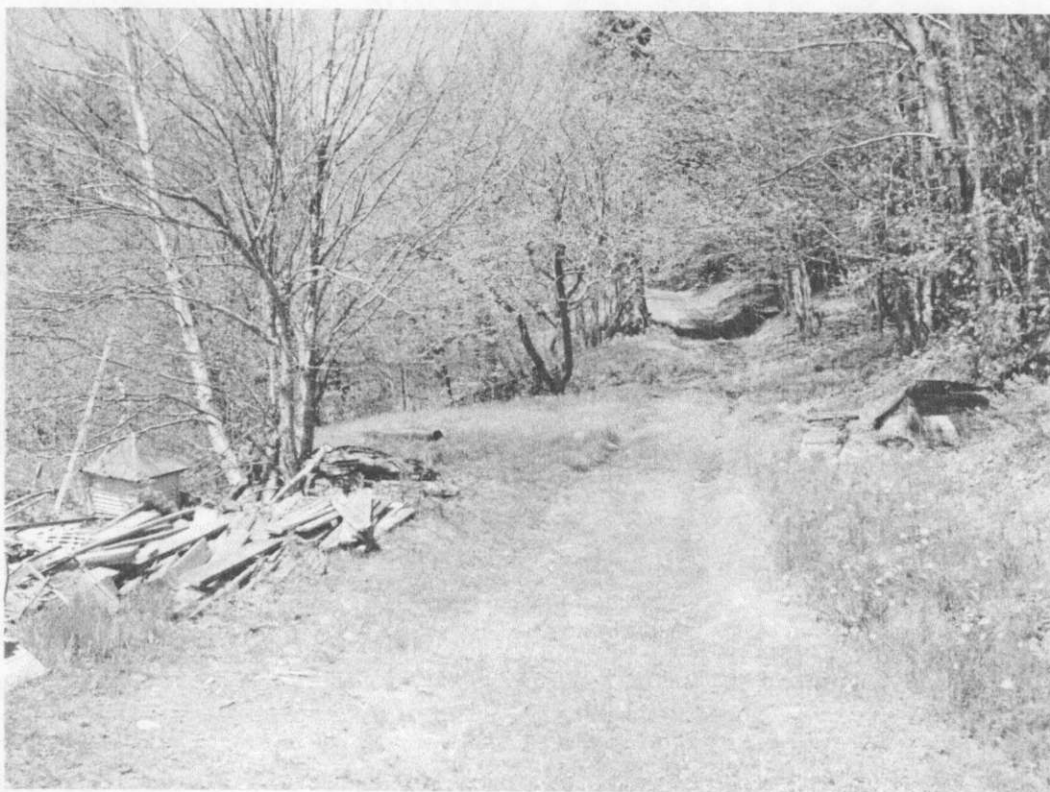


Facing southwest toward Garage





Facing northeast toward former apple orchard north of farmhouse



Facing northeast toward old farm road north of farmhouse

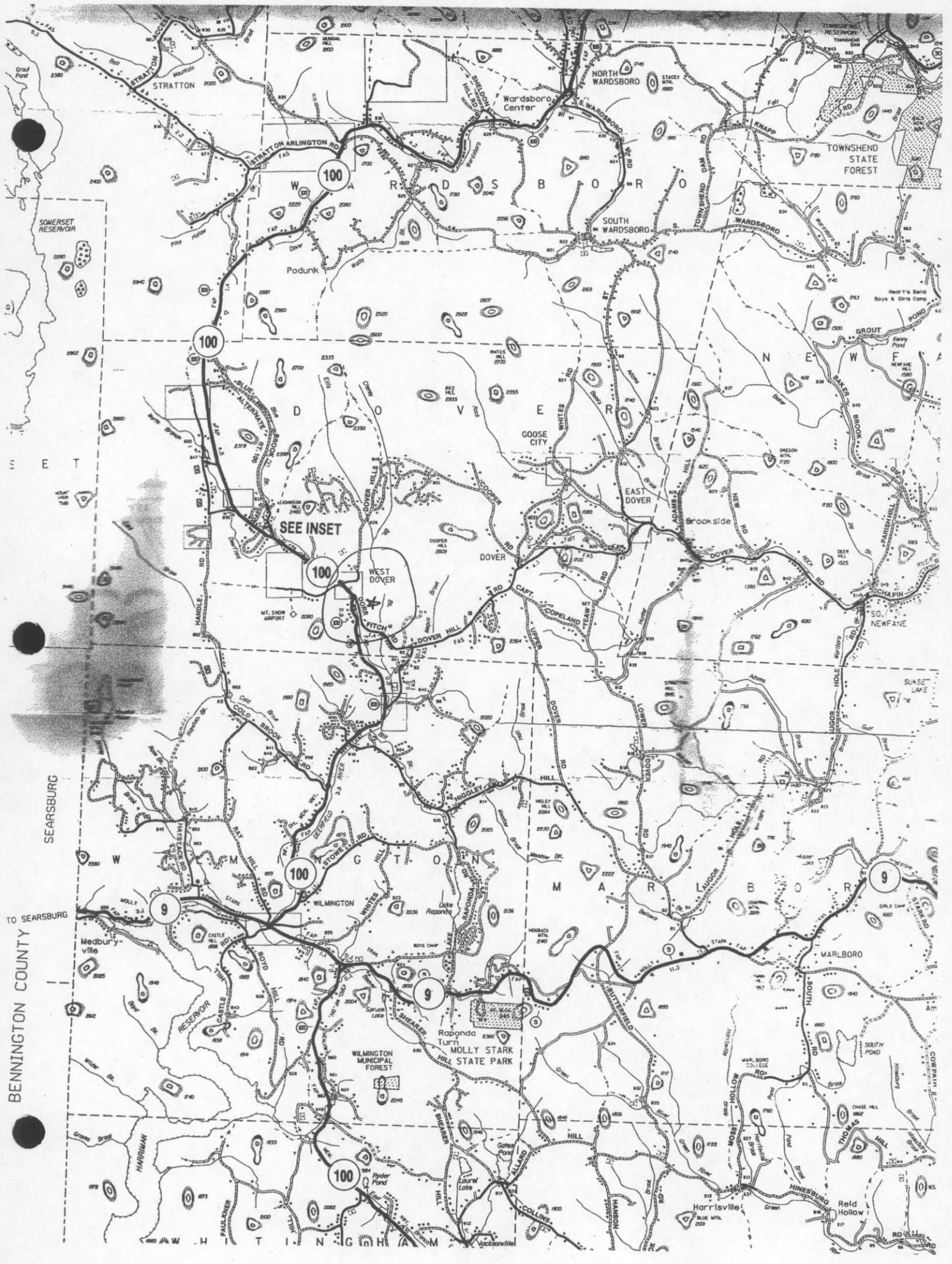


Facing north toward cellar hole of barn north of farmhouse  
(sugar house was built at northeast corner of foundation)



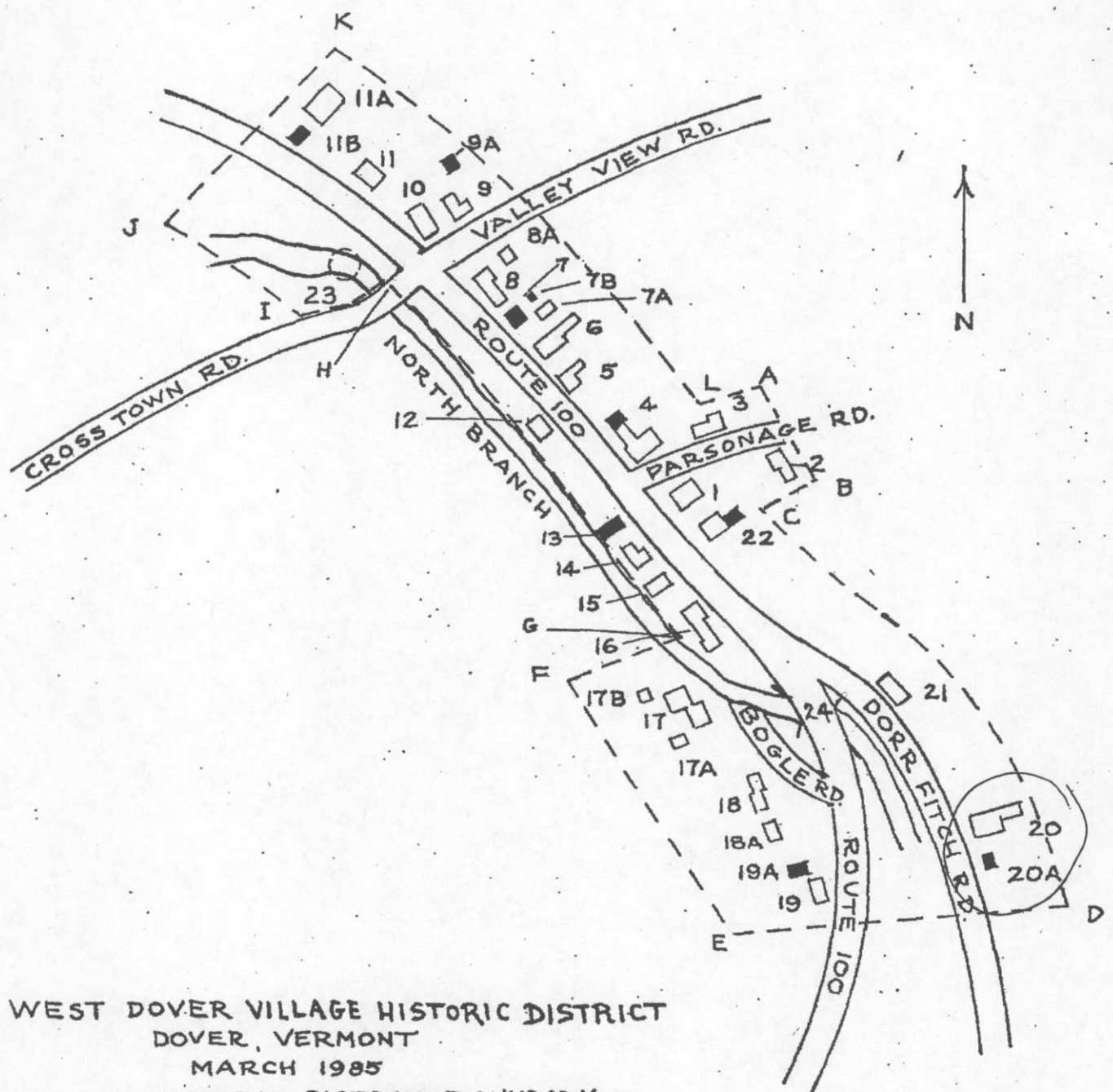


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BURLINGTON, VERMONT



BENNINGTON COUNTY  
TO SEARSBURG





WEST DOVER VILLAGE HISTORIC DISTRICT  
DOVER, VERMONT  
MARCH 1985

- HISTORIC DISTRICT BOUNDARY
- CONTRIBUTING BUILDING
- NON-CONTRIBUTING BUILDING
- SITE
- NOT TO SCALE

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received  
date entered

Continuation sheet

Item number 7

Page 13

20. Shippee House, c.1850

Overlooking the village of West Dover, at the highest elevation in the Historic District, this symmetrical 5 x 2 bay wood-frame, composition-sided, Greek Revival house rests on a stone foundation and rises 2½-stories (the tallest house in the District) to a gable roof trimmed with a molded cornice and frieze, supported by corner pilasters. The gable ends are fully pedimented. Two brick chimneys rise from the ridge of the asphalt-shingled roof. The main (south) eaves-front facade has a central paneled door framed by sidelights, pilasters and an entablature and is flanked by 6/6 sash and 6/2 sash. The north facade exactly duplicates the south facade. Second story windows are all 6/6. The pedimented west gable elevation has a full-sized 6/6 attic window. A 3-bay, 1-story wing extends to the east, spanned on its south eave by a shed-roofed porch with bracketed square posts. A brick chimney breaks the ridge of its gable roof. A diminutive gable-roofed shed and ell extend farther east.

O.L. Corse occupied the house in 1869. Earlier, the west side of the house was reportedly a tavern. It is theorized that the matching north and south facades provided separate main entrances for family and patrons. Edwin Bartlett bought the house c.1907. The Shippee family has lived here most of this century. The foundation of a 1902 barn, taken down in 1983, is visible to the northeast of 20.

20A Garage, 1950 (non-contributing)





This is a 1-story, wood-frame composition sided garage with gable roof. The south gable front has two double-leaf vertical board garage doors. Non-contributing due to age.

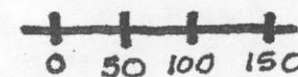
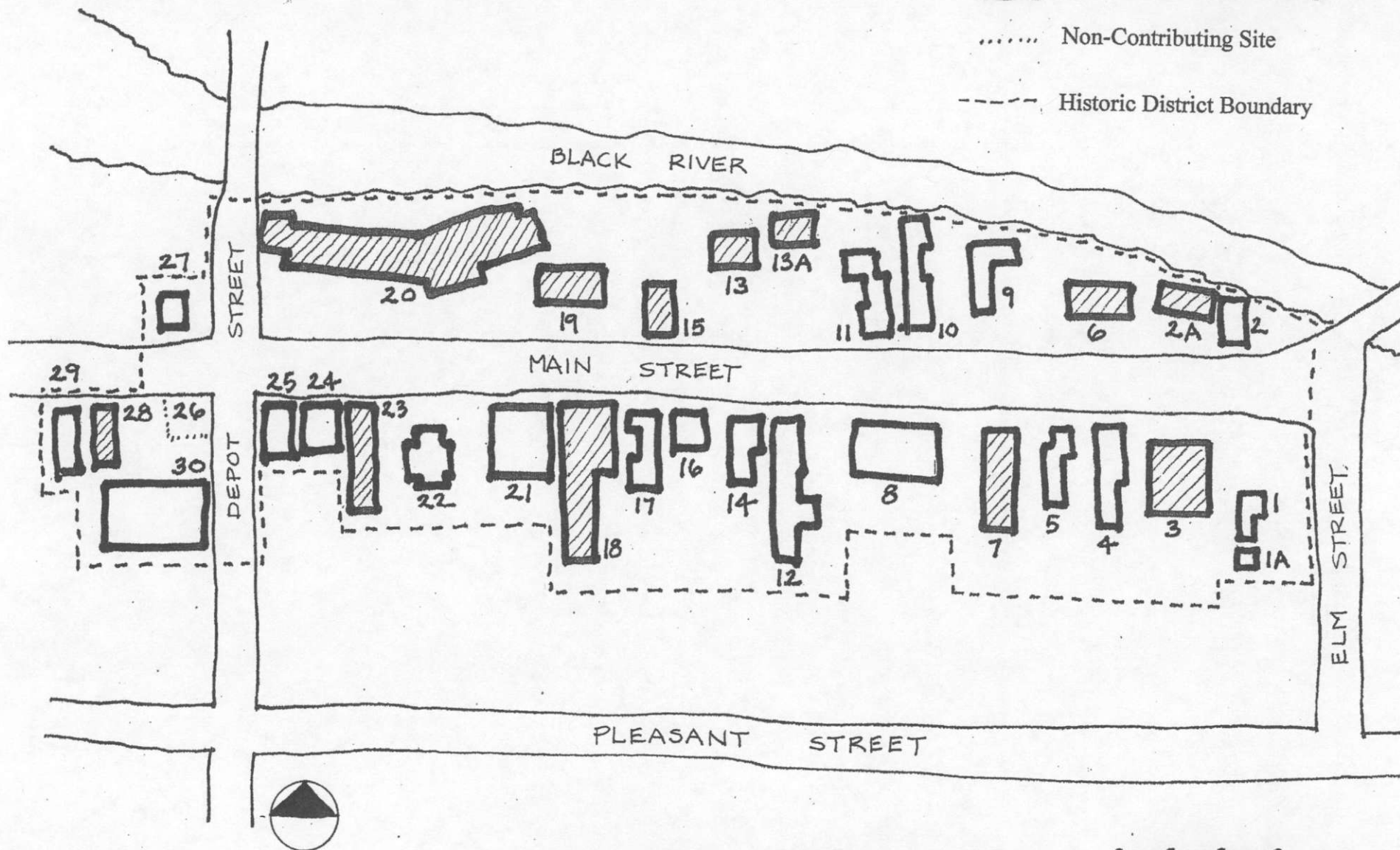
21. Blacksmith Shop, c.1870

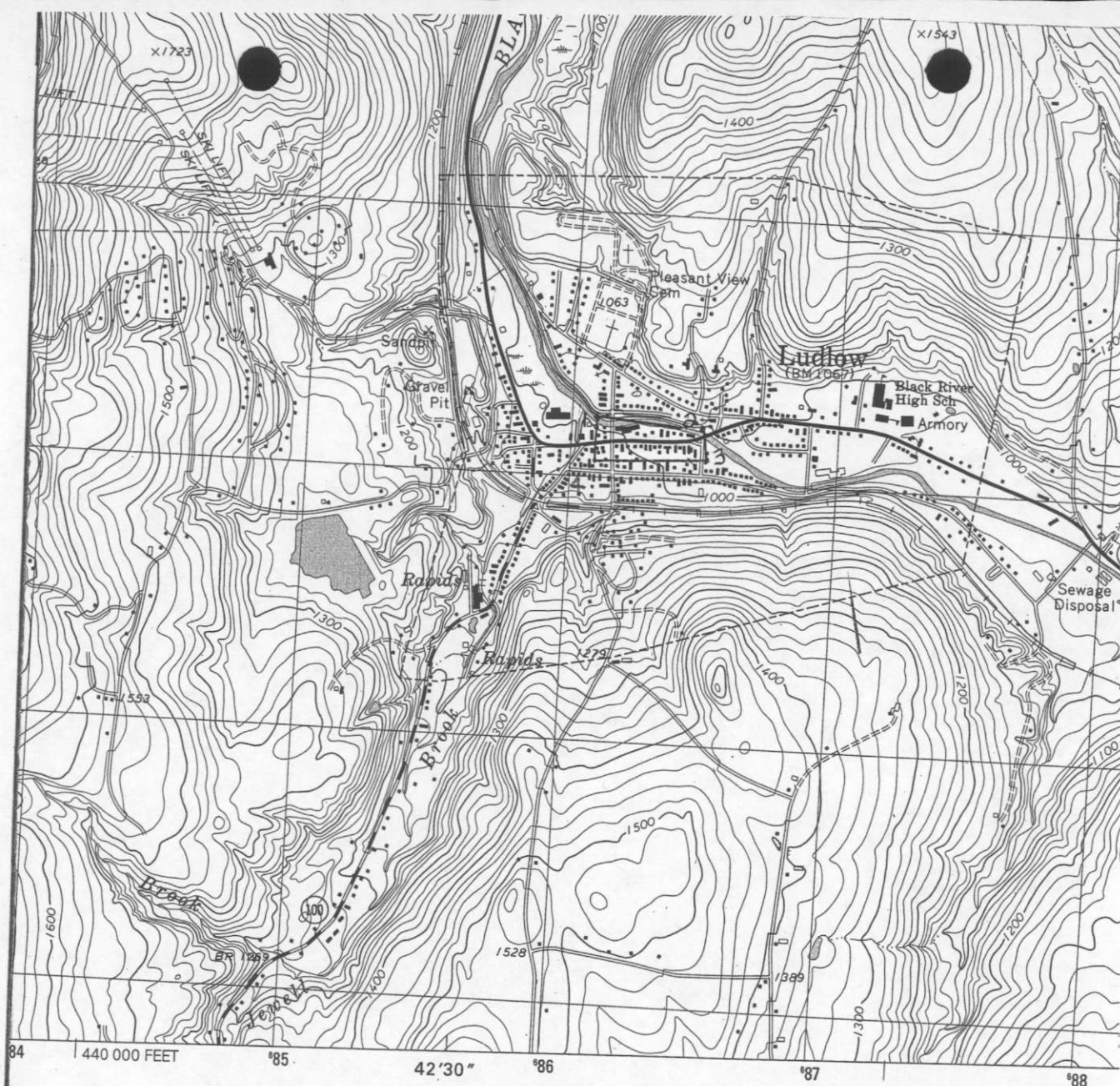
Located close to Dorr Fitch Road, this wood-frame house has composition siding which may cover cornerboards. The main block rises 2½-stories from a stone foundation to an asphalt-shingled gable roof trimmed by a returning boxed cornice. The central entrance of the main (west) eaves-front, 3-bay, irregularly fenestrated facade has a nine-light paneled door flanked by double-paned sidelights, framed by a plain surround. The entrance is set below the flanking 6/6 shuttered windows, possibly indicating an alteration or relocation from the blank west bay of the 2-bay north gable end. A 2-story, 4-bay, gable roofed recessed wing extends to the north. A 2-bay second-story shed-roofed porch with Gothic style bracketed slotted posts and a plain balustrade spans the wing's west eave, resting on a protruding first floor garage with paneled overhead door. A 1-story, 2-bay wing extends farther to the south at the same level and continuing the roof line of the first wing. Due to the upward slope of the land, this wing's foundation occurs at the second story floor level of the adjacent wing.



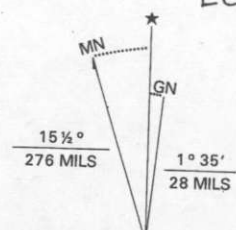
**Ludlow Village Historic District**  
Town of Ludlow, Windsor County, Vermont

-  Contributing Building
-  Non-Contributing Building
-  Non-Contributing Site
-  Historic District Boundary



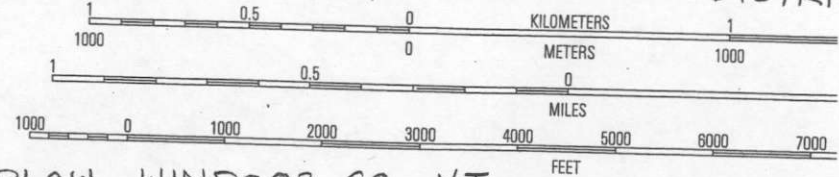


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LUDLOW, WINDSOR CO., VT

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**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

## **NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 9:30 a.m. on Wednesday, July 19, 2006 at The One-Room Schoolhouse at the President Calvin Coolidge State Historic Site, on Route 100A in Plymouth Notch, Vermont. (Please check in at the Visitor Center upon arrival.)

I.	Schedule Meeting Dates	9:30
II.	Minutes – June 14, 2006	9:40
III.	Preparation for Site Visit to Ludlow	9:45
IV.	Site Visit to Ludlow Village Historic District	10:00
V.	National Register Final Review	
	A. Ludlow Village Historic District	11:45
	Lunch (Wilder House)	12:15
VI.	National Register Preliminary Review	1:30
	A. Corse-Shippee House, Dover	
VII.	SHPO Report	1:45
VIII.	Tour of President Calvin Coolidge State Historic Site	2:00

**State of Vermont**  
**Division for Historic Preservation**  
National Life Building, Floor 2  
Montpelier, VT 05620-1201  
[www.HistoricVermont.org](http://www.HistoricVermont.org)

[phone] 802-828-3211  
[fax] 802-828-3206

*Agency of Commerce &  
Community Development*

**Draft**  
**July 19, 2006**

**Members Present:** Beth Boepple, Chair  
George Turner, Vice Chair  
Ronald Kilburn, Citizen Member  
Peter Thomas, Archeologist  
Glenn Andres, Architectural Historian  
Susan Hayward, Citizen Member (Joined at 10:05)

**Members Absent:** David Donath: Historian

**Staff Members:** Jane Lendway, SHPO (Joined at 10:06)  
Nancy Boone, State Architectural Historian  
Suzanne Jamele, NR/SR Specialist  
Diane McInerney, Administrative Assistant

The meeting was brought to order by the Chair at 9:45 a.m. in the School House at the Calvin Coolidge State Historic Site in Plymouth, Vermont.

**I. Schedule Meeting Dates**

The Council confirmed the meeting for Wednesday, September 20<sup>th</sup> possibly in Middlebury. At lunch Glenn suggested the meeting be held at the Salisbury Church and that lunch be held at his house. The Council confirmed the meeting date for Thursday, October 19<sup>th</sup> in Montpelier. Since October is Archeology month, Ron suggested this be the focus of the meeting. The Council confirmed the meeting date for November, Thursday the 16<sup>th</sup>. George suggested that there be a joint meeting with New Hampshire to discuss barns, and that it be held at the border. The Council agrees, and the meeting place will be discussed at a later date. The August meeting has been cancelled due to lack of agenda items.

**II. Minutes**

\_\_\_\_\_ moved for approval of the minutes for the June 14, 2006 meeting, and Ron seconded. George had a question about a quorum at that particular meeting and it is verified that there was a quorum. \_\_\_\_\_ moved to reconfirm the minutes of May 11, Glen seconded it, and approval was unanimous.





### **III. Preparation for Site visit to Ludlow.**

Sue opened the discussion of the Ludlow Village Historic District with photographs and documentation from Paula Sagerman, Historic Preservation Consultant. The Council identified several questions/concerns for resolution during the site visit. George was interested in knowing what the district boundaries are, and Sue Jamele reports that the town approved the area from bridge to bridge. Susan Hayward commented that the commercial district is a tightly defined project ready for early completion, and that the bridge is a neat boundary.

Peter asked whether the Ludlow Wollen Mill could be a contributing building under Criteria A. Peter felt that the mill is an Icon of the community; a core structure for its historic economic development. Sue passed the original and current photographs to Council members for review. Glenn agreed and said the building is a central element; that the village was built around it, and because of it. The changes are historical and can be read as an archeological site. Sue thought that the Division had commented that the mill is not longer contributing in an Act 250 proceeding.. She is concerned about the architectural changes. Glen believes the mill retains its integrity through activity and economic value. Peter believes that the mill should *not* be looked at as an individual building, but as part of the district according to its commercial context. Beth agrees that its very presence is integral to the district.

Peter made reference to the Fire House that was deemed contributing, and the fact that the front of the building had changed somewhat dramatically. Beth asked Sue if someone from the village was going to meet with the Council. She replied, no. The members left Plymouth for the district.

### **IV. Site visit to Ludlow Village Historic District**

The Council arrived in Ludlow and walked through the entire district, and discussed factors regarding contributing or non-contributing buildings. The mill was the first stop. Peter said there was no question that the mill is a focal point and retains mass, the clock tower, and the chimney. He believes the Council should focus on the most character defining features. He wondered if there are any political issues involved in the approval. Beth feels the owners should be encouraged to restore the windows if approved. Glenn wondered if this building is approved in the state it is in, will this set precedence for other mills that have similar radical changes. George felt that the mill has sufficient architectural features that remain. The major issues for the building are: Windows that have changed to doors, unusual skylights, arched openings for halls, balconies and railings on both the front and back of the building. Jane called the Council together and asked what would have been done differently in 1980 when they made changes. Architectural integrity needs to be defined. The question arises: What will happen to the district if the owners continue to deface the front of the building? George explains that the Council can influence them to retain the features if they are approved. Beth feels it can be approved with its current



integrity. Sue Jamele said all 7 integrity considerations should be taken into account.

The next building in question was #15, the Legion Hall. George feels that the lines of integrity need to shift, but can see that it could be the beginning of a "cascade" with new legislation. Sue Jamele wonders where we cross the line. Glenn feels that the buildings need to be looked at from the standpoint that they are part of the district and set the scale for the district. The owner of Building #1 is objecting the nomination. The Council is considering adding the **tenement structure behind building #27** since it is the first building to set the structural scale and is adjacent to the mill. Sue informs the Council that the Community plans to include the residential area, Depot Street and Pleasant St., in subsequent nominations. The council returned to Plymouth at 12:05 p.m.

#### V. National Register Final Review – Ludlow Village Historic District

During lunch Beth asked for specific observations about the buildings that are non-contributing, and wanted to know if the Council now viewed them as contributing. Since the consultant Paula Sagerman has completed her work, any changes to the district nomination will have to be made by Sue Jamele. Beth feels the present nomination is flawed. Glenn said the district has no synthesis with so many buildings that are non-contributing. Individual buildings need to be considered in the context of the "whole" district. Peter felt that the natural evolution of the community and district from residential to commercial is a part of modernization even though it may be masking the older architecture. George mentioned that no buildings were removed or replaced; they were simply modified through the progression of time. Sue Jamele explained the changes made to buildings after Okemo moved in are not accounted for in the nomination because they are beyond the period of significance. Glenn feels strongly about the tenement building being included in the district since it sets the scale for the town and was obviously related to the mill. Peter felt that if you were to take the residential areas into consideration you would more likely understand the commercial changes. George wanted to know if the Council had done a preliminary review of the district. Sue said it was done in 2005. Glenn mentions that the buildings have fallen in the non-contributing category because of the changes, but that the theme is still there and the Council just needs to look deeper. Jane felt there needs to be further definition of changes. Changes can be non-contributing yet the building is still contributing. Jane also felt you have to understand the district to accept the changes Ludlow has been through. This district is a hard call. Sue Jamele said the historian based her C/NC determinations on how much she felt was lost through architectural changes.

Glenn requests a reexamination of buildings 7,15,20,28, and the addition to the nomination of the tenement behind 27. Beth summarized that the Council will be voting on changing 4 non-contributing buildings to contributing status and adding 1 to the nomination. Beth felt that building 7 has crossed the line of integrity, but



Peter felt it conforms to criteria C because of its mass. In the interest of moving forward Beth suggested to review one building at a time.

Glenn felt that #28 was obviously originally a house, and a good example of continuous architecture. The brick storefront was a late 20<sup>th</sup> Century application over an earlier storefront added in the 30's. All Council members agree.

Glenn felt that #7 has design criteria of mass and size. It was obviously residential with its French 2<sup>nd</sup> Empire architecture. Its strong roofline retains a prominent place on Main St. Its mid 19<sup>th</sup> century character reflects the period of development in the district. All Council members agree.

Glenn explains that if you lose #15 you lose the historical commercial character of the district. Its massing, roofing, and general construction pattern reflect its late 19<sup>th</sup> Century construction. All Council members agree.

Glenn explains that #20, the mill, is contributing because of its historical importance to the community in spite of the changes. Focus should be on the dominant features. All Council members agree.

New to the nomination is the **tenement** that conforms to criteria A, the workplace and the mill, and establishes the Victorian scale for the district. Sue said she will need to notify the owner of the building and the town manager. She may also have to notify all owners of the mill condominiums. Issues about how many members get to vote need to be addressed.

Beth made a motion for the revision of the nomination. 4 buildings deemed contributing and one building added (#31). Peter seconded, and the Council vote was unanimous. Lunch ended and the meeting continued in the School House.

## **VI. National Registry Preliminary Review – Corse-Shippee House, Dover**

This 1869 contributing house is part of the West Dover district and Sue passed around pictures of its present condition and one from 1985. With unusual Greek Revival architecture, two front doorways, it is thought to have been a tavern. The interior is intact, a garage was built in 1950, and the owners would like to register it individually. Glenn felt there needs to be a "story" to accompany the registration, that it is not eligible under criterion C without a story, since it is already a part of the district. Sue felt that if it is eligible under architectural criterion that is all it needs. Glenn reiterates that individual nominations need a story. All members wondered why the owners want to list it individually, and felt that its architectural value is marginal. Beth said that history is the key for review and a nomination. The Council nodded its approval.



## **VII. SHPO Report**

Jane began her report with plans for expanding the Visitor Center at Plymouth Notch. The building was constructed in 1971 and is not part of the district. Plymouth Notch is one of the largest sites reporting 70-80 thousand visitors a year; 100 thousand to all sites. A model of the proposed addition to the center and floor plans were available for the Council to view. Jane explained that ½ of the Sites budget comes from Plymouth Notch and it is the largest site for potential visitors although, at present, Bennington is the biggest money maker. Since Calvin Coolidge is no longer a "current" president there needs to be a resurgence of interest for this site to prosper. Jane feels this can be achieved through the expansion that will provide an education center with meeting and classroom space, as well as refreshing new exhibits. The Calvin Coolidge Memorial Foundation is still involved with perpetuating Coolidge's memory and their offices are in the basement of the Church. They would prefer more space and are willing to collaborate to build a larger visitor and education center. Extending the season for the site should bring in funds for hiring educators and additional staff. Jane predicts that the most significant audience will be school children and Vermont residents. Using the model Jane showed how the new entrance that faces the mountain east will be less obtrusive. Visitors will enter at this point and then leave through the old entrance that faces the district. There will be a new design to the gift shop. The lounge will remain the same; the exhibits will be upgraded, and will change periodically. There will be a research library on the lower level, a vault, and space to store changing exhibits. Legislature has approved \$80,000 for engineering, and planning. Next term the Legislature will be asked for 2 million in additional funds. There are also plans to restore the Blanchard Barn to the north of the site. The intention is to house a small herd of milking cows that would supply milk to the cheese factory. This would make possible dairy tours for school field trips and the ability to further understand the period of the 20's completely, not just the presidential aspect. Beth asked if this project is for generating revenue. Jane said she makes no claim to increased revenue. The project's purpose is to provide a better experience for the visitor and a more interesting classroom experience for students. There have been numerous social events that take place at Plymouth and the idea of weddings, corporate retreats, and state agency meetings are part of the plan with the increase of 12,000 square feet of space. These events will not interfere with tourism.

## **VIII. Tour of President Calvin Coolidge State Historic Site**

Bill Jenney provided the Council with an exceptionally intriguing tour of buildings at the historic site. The tour was completed and the meeting ended at 4:15 p.m.



**State of Vermont**  
**Division for Historic Preservation**  
National Life Building, Floor 2  
Montpelier, VT 05620-1201  
[www.HistoricVermont.org](http://www.HistoricVermont.org)

[phone] 802-828-3211  
[fax] 802-828-3206

*Agency of Commerce &  
Community Development*

## Notice

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 10:30 a.m. on Wednesday, September 20, 2006 in the Grand Salon at the Chateau at Middlebury College in Middlebury, Vermont.

- |       |  |       |
|-------|--|-------|
| I.    | Minutes – July 19 <sup>th</sup> , 2006                 | 10:30 |
| II.   | Schedule Meeting Dates                                 | 10:45 |
| III.  | National Register Final Review                         |       |
|       | A. Giroux Furniture Company Bldg., St. Albans          | 11:00 |
| VI.   | State Register listing                                 |       |
|       | A. Odd Fellows Hall (now the Village Hall), Derby Line | 11:15 |
|       | B. Update on Old North End Surveys, Burlington         | 11:25 |
| V.    | Library Tour   | 11:30 |
|       | Working Lunch  | 12:30 |
| VII.  | SHPO Report  | 1:30  |
| VIII. | Other Business   | 1:45  |





**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**Draft  
September 20, 2006**

**Members Present:** Beth Boepple, Chair (Joined at 10:50)  
George Turner, Vice Chair  
Ron Kilburn, Citizen Member  
Peter Thomas, Archeologist  
Glenn Andres, Architectural Historian  
Susan Hayward, Citizen Member

**Members Absent:** David Donath, Historian

**Staff Members:** Nancy Boone, State Architectural Historian  
Suzanne Jamele, NR/SR Specialist  
Diane McInerney, Executive Administrative Assistant

This meeting was brought to order by the Vice Chair at 10:40 a.m. in the Grand Salon at the Chateau at Middlebury College in Middlebury, Vermont.

**I. Approval of Minutes**

Glenn moved approval of the minutes from the July 19, 2006 meeting, and Peter seconded. Minutes were approved 5-0.

**II. Schedule Meeting Dates**

The October 19<sup>th</sup> meeting will be held in Montpelier. Archeology will be the major topic. The November 16<sup>th</sup> meeting will be held in Burlington. The agenda will include review and designation of surveys in the Old North End and a review of a proposal by the Town of Waterbury to build a public safety building on the green at the old State Hospital complex (22 VSA 14 review). The meeting scheduled for December 14<sup>th</sup> will be held in Montpelier in the Calvin Coolidge Conference Room on the 6<sup>th</sup> floor of the National Life Building, and the agenda may include barn grant selection. The January 18<sup>th</sup> meeting will also be held in Montpelier at the Calvin Coolidge Conference Room on the 6<sup>th</sup> floor of the National Life Building,



and the agenda may include grant selection. The proposal to meet jointly with colleagues from New Hampshire to discuss barns has been moved to later in the winter.

### **III. National Register Final Review**

#### **A. Giroux Furniture Company Bldg., St. Albans**

The Council had received copies of the nomination prior to the meeting. Sue passed around pictures of the building being reviewed. The nomination is driven by tax credits under criteria A. In 1896 this building was a commercial warehouse for grain and feed. In 1905 it became a repair shop for wagons and carriages. In 1937 the building housed retail furniture, and in 1955 large glass display windows were added. The building has an interesting triangular shape and remains a remnant of the town's flourishing commerce. Glenn moved for approval of this nomination under criteria A, and Ron seconded. Glenn noted that there are old signs under the last layer of paint and it would be interesting if those last surviving commercial features of the building could be retained. Some Council members felt that a streetscape for all new commercial nominations be included for a greater understanding of building context. Beth pointed out that while context certainly adds to a resource, like the Taft Corners real estate building, lack of context does not disqualify a resource which may be a sole remaining link to an area's past. The nomination was approved by the Council, 6-0.

### **VI. State Register Designation**

#### **A. Odd Fellows Hall (now the Village Hall), Derby Line.**

The early town survey taken in 1970 did not include this building built in 1887. In 1940 the front porch was added to the Odd Fellows Hall. The building is now used as the Town Hall. George was wondering if the Council should approve just this one building now, or wait until a district is established. The majority of Council members felt that approval of this one building may encourage the nomination of a district in the future. Glenn motioned for approval and Peter seconded under criteria A and C. Council members wanted to know what the proper name for the building is and Sue remarked that both names will be included on the State Register. Council approved the nomination 6-0.

#### **B. Update on Old North End Surveys, Burlington**

The Council decided that all members will receive a summary of Phil's survey and findings along with new pictures of the streetscape in the Old North End for consideration. This information will be included in the packet to view at the October meeting. Sue explained that the City is working on a map of this area that will include the boundaries and buildings, and will be available at the October meeting. It was also decided that the November meeting will be held in Burlington so that members may visit the neighborhood before the meeting if they wish. There will be a public meeting on November 8<sup>th</sup>, 7 p.m., at the Police Station, 1 North Ave., Burlington. The purpose of this meeting is to describe the survey findings and upcoming consideration for the State Register, and to receive comments from

the public. The Council's decisions for the survey will be made at the November meeting after the public hearing.

#### **VII. SHPO Report**

The Council was informed that Nate Bailly has been hired to fill the position in the Downtown Program.

Nancy reported that the Division has just been awarded an IMLS Grant for \$250,000. Giovanna Peebles and Elsa Gilbertson prepared and submitted the application. The project will explore French occupation at Chimney Point and will partner with the Bixby Library and other local entities. It will result in a documentary that will be aired on public TV and will be a model for how to view historic events in local context.

#### **VIII. Other Business**

Peter gave the Council an overview of Giovanna Peebles' memo on the identification and treatment of archeological sites under Act 250. (Copy attached to record copy of minutes.) The discussion included information on MPDF's for prehistoric resources. The Council will discuss the issues raised in the memo at the next meeting. Beth felt that the Council needs to set goals for this discussion and not get off track. Three hours will be allotted for the discussion.

#### **V. Library Tour**

Glenn supplied the Council with information on the renovation of the Starr Library at Middlebury College and led the Council on a tour of the building. The tour then extended to the new library. The Council thanked Glenn for an excellent overview of the projects.

The meeting was adjourned at 2:45 p.m.



September 15 & 16, 2004

**Members Present:** Peter Mallary, Chair  
Glenn Andres, Vice-Chair  
James Petersen, Archeologist  
George Turner, Historic Architect  
David Donath, Historian  
Elizabeth Boepple, Citizen Member  
Tracy Martin, Citizen Member

**Staff Present:** Jane Lendway, SHPO  
Nancy Boone, State Architectural Historian  
Shari Duncan, Administrative Assistant  
Sue Jamele, SR/NR Specialist (Sept. 16 only)

The Vermont Advisory Council on Historic Preservation meeting was called to order by the Chair at 3:15 at the Grand Isle Lake House in Grand Isle, Vermont.

### **Welcome & Discussion of Retreat Schedule**

Peter welcomed and thanked members for attending the two-day retreat. Jane asked what the Council wanted to accomplish in the two days. The Council confirmed the agenda and added, "archeology curation facility" as an agenda item if there is time.

Jane gave a brief update on the BGS MOU. She states the goal is to have a working relationship between BGS and the Division for Historic Preservation for all state projects. She added that some projects slip between the cracks. The Council discussed language that might be included in the draft MOU that Jane will bring to the next meeting with BGS on October 7<sup>th</sup>. Jane will report back to the Council the outcome of that meeting.

### **Status Report on Legislative Study Committee on History**

Following a brief summary by Jane and Dave of the last summer study committee meeting, the Council and Division staff had a lengthy discussion on the subject. Various ideas and opinions were expressed, without a single consensus. They included:

- trends in community development and how building fits
- interesting stories
- Characterize integrity for a town, area.
- Owners not always able to provide needed information.
- Survey gives a local context.

### **Update – Process for State Register Review and Designation**

Sue reviewed what the current process is for state register reviews and what the Division is proposing for future survey projects. Sue summarized that there are four older surveys that need to be reviewed by the Council for designation and wants input from the Council on how to handle them. According to Sue there is one survey from 1995, one from 1996, one from 2000 and one from 2001 that need attention. Jane states these are CLG-funded surveys and the Division has not brought them to the Council in a timely manner for various reasons. The Council agreed that the old surveys need to be refreshed and that good, responsible, up to date information is necessary. Dave suggested that current owner and occupancy information be provided. It was agreed that Sue will take current photos and identify buildings that have been substantially altered. Jane suggested the Council do a street walk of the neighborhood. Dave asked if the Council might revisit the owner notification policy and whether or not a property owner should be notified when SR designation is pending. For the newer surveys, Sue will send the Council a complete copy of the survey for their review and discuss at a future meeting. Sue proposed that in the future, the consultant would come before the Council to give a presentation of the properties included in the survey.

### **National & State Register Final Review**

**Downtown Essex Junction Commercial Historic District** - The Council had received materials prior to the meeting. Sue summarized the nomination and passed around original photos. Dave made a motion to nominate under Criteria A & C, Jim seconded. The vote was unanimous.

**Fletcher-Fullerton Farm, Woodstock** – The Council had received materials prior to the meeting. Sue summarized the nomination. Glenn made a motion to nominate under Criteria A & C, Beth seconded. The vote was unanimous.

**126 Green Street, Vergennes** – The Council had received materials prior to the meeting. After discussing, the Council noted that this property would serve as a good contributing property but was weak as a stand-alone. They agreed that many of the basic components were lost such as the removal of the historic windows. The Council concurred that the information presented at this time is not compelling and suggested Sue go back to the property owner and work on developing the historic context.

Dave move to adjourn, Beth seconded. The vote was unanimous. The meeting adjourned at 2:05 p.m.



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 Giroux Furniture Company Building

other names/site number City Feed Company Building

2. Location

street & number 10-18 Catherine Street

not for publication ☐

city or town St. Albans

state Vermont

zip code 05478

code VT

county Franklin

vicinity N/A

code 011

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	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	0	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.)

N/A



6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: AGRICULTURE/SUBSISTANCE

Sub:

Storage

TRANSPORTATION

Road-related

COMMERCE

Specialty store

Current Functions (Enter categories from instructions)

Cat: WORK IN PROGRESS

Sub:

7. Description

Architectural Classification (Enter categories from instructions)

Commercial Style

Materials (Enter categories from instructions)

foundation Stone

roof Rubber

walls Brick

other Glass

Wood

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)

☒ X

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)

COMMERCE

---

---

---

---

---

---

---

Period of Significance

1896-1955

---

---

---

Significant Dates

ca. 1896

---

---

---

Significant Person (Complete if Criterion B is marked above)

N/A

---

---

Cultural Affiliation

N/A

---

---

---

Architect/Builder

Unknown

---

---

Narrative Statement of Significance (Explain the significance of the property on one or more 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.)

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

Size of Property Less than one acre

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	651367	4963699	3			
2				4			

See continuation sheet.

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.)

11. Form Prepared By

name/title Kempton T. Randolph

Organization \_\_\_\_\_

date \_\_\_\_\_

street & number 1193 Lovely Road

telephone 802-426-3134

city or town Marshfield

state VT

zip code 05658

=====

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 Americanadian LLC

street & number P. O. Box 30

telephone 802-527-2300

city or town St. Albans

state VT

zip code 05478

=====

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 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.



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

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 1

Giroux Furniture Company Building  
St. Albans, Franklin County, VT

The Giroux Furniture Co. building is a large two-story, brick veneered, wood frame commercial and warehouse block located at the intersection of Lake, Catherine and Market Streets in St. Albans, Franklin County, Vermont. The structure consists of two distinct halves built nearly ten years apart, and intended for different purposes. The older half of the building, which originally housed a feed store, dates from circa 1896 and features 6/6 sash and numerous large loading bays. The newer half of the building, first constructed as a carriage and wagon repair shop, dates from 1905, has 1/1 windows and a 1955 projecting glass storefront that houses the building's main entrance. In style the building is a rather austere vernacular commercial structure. A corbelled cornice, hinged brickwork at the corners and splayed brick lintels make up its few architectural embellishments. The building is located adjacent to the St. Albans railroad yard in a dense urban commercial/light industrial district with similar buildings of its condition. The building retains its original windows and doors and a hand-operated freight elevator, but most traces of its historic interior appearance have been removed. Deterioration and neglect have severely impacted the structure, and the many boarded up openings in the facade obscure its original appearance. Despite this, the Giroux building retains its integrity of location, design, setting, materials, feeling and association.

The Giroux building is roughly triangular in shape and presses tightly against the boundaries of the lot it occupies, which are defined on three sides by city streets. Lake Street, a major thoroughfare, runs east to west and bounds the northerly extent of the building. Catherine Street runs south from Lake Street at a right angle, and the Giroux building's east facade defines the street edge along its 115 foot length. The building's west facade is separated from the railroad yard by Market Street, which initially runs southwest from Lake Street before turning south and running parallel with Catherine Street near the southerly end of the building.

The building is two stories tall, wood balloon framed and covered in a brick veneer of running bond except for its southerly facade. A shallow pitched gable membrane roof covers the southern half of the building, while that covering the northern half is hipped and punctured by rotating turbine-topped air vents. A mortared rubble stone foundation supports both sections of the building. Numerous window openings with splayed brick lintels pierce the brick facade along the north, east and west sides of the building. The main facade of the building facing Lake Street is dominated by a single-story projecting storefront that stretches from the corner of Catherine and Lake Streets to over half way down the westerly facade fronting Market Street. This modern style 1955 addition sits on a concrete slab foundation and is faced with large abutting plate glass



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

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 2

Giroux Furniture Company Building  
St. Albans, Franklin County, VT

windows. It also houses the main entrance to the building along the short Lake Street facade. The storefront is topped by a large overhanging flat roof with recessed lights in the soffit.

The northern (front) half of the building dates from 1905 and was originally constructed as a wagon and carriage repair shop. This addition features 1/1 double hung windows on both floors, with those on the first floor being larger than the second storey windows. This half of the building has four distinct exterior facades that form a triangular shape pointing northward. The door and window bays are supported by splayed brick lintels, and a corbelled cornice runs underneath a metal gutter around the addition's roofline. The corners of the addition, none of which are right angles, feature hinged brickwork. Although the masonry is now painted, in areas where paint has worn away, the original red-tinted pointing mortar is visible. Gold leaf lettering applied by the Giroux furniture store adorns many of the first and second storey windows with words such as "Lamps, Tables," and "Giroux."

The 1905 addition's east facade along Catherine Street is approximately 50 feet long with five window bays perforating the brick exterior on each floor. All but one of the first floor windows are boarded over, however the original sash remain in place. A small side entrance is located between the second and third window bays from the left on the first floor. A large pane of glass fills the upper half of this three-paneled wood door, and the entrance is topped by a large single-paned transom light. Two concrete steps lead up to the entrance from the street. The foundation along this stretch of the building is perforated by four small window openings, each centered under first floor window bays 2, 4, 5 and 6. The electric utilities enter the building along this facade, with the meter located to the right of the side entrance.

The building turns the corner from Catherine to Lake Streets in two segments. A single bay wide facade runs at a 45 degree angle from the east elevation. The upper floor houses a single window centered in the facade. It is on this face of the building where the approximately 15 foot deep 1955 glass storefront addition that winds around the majority of the northern portion of the building begins. The storefront, which runs parallel with Lake Street across this portion of the building, is deepest here due to the difference in angles between the northeast facing wall segment and the north facing storefront. Behind the storefront, a large opening remains in the masonry wall where historic photographs show the original entrance to the building was located. The north-facing facade along Lake Street is slightly wider, with two window bays in the second storey. The building's main entrance is centered in the storefront addition. Double glass doors open onto a vestibule housing a short flight of steps that lead up to another double glass doorway



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

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 3

Giroux Furniture Company Building  
St. Albans, Franklin County, VT

that opens onto the first floor. Behind these doorways in the masonry wall is a large opening that formerly housed a large plate glass display window.

The addition's northwesterly facade runs approximately 55 feet along Market Street before adjoining the older portion of the building. Six window bays perforate the masonry wall along the second storey. A large wooden sign the height of the second floor that read "Giroux" stretched across the facade during the period when the building housed Giroux Furniture, blocking window bays 2, 3 and 4. However, the sign was recently removed. Behind the glass storefront, four large openings in line with the upper storey window bays puncture the masonry wall. Historic photographs show these bays originally held large plate glass display windows. The glass storefront ends between bays 4 and 5. A 1/1 window with a steel I-beam lintel occupies bay 5 to the right of the storefront along the first floor. A large loading entrance with original glass filled wood-paneled double doors opens into the first floor loading area and freight elevator. A double-paned transom light tops the doorway, which is supported by a steel I-beam lintel. Several feet in from the right corner of the facade, a clear vertical break in the brickwork is visible, marking the intersection of the old and new halves of the Giroux building.

The older half of the Giroux building dates from circa 1896, and was originally erected by the City Feed Company as a warehouse and retail store. In its current form, this southerly half of the Giroux building is roughly rectangular in shape with a projecting bay half the width of the building along its western facade. The windows in this older half of the building are 6/6 double hung sash, many of which have been boarded up. In detail, this portion of the building is almost identical to the northerly half. The brick veneer features splayed window lintels, interlocking angled corners, and a corbelled cornice that is several courses wider than that on the 1905 addition due to the half-foot greater height of this portion of the building. A shallow-pitched hipped membrane roof tops the building, and a brick single-flue chimney projects through its southwestern quarter.

A vertical seam in the brick veneer to the far right of the northwestern facing side of the building marks the corner of the 1896 portion of the Giroux building. Although the sliver of older brick facing along this facade is devoid of bays, a boarded over opening is visible in the foundation. Several feet past this line, the building face turns 45 degrees and faces west. The left half of this facade is two bays wide. Boarded up window openings fill the second storey bays and the southernmost bay on the first floor. Centered in this half of the facade is a large loading bay on the first floor, which is also boarded up. To the right of the window bays, the building projects westward approximately 17 feet out to Market Street, creating a sheltered loading area paved



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Giroux Furniture Company Building  
St. Albans, Franklin County, VT

with gravel. Centered in the northern facade facing the loading area is a single boarded up doorway on the first floor. Just to the right of this door is a grated opening in the foundation. At the right edge of this facade, the building turns the corner to Market Street at a 45 degree angle, creating a narrow northwest facing one-bay-wide facade before the western facing facade along Market Street. A single 6/6 window fills the second storey bay, a 3/1 double-hung window fills the first floor bay, and a boarded up opening pierces the foundation. The three bay wide westward facade fronting Market Street is approximately 30 feet long. Boarded up windows fill the second storey bays. A single 3/1 window fills the left most bay on the first floor, while the other two bays are twice as wide and each house a pair of 3/1 windows. Floating brick door and window lintels several feet above the first floor windows are evidence of previous changes in the fenestration. Two window-sized lintels float over the outer-most bays, and a wider, loading door sized lintel floats above the middle bay. Early 20<sup>th</sup> century Sanborn Fire Insurance maps show a railroad spur running up Market Street to this portion of the building, and the large lintel is evidence of what was most likely a loading bay for rail deliveries.

The 100 foot wide southern facade now faces an empty gravel lot where a building stood until recently. Beginning several feet in from the left side and stretching nearly the entire length of the elevation, a building-shaped scar devoid of exterior finish mars the rear of the Giroux building. Grayed horizontal sheathing boards are visible along this portion of the wall, and vinyl siding covers the remainder of the space above the shallowly peaked outline of the building's former neighbor. A strip of brick veneer roughly ten feet wide remains on the right side of the facade. Silver paint and half of a black-painted mural advertising "washers" from the early period of the Giroux Furniture Co. remain visible where formerly protected by the now demolished neighboring building. The stone foundation is unpainted along this elevation and is in very poor shape with many stones missing or out of place. Several boarded up door and window bays are visible on the first floor. Two thirds of the way to the right of the facade sits a doorway, which formerly led into the now demolished building, and roughly ten feet beyond it is a larger sheathed over loading bay. Several feet beyond that is a sheathed over window bay similar in size to those on the remainder of the older portion of the building. This elevation is the only without a flat roofline and corbelled cornice. Here the roof peaks to form a very shallow gable.

The east facing facade fronting Catherine Street extends roughly 50 feet from the building's southeast corner to the 1905 addition. This elevation is six bays wide and punctuated by numerous boarded over loading doors, remnants of its original use as a feed store. Boarded over



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Continuation Sheet**

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Giroux Furniture Company Building  
St. Albans, Franklin County, VT

windows fill bays 1, 3, 4 and 6 on the second storey and bays 3 and 6 on the first. A boarded up loading door level with the street surface sits in the far left corner of the facade. Its steel I-beam lintel indicates this door was a later modification to the building. Just to its right, two loading door stacked one on top of the other fill the second bay. The first floor loading door is covered up with sheet metal up to the base of the second floor. An exposed pair of two-paneled sliding doors that open onto the second floor sits directly above it. These doors are topped with a wide splayed brick lintel. Centered several feet above these doors, a section of railroad tie with an iron loop through it projects roughly a foot out from the building to serve as a pulley hook. The fourth bay on the first floor extends from the foundation to the sill of the second storey window bay. Another loading door most likely filled this space, which is now covered by plywood paneling. A fourth loading door, similar in size to the series of doors in the second bay, fills the fifth bay and butts up against the smaller loading bay to its left. This 1 and 1/2 storey tall loading bay is also covered by plywood paneling. A brick lintel and railroad tie pulley hook similar to that over the second bay doors top this doorway as well. A grilled opening in the foundation is located underneath the third window bays.

Inside the Giroux building, little remains of the original interior finish. However, the space does retain its open floor plan and an unaltered warehouse space on the second floor in the older portion of the building. Through the double glass door main entrance along Lake Street, an open showroom floor extends rearward and occupies nearly the entire first floor space of the 1905 portion of the building. The space is punctuated only by boxed steel support columns. Modern materials had covered all of the wall and floor surfaces, but original beaded board wall paneling was uncovered throughout this portion of the building during recent remodeling. In the southeast corner of this showroom by the side entrance along Catherine Street is a simple flight of stairs leading to the second floor. In the opposite corner of the showroom, a doorway leads to a loading area behind the double exterior doors along Market Street. Here, a large hand-operated freight elevator original to the building remains in working order. A large opening in the southern wall of the main showroom leads to the 1896 half of the building and another open showroom space completely covered in modern finish materials. A doorway in the west wall of the rear showroom leads into an office area housed in the westward projecting bay at the southwest corner of the building. A kitchen area with an old porcelain sink and a bathroom are also located in this space.

The stairs to the second floor lead up to a large open showroom that occupies the entire footprint of the 1905 portion of the building. A sliding metal door along the southern wall of the showroom leads to an open warehouse space in the 1896 portion of the building. The materials and finishes original to this space still remain in tact. Softwood floors extend throughout the



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Giroux Furniture Company Building  
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space, and square wood posts run in east-west rows down the length of the building. The walls have no interior finish other than white paint applied to the studs and sheathing. Many of the original 6/6 windows boarded over on the exterior are visible from inside the space. The ceiling consists of the painted undersides of the original roof sheathing, which have a pitch that alternates back and forth between the rows of support beams forming a repeated shallow W shape. This roof was capped over by a new roof on trusses several feet above the old roof, and now simply serves as a ceiling for this second floor space. Metal lighting conduits run along east-west horizontal support beams with lights hung from porcelain fixtures spaced evenly between each post. Each light is enclosed by a delicate ribbed bell-shaped glass shade with a fringed lower edge. The backsides of several of the loading doors visible from Catherine Street can be seen from inside. Overall, this portion of the second floor is a beautifully preserved turn of the 20<sup>th</sup> century commercial warehouse space.

The basement of the Giroux building is full height underneath the entire structure and contains the gas-fired boiler and incoming water line. The steps descending into the basement are located underneath the stairway to the second floor. The basement floor is both poured concrete and bare earth in places.



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Section number 8 Page 1

Giroux Furniture Company Building  
St. Albans, Franklin County, VT

The Giroux Furniture Company building at 10-18 Catherine Street, St. Albans, Vermont, was constructed circa 1896 and expanded in 1905. It is a utilitarian commercial structure, which gains its significance through its long relationship with commerce and the Central Vermont Railroad. Located adjacent to the railyard and across a main thoroughfare from the passenger depot, the building has housed businesses throughout its history that thrived on the intersection of rail freight and people. The choice of the Central Vermont Railroad to locate their headquarters and shops in St. Albans in the 1850s proved to be a monumental decision that drastically altered the fortune of the city. Fueled by readily available employment, the city's population boomed in the second half of the 1800s, as did industry and commerce, which benefited from the luxury of rapid and inexpensive shipping. While Main Street businesses that prospered from the railroad remain well preserved in St. Albans, the Giroux building represents an entirely different class of commercial growth that flourished in the back alleys and streets near the rail yard. Feed and grain stores, a wagon repair shop, fruit wholesalers and a large volume grocery store all at one time or another operated out of the Giroux building. These varied businesses all benefited from close proximity to the tracks, and in many respects represented the gritty commercial underbelly of the city. The Giroux building is being nominated to the National Register under criterion A for the story it tells about this largely forgotten, but once vibrant sector of the local economy. Although neglect and time have not been kind to the building, nevertheless it still retains its original character and integrity of location, materials, setting, design, feeling and association.

By the time the older half of the Giroux building was constructed circa 1896, the Central Vermont Rail Road had been the dominant economic engine of St. Albans for nearly a half century. Built by Hiram B. Weeks to house his feed, grain and phosphates store, according to Sanborn Fire Insurance maps, the building was constructed by Weeks to replace several older structures his business had been located in. Interestingly, in 1895 the city had been absolutely devastated by a massive fire that had ignited less than a block from Weeks' store and leveled 75 acres of buildings, narrowly missing his feed store. This may explain the choice Weeks made to add a brick veneer to his wood framed building, in hopes of insuring his building from a fate that befell many of his neighbors. The original address of Weeks' feed store was not on Catherine Street, which runs to the east of the building, but on Market Street to the building's west. At the time this area between the rail yard and the buildings along Catherine Street was known as Market Square, and was lined with wholesale merchants that benefited from their proximity to the main freight depot at the southern end of the square. Before the days of internal combustion powered trucking, this location so close to the freight house was invaluable for moving the huge quantities of grain and other agricultural supplies by wagon needed to stock Weeks' store. The



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Giroux Furniture Company Building  
St. Albans, Franklin County, VT

entire enterprise was based on the ability to acquire large quantities of supplies by rail, store them in the building, and then transfer those supplies in smaller, but still quite large, quantities out of the building and to consumers. Since all of these transactions had to be accomplished through hand and horse power, Weeks engineered his building to facilitate the simultaneous movement of large goods both in and out of his store. Evidence of this remains plainly visible today, especially along Catherine Street, what was at the time the backside of the building. Numerous loading doors, now covered over by paneling, pierce the facade of the building, with some stretching up to the second floor. Weeks' business was so intertwined with the railroad that he even recycled sections of track to use as arms above his loading doors to hook pulleys to. These bits of track can still be seen projecting out from the brick facade of the building today.

By 1907, Weeks' feed store had either been renamed or otherwise transformed into the City Feed Company. The business would continue to operate out of the building until 1936, before moving one building south on Catherine Street and resuming operations.

With the completion of a large triangular-shaped addition to the north of the existing feed store building in 1905, the structure took on the general shape and appearance that it retains today. The addition, similar in style and ornamentation to the original building, was constructed not to expand the feed store, but to house a separate business. Bedard and Carlisle wagon and harness makers and repairers were the first tenants to move into the newly constructed space. According to city directories, Frederick S. Bedard and Henry Carlisle were already firmly established carriage and wagon makers in St. Albans when they moved from their shop on Lake Street to this new location at the corner of Lake and Catherine Streets where they would stay from 1905 until 1915. Although the pair no doubt repaired items for the general public, their decision to locate their business so near the railroad tracks in the heart of the city's freight and wholesale commercial district was no coincidence. Even as the automobile began to replace the horse and buggy for civilian transportation, the movement of heavy freight, especially over short distances, remained dominated by horse teams and wagon well into the 20<sup>th</sup> century. A bustling rail freight yard in the early 1900s would have provided a steady stream of busted sleighs, broken wagons, and worn harnesses for Bedard and Carlisle to repair. A very large hand-operated freight elevator, big enough to carry heavy equipment and possibly a wagon, as well as an open floor plan are the major remaining testaments to their presence in the building. Although the era of horse drawn freight is long past, the early tenants of this portion of the Giroux building played a crucial role in keeping the gears of St. Alban's commerce machine well oiled and running.



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Section number 8 Page 3

Giroux Furniture Company Building  
St. Albans, Franklin County, VT

After Bedard and Carlisle vacated the building in 1915, a string of tenants, including a contractor and offices of the Central Vermont Railroad occupied the space for the following five years. In 1920, two similar businesses established themselves in the space, E. E. Aseltine Wholesale Fruit, and Contee's Store House. Contee's was a retail shop on Main Street specializing in fruit and candy, and their operation on Catherine Street was a warehouse to stock supplies for their main store. E. E. Aseltine sold large quantities of fruit to retailers and grocers in town. Sometime around 1920, a rail spur was constructed running up Market Street and terminating at the City Feed portion of the Giroux building. Most likely this spur also brought in produce for the two fruit dealers, and was probably influential in choosing this location for their businesses. The two wholesalers continued to operate out of the Giroux building until sometime in the 1930s, when A & G Grocers briefly moved into the location. At around this time, powered by the penny pinching mentality brought on by the Great Depression, grocery retail underwent massive changes. Small, low volume grocers were being replaced by large volume discount retailers that dealt in bulk and passed the saving onto consumers. A & G was one of these novel "super markets," and the amount of retail space they would have had in the northern half of the Giroux building would have seemed enormous to the consumer of the 1930s. The building also was a good location for a grocery retail shop, as large displays could be setup in the plate glass windows along heavily-trafficked Lake Street.

By 1937, both portions of the building at 10-18 Catherine Street had been taken over by the Giroux Furniture Company. Giroux took advantage of the new mobility and purchasing power of people emerging out of the great depression and their desire to enrich their lives with material goods. P. F. Giroux established what was claimed to be the largest furniture retailer in the state of Vermont during the 1930s. Furniture, mass-produced in various other parts of the country, was shipped via rail and delivered directly to the rear of the building along the rail spur. Gold leaf window stencils advertising various items of furniture remain on many of the 1/1 windows in the front half of the building, and a photograph from that period shows advertising murals painted on the brick walls of the building and parked cars lined up in front of the showroom windows along Lake Street. The company was evidently successful, as it remained in operation for nearly 70 years. The largest alteration made to the building during the company's tenure was the addition of a one-storey modern plate glass storefront and entrance addition along Lake Street built in 1955 according to historic photographs and Vermont State Register files. Although the Central Vermont Railroad began to reduce the scale of its operations in the city during the 1950s, St. Albans was able to retain its status as the commercial hub of Franklin County. Thus competition for established large retail operations, such as Giroux Furniture, was limited,



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Giroux Furniture Company Building  
St. Albans, Franklin County, VT

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allowing the company to survive the city's economic post-war slump. The glass storefront, a costly addition to the building made during a period of economic decline, is evidence of the company's flexibility in continuing to attract customers. The storefront, unaltered since its construction, is a wonderful example of modernist architectural design intended to dress the building with an up-to-date face to present to potential consumers. The addition, with its enormous windows pressed against the street edge, also hints at the changing nature of retail in a post-war America dominated by the automobile. Clearly aimed at motorists whizzing past along Lake Street, the storefront addition served as a kind of changeable three-dimensional billboard for furniture displays meant to be noticed at 30 miles-per-hour. Over time the Giroux Furniture Company became somewhat of a local institution and the building a local landmark. Nearly all residents of St. Albans continue to associate the two together.



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National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Giroux Furniture Company Building  
St. Albans, Franklin County, VT

### Bibliography:

Armstrong, Margaret B., Caldwell, Pamela J., and Steele, Dorothy C. eds., St. Albans, Vermont, Through the Years, 1763-1963: a Bicentennial History, St. Albans Historical Society, St. Albans, Vt. 1977.

St. Albans City Directories, 1886-1939.

St. Albans Historic District Nomination, National Register of Historic Places.

St. Albans Historic District Nomination, Vermont State Register of Historic Places.

### Maps:

Sanborn Fire Insurance Maps, 1884-1940.

### Photographs:

Bedard and Carlisle Company, circa 1905, Jim Shaughnessy.

Giroux Building, circa 1940, Jim Murphy.

Giroux Building, 1955, St. Albans Historic Society.

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

## **National Register of Historic Places Continuation Sheet**

Section number 10 Page 1

Giroux Furniture Company Building  
St. Albans, Franklin County, VT

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### **Geographical Data**

### **Verbal Boundary Description**

The property at 10-18 Catherine Street, St. Albans, Franklin County, Vermont, is the city lot associated with the building. It is recorded in the St. Albans Tax Lot Map 19, as lot 26018010.

### **Boundary Justification**

The boundary is the land historically associated with the building.



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National Park Service

## National Register of Historic Places Continuation Sheet

Section number      Photo Log      Page 1      Giroux Furniture Company Building  
St. Albans, Franklin County, VT

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### Photograph Information

Date taken: July 13, 2006  
Photographer: Kempton Randolph  
CD on file at Vermont Division for Historic Preservation

Photograph #1  
file name: VT\_FranklinCounty\_Giroux1.tif  
view: Looking southeast at Giroux building from the St. Albans passenger railroad depot

Photograph #2  
file name: VT\_FranklinCounty\_Giroux2.tif  
view: Looking south at Giroux building main entrance from Lake Street

Photograph #3  
file name: VT\_FranklinCounty\_Giroux3.tif  
view: Looking northeast at Giroux building from Market Street

Photograph #4  
file name: VT\_FranklinCounty\_Giroux4.tif  
view: Looking northwest at Giroux building from Catherine Street

All photographs were printed on HP Premium Plus Glossy Photo Paper using an HP Photosmart 7850 printer equipped with Vivera 95 tri-color and Vivera 99 photo ink cartridges.

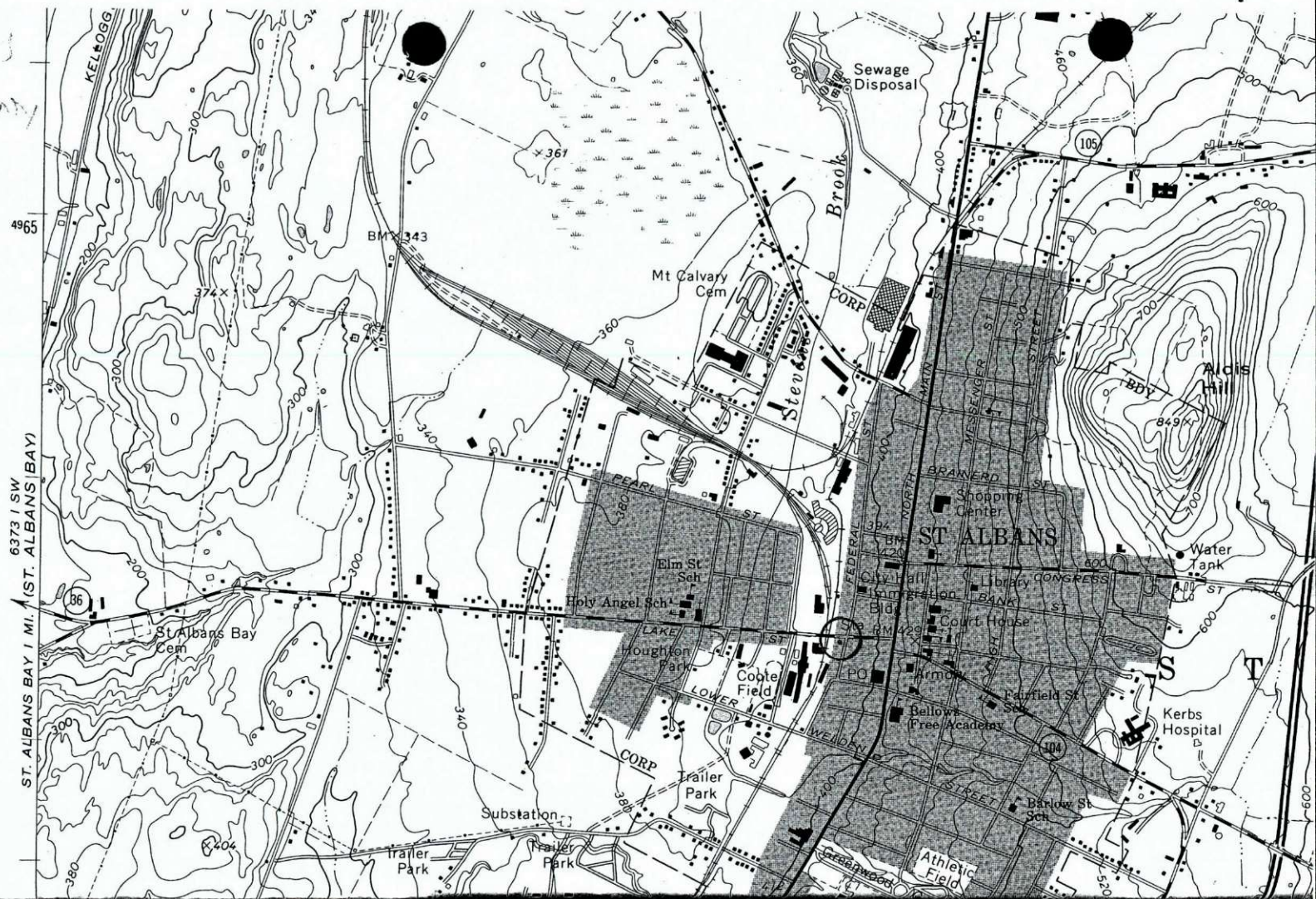
Please see attached sheet from Wilhelm Imaging Research showing 108 year fade resistance of this paper and ink combination

**POOR QUALITY**

**ORIGINAL** LIGHT



18/651357/1162699

















**POOR QUALITY**

**ORIGINAL** LIGHT



7/28/06

Hi SUZANNE  
WORKING AS A VILLAGE TRUSTEE FOR  
THE VILLAGE OF DERRY LINE. WE ARE  
REQUESTING FOR ELIGIBILITY TO THE STATE  
REGISTRY FOR OUR VILLAGE HALL.

FOR MORE INFORMATION PLEASE CALL  
802-873-3420 THIS IS THE VILLAGE HALL  
NUMBER.

Thanks  
Andre Geoffrey

09/07/06

Hi Suzanne

I hope the pictures I've enclosed will help the Advisory Council. The front porch was added when the building was moved to it's present location in 1940. As for the entry doors and the three part windows we believe they are original.

The inside is an open hall and the hall has original finishes around the windows as well as the stage, And the door ways.

I hope this will help.

Andre Geoffrey



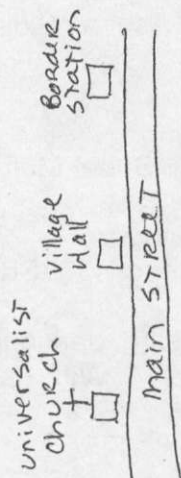
STATE OF VERMONT Division For Historic Preservation		SURVEY NUMBER: 1007-20	
Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form		NEGATIVE FILE NUMBER:	
		UTM REFERENCES: Zone/Easting/Northing	
		U.S.G.S. QUAD. MAP:	
		PRESENT FORMAL NAME: Village Hall	
COUNTY: Orleans		ORIGINAL FORMAL NAME: Odd Fellows Hall	
TOWN: Derby Line		PRESENT USE: municipal hall	
LOCATION: 104 Main Street		ORIGINAL USE: private meeting hall	
COMMON NAME:		ARCHITECT/ENGINEER:	
PROPERTY TYPE: meeting hall		BUILDER/CONTRACTOR:	
OWNER: Derby Line Village		PHYSICAL CONDITION OF STRUCTURE:	
ADDRESS: 104 Main Street, Derby Line, VT		Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	
ACCESSIBILITY TO PUBLIC: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Restricted <input type="checkbox"/>		STYLE: Greek Revival/Colonial Revival	
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>		DATE BUILT: 1887	
GENERAL DESCRIPTION:			
Structural System			
1. Foundation: Stone <input type="checkbox"/> Brick <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/>			
2. Wall Structure			
a. Wood Frame: Post & Beam <input type="checkbox"/> Balloon <input checked="" type="checkbox"/>			
b. Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/>			
c. Iron <input type="checkbox"/> d. Steel <input type="checkbox"/> e. Other:			
3. Wall Covering: Clapboard <input checked="" type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Shiplap <input type="checkbox"/>			
Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Aluminum <input type="checkbox"/> Asphalt Siding <input type="checkbox"/>			
Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Bonding Pattern: Other:			
4. Roof Structure			
a. Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> b. Other:			
5. Roof Covering: Slate <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/>			
Built Up <input type="checkbox"/> Rolled <input type="checkbox"/> Tile <input type="checkbox"/> Other:			
6. Engineering Structure:			
7. Other:			
Appendages: Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input type="checkbox"/> Chimneys <input type="checkbox"/> Sheds <input type="checkbox"/>			
Ells <input type="checkbox"/> Wings <input type="checkbox"/> Bay Window <input type="checkbox"/> Other:			
Roof Styles: Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/>			
Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/>			
Other:			
Number of Stories: 1 1/2			
Entrance Location: center front			
Number of Bays: 3X5			
Approximate Dimensions:			
SIGNIFICANCE: Architectural <input checked="" type="checkbox"/> Historic <input checked="" type="checkbox"/> Archeological <input type="checkbox"/>			
Historic Contexts: Architecture, Culture and Government			

**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

Pedimented gable front building with full entablature, corner pilasters, and plain water table. There are 6/6 windows on the front and side elevations except in the first bay of the left side which is blind. Windows on the side elevations are shorter than the original openings and are blind in the top third of the original opening. Heavily molded hoods and bracketed sills frame the windows. A three part window composed of 8 panes in each segment is centered in the pediment. It is framed by molded pilasters and and a deticated entablature. A flat roofed entry porch with full, denticulated entablature supported by square posts and square engaged columns, with a plain railing and skirt, is centered on the front façade. Paired Craftsman style doors with four pane sash are framed by pilasters and molded entablature.

**RELATED STRUCTURES: (Describe)****STATEMENT OF SIGNIFICANCE:**

Good example of a local meeting hall embellished with Classical details. This building was built as the Odd Fellows Hall in 1887. In 1940 Miss Esther Butterfield bought the Hall and had it moved back on its lot so that it had a similar set back to other buildings on the street. She then had it renovated for use as the Village Hall. The front proch was added a that time.

**REFERENCES:****MAP: (Indicate North in Circle)****SURROUNDING ENVIRONMENT:**

Open Woodland ☐ Woodland ☐  
Scattered Buildings ☐  
Moderately Built Up ☒  
Densely Built Up ☐  
Residential ☒ Commercial ☒  
Agricultural ☐ Industrial ☐  
Roadside Strip Development ☐  
Other: Village center

**RECORDED BY:**

Suzanne C. Jamele

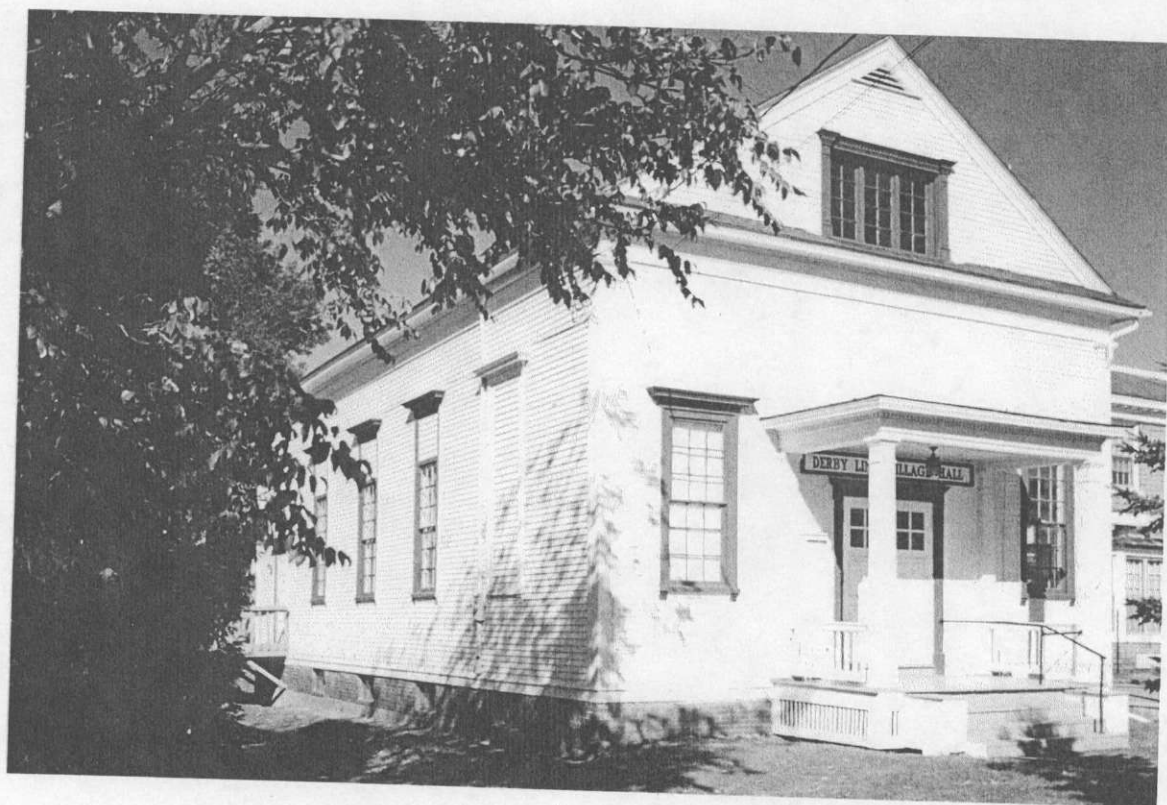
**ORGANIZATION:**

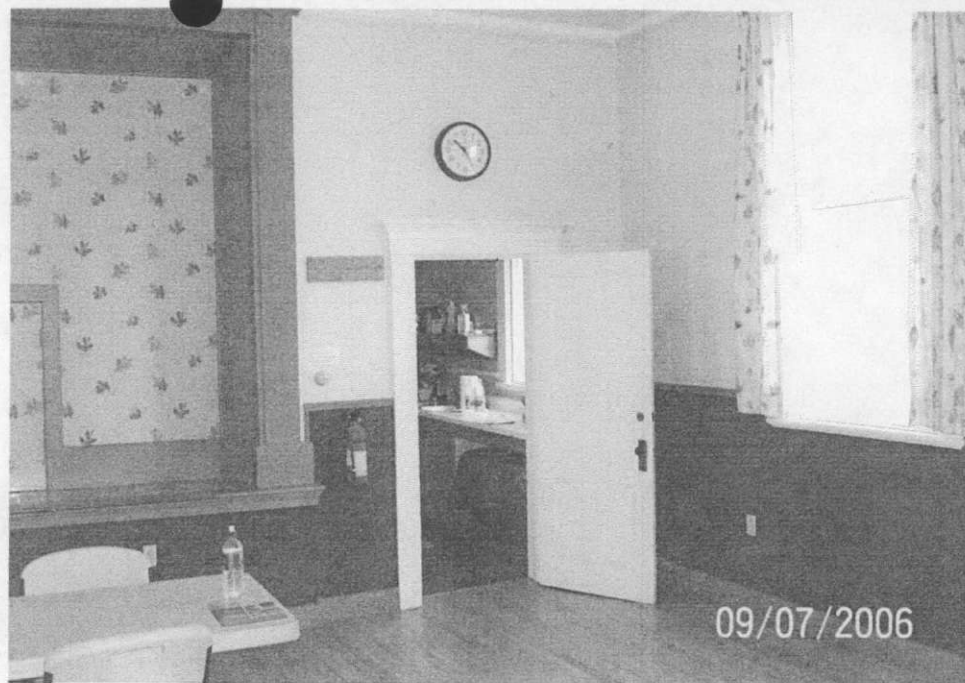
Vermont Division for Historic Preservation

**DATE RECORDED:**

08/23/06







FROM ENTRANCE



Small office



11



FROM HALL TO MAIN  
ENTRANCE





Office



Kitchen



Office



HALL FROM STAGE

## **The Axinn Center at Starr Library -- Facts**

### **The Center:**

The Donald E Axinn Center for literary and Cultural Studies:

English and Creative Writing  
American Literature and Civilization  
Film and Media Studies

The History Department

### **The project:**

Preserve York and Sawyer fabric of Starr (1900, 1927).

Restoration of the original Reading Room (lobby and circulation desk).

Restoration of the original Abernethy Room (index room).

Preserve Shepley Reading Room (1960)

Convert into classroom spaces looking into the front campus.

Remove Shepley stack area (1960).

Remove Meredith Wing (1978) to open the view from Main Street into the front campus.

Add a circulatory Winter Garden across the south face of the old building.

Create accessible entries at the east and west ends of the circulation axis.

Create a new lobby facing McCullough and Old Chapel Road.

Add two faculty office wings to the south.

Create a sheltered, south-facing garden court.

### **The facilities:**

52 -- Faculty offices

4 -- Departmental Commons with adjacent coordinator's office and workroom

1 -- 65-seat screening room

1 -- 45-seat raked-floor slide/film lecture room

1 -- 70-seat flat floor smart lecture room

3 -- 45-seat flat-floor smart classrooms

2 -- 25-seat smart seminar rooms

1 -- 25 seat computer lab/seminar room

1 -- 25-seat seminar/events space (Abernethy Room)

1 -- Film/Video editing suite

1 -- Video Production Studio

### **Environmental Features:**

Glazed, south-facing Winter Garden

Winter solar gain

Summer sunshades

Maximized daylight and natural ventilation in offices  
(with on-demand air-conditioning)

Climate-conditioned classrooms for year-round comfort

Sheltered garden court for extended-season outdoor usage

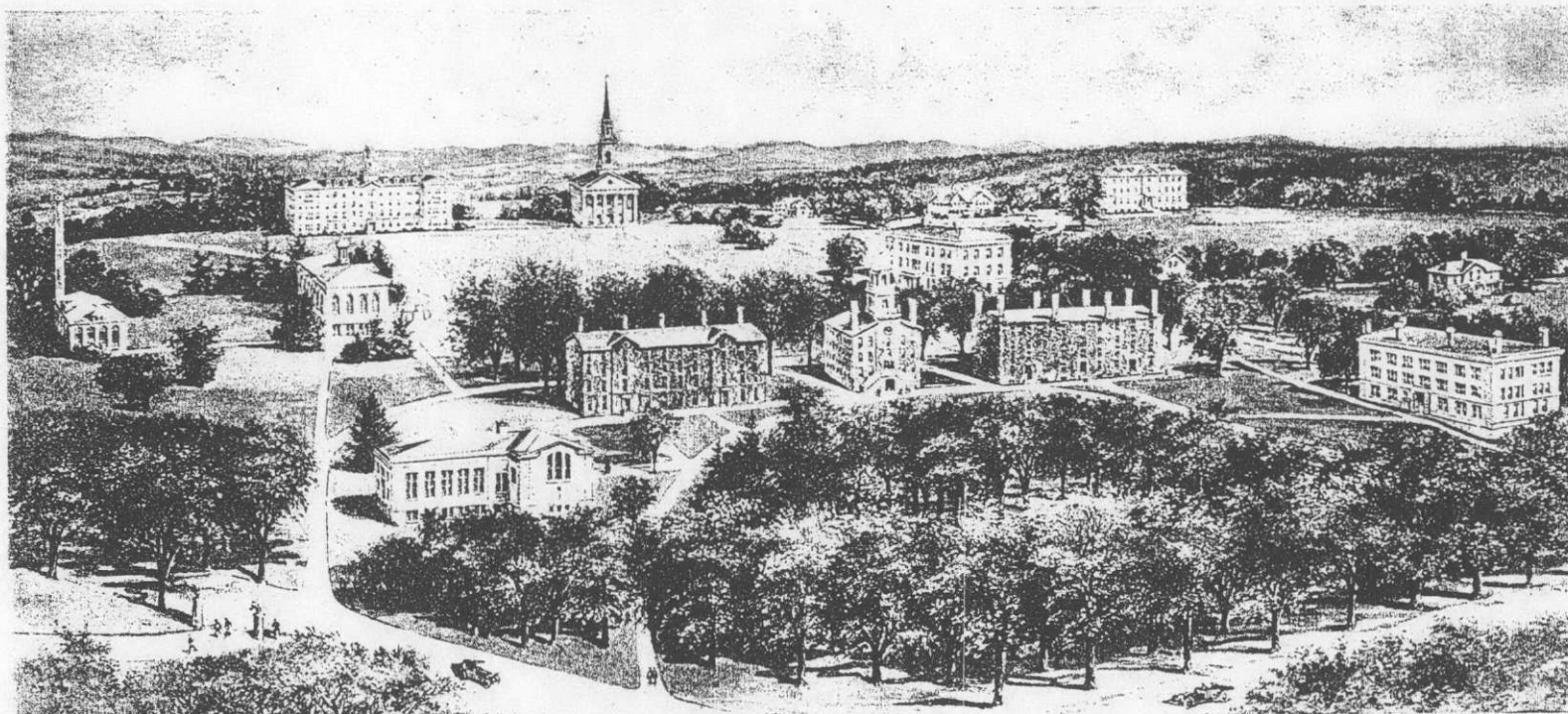
Certified green wood

Maximized usage of local products

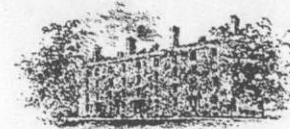
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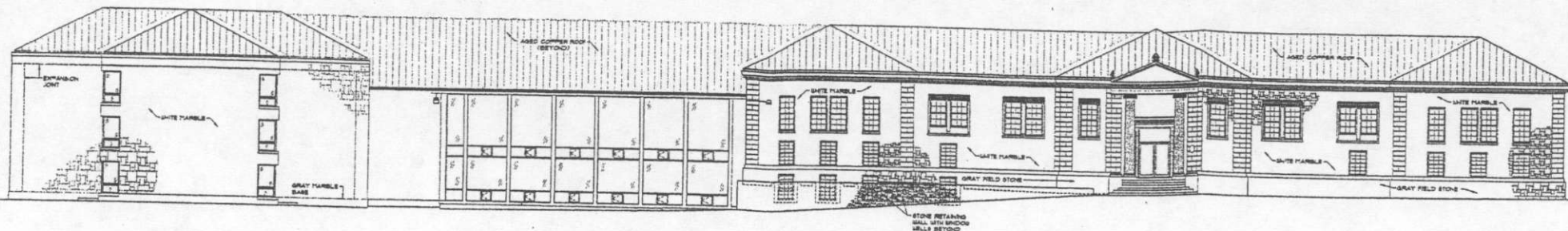
Occupancy fall 2007



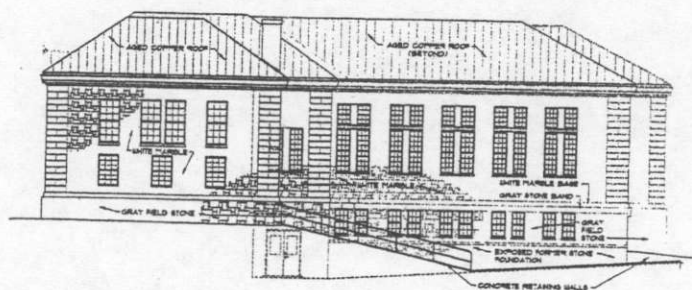


MIDDLEBURY COLLEGE

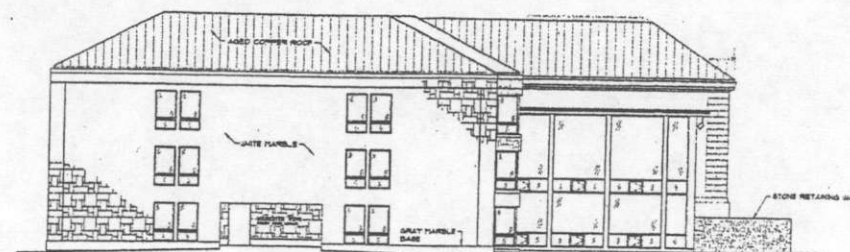




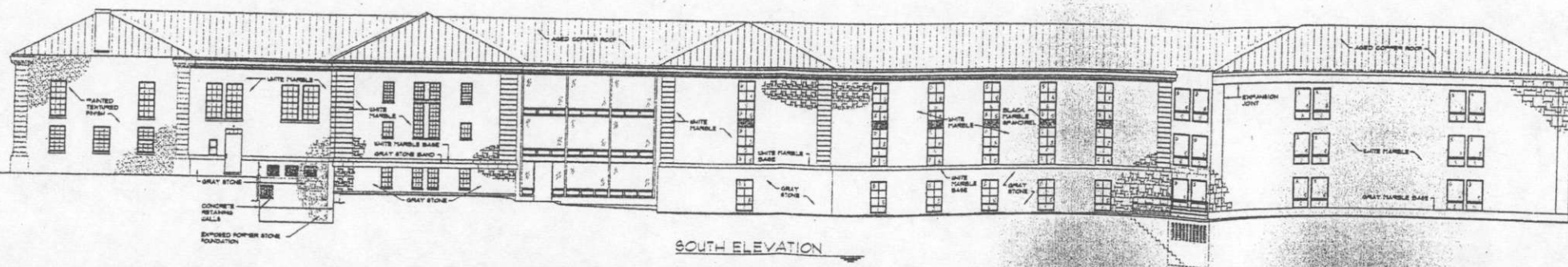
NORTH ELEVATION



WEST ELEVATION



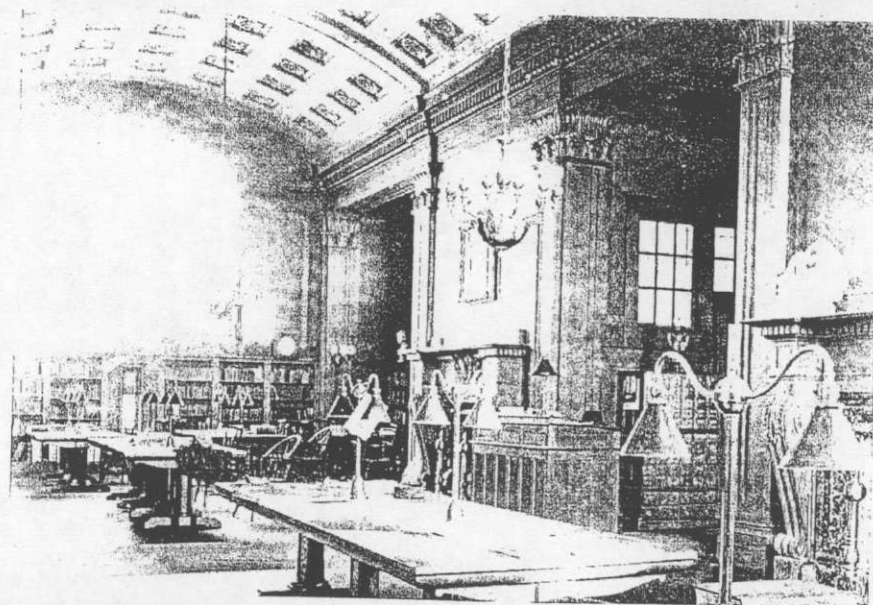
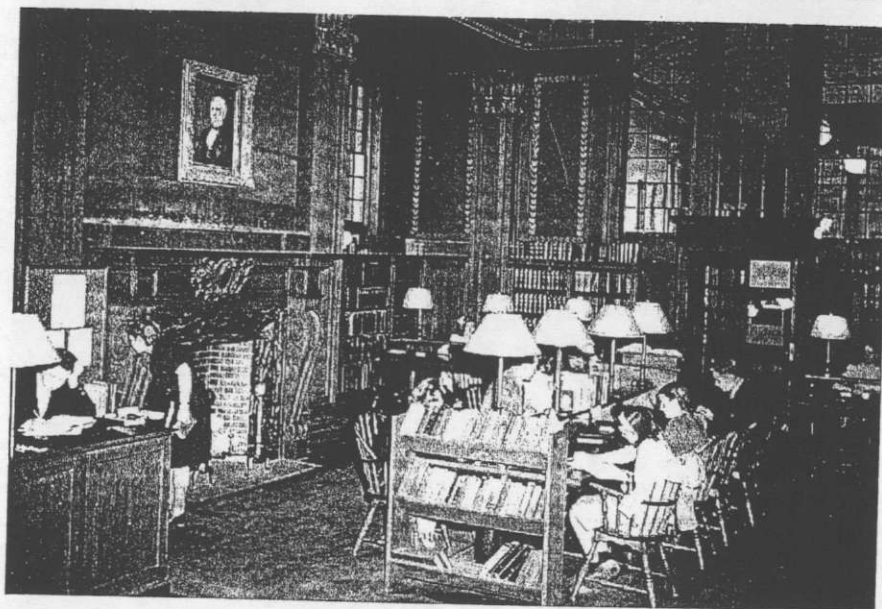
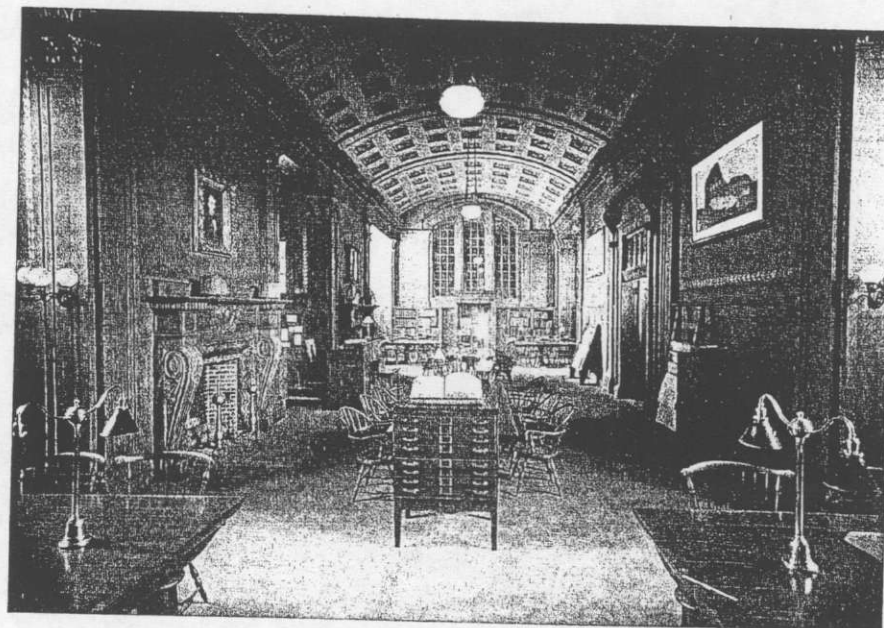
EAST ELEVATION



SOUTH ELEVATION



## Historic Reading Room



MIDDLEBURY COLLEGE

c b t . . .

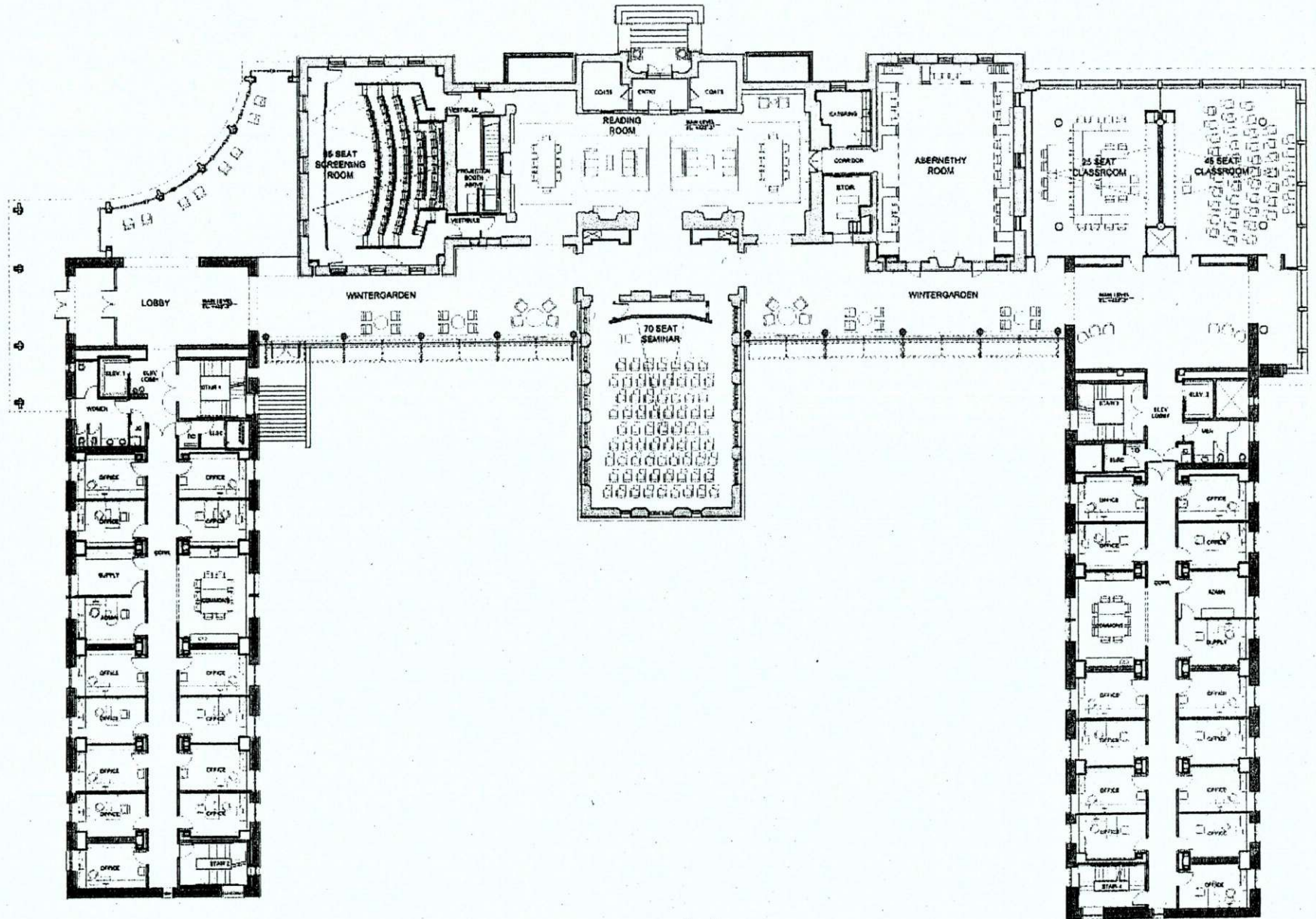
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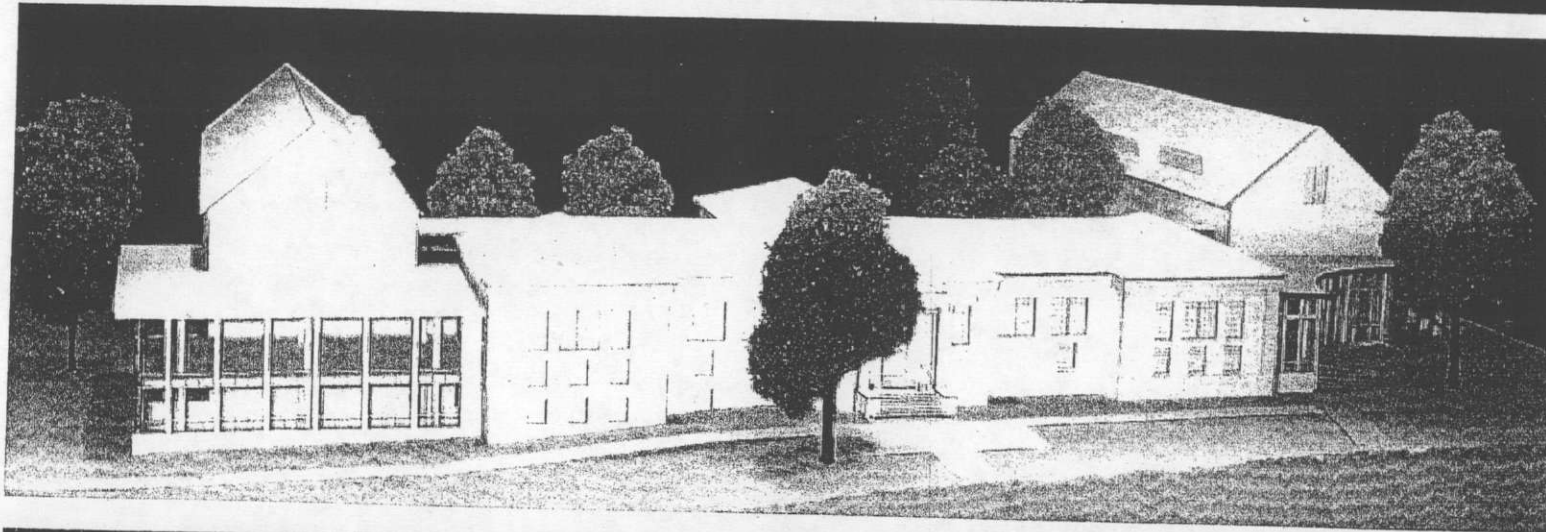
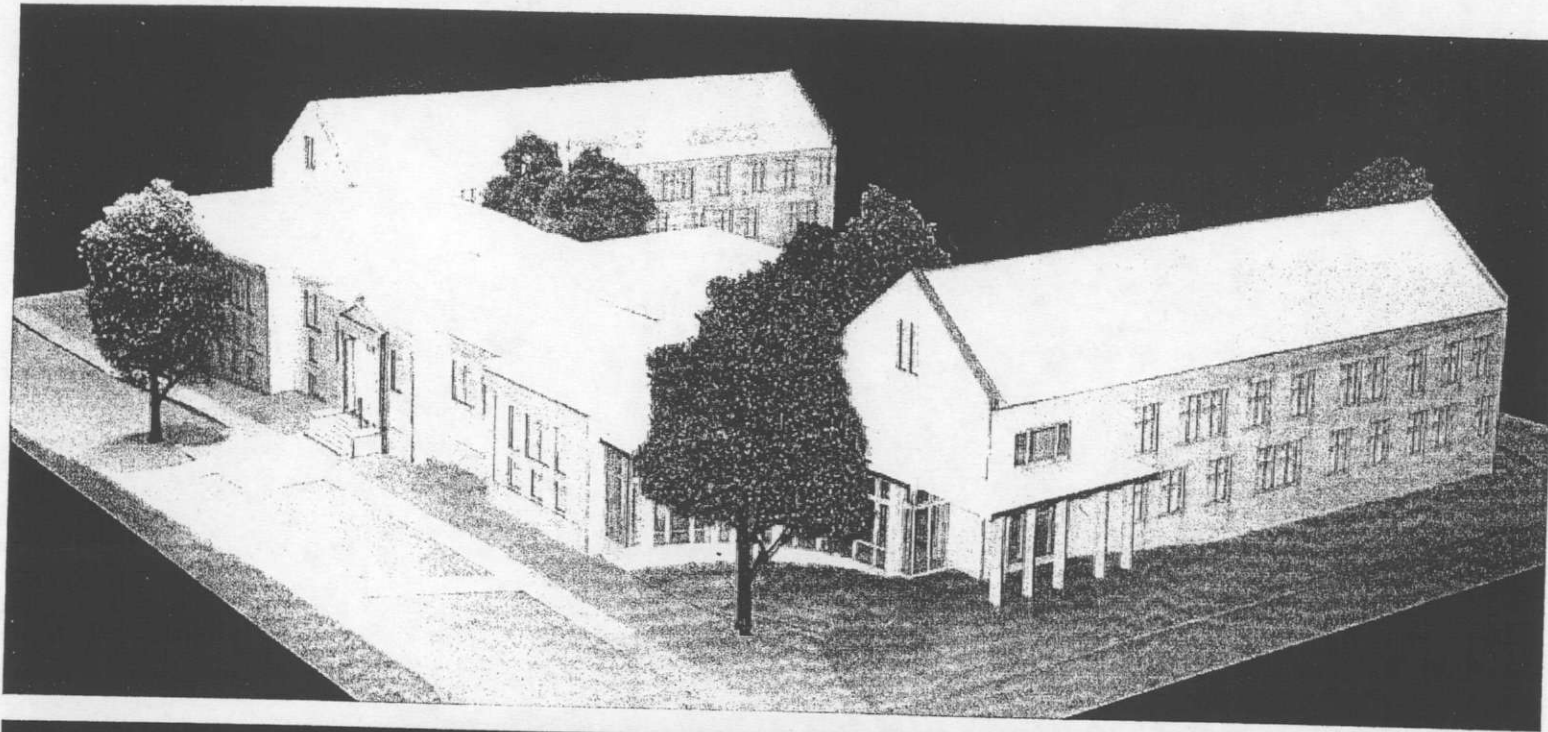
# The Axinn Center at Starr Library Plans: Entry Level



MIDDLEBURY COLLEGE

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## 4 The Axinn Center at Starr Library **Design**

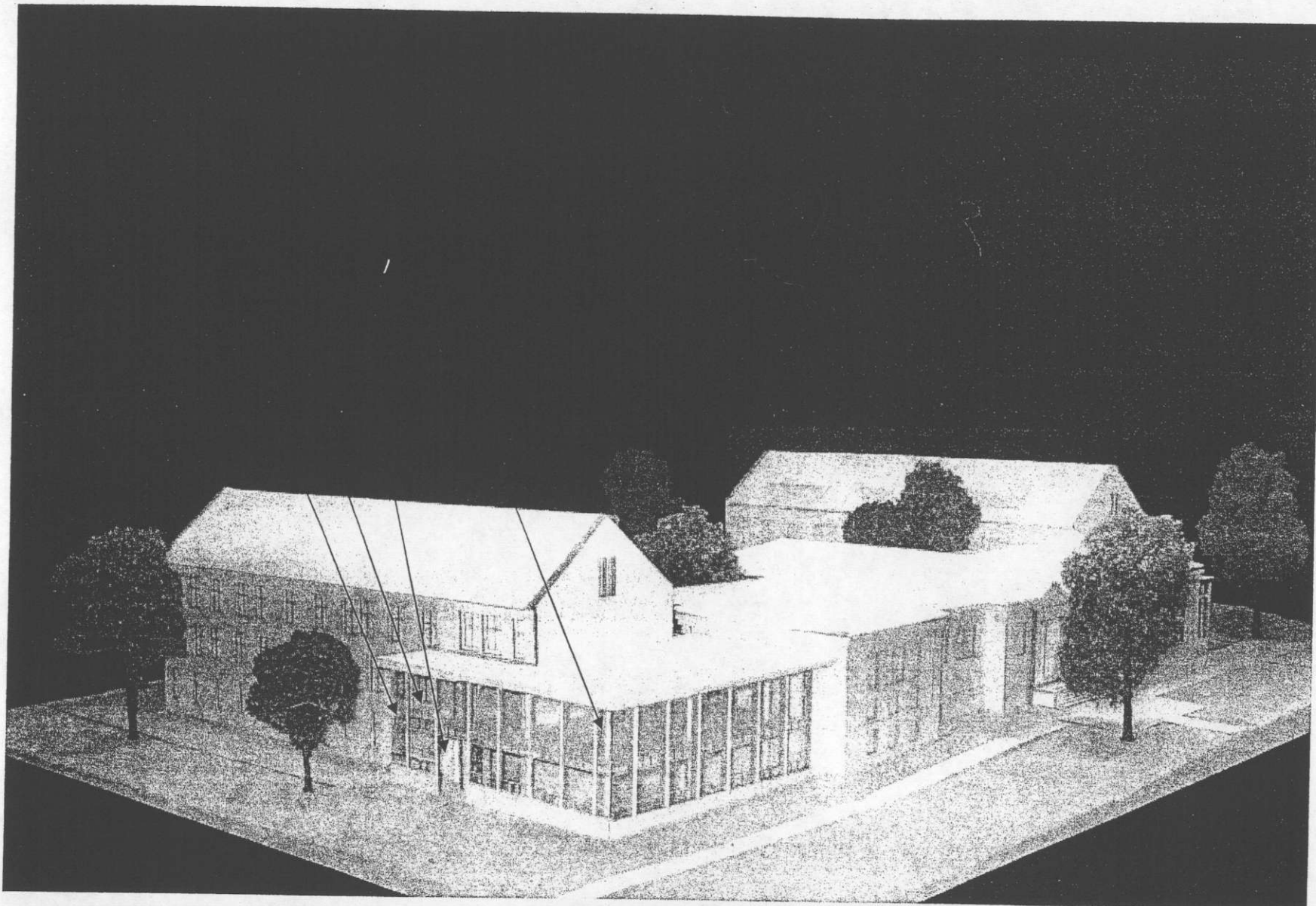


MIDDLEBURY COLLEGE



# The Axinn Center at Starr Library

Model



MIDDLEBURY COLLEGE

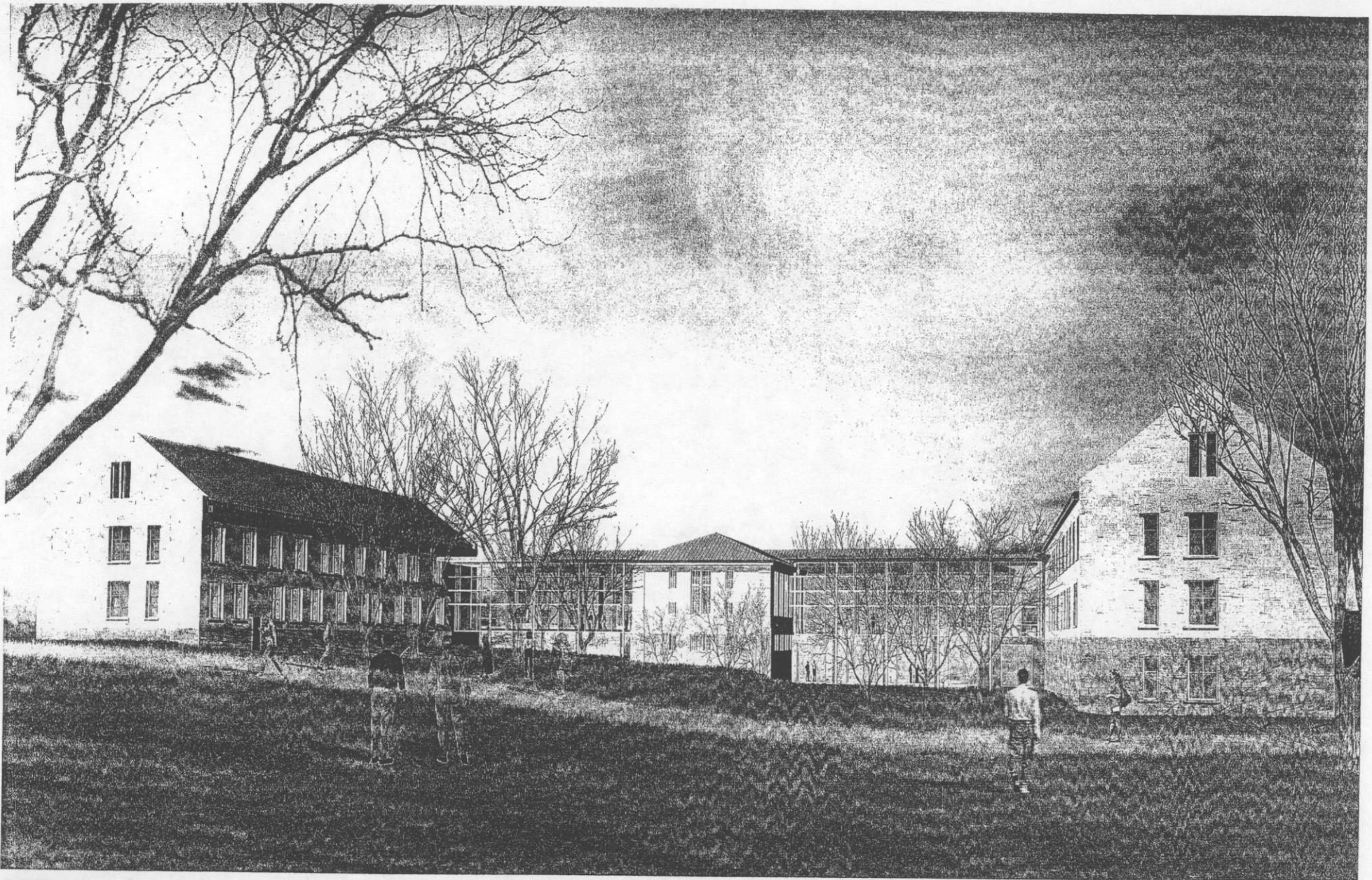
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**POOR QUALITY**  
**ORIGINAL\_\_\_\_\_**



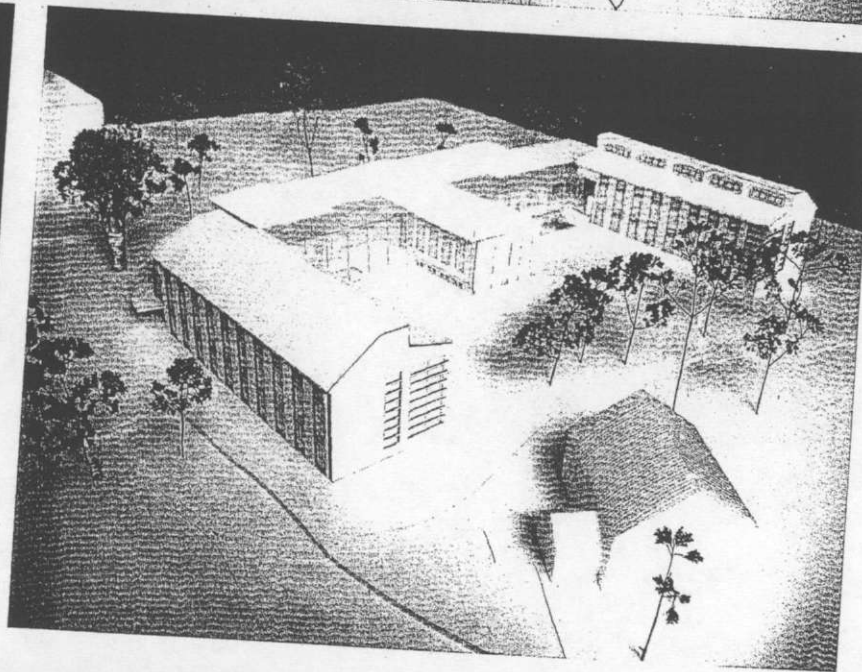
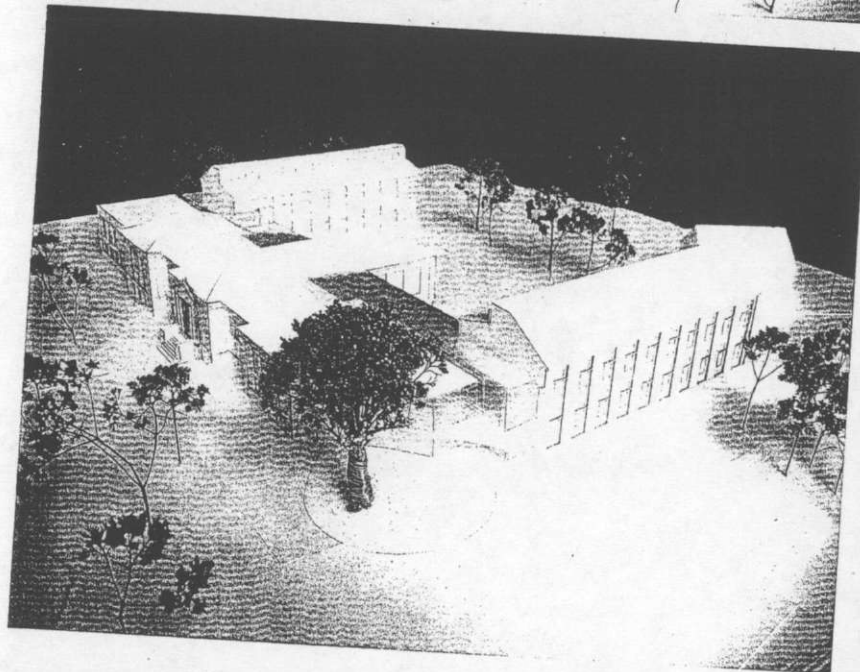
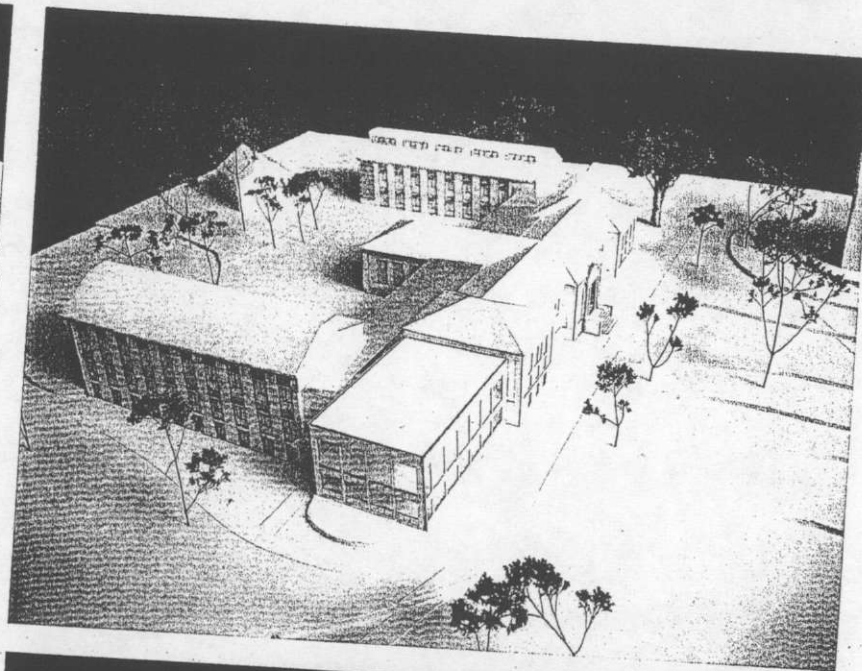
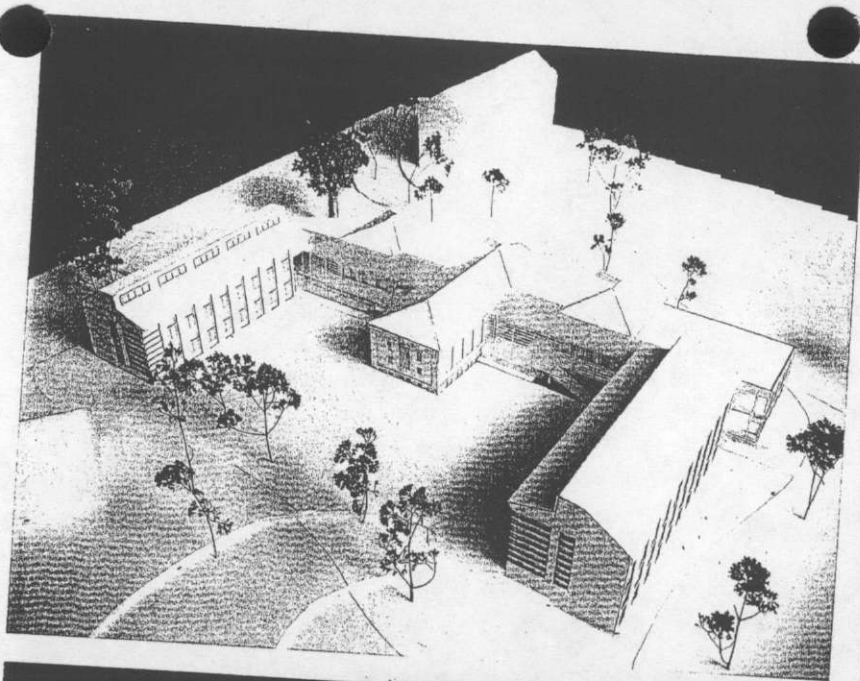
## 4 The Axinn Center at Starr Library **Design**



MIDDLEBURY COLLEGE

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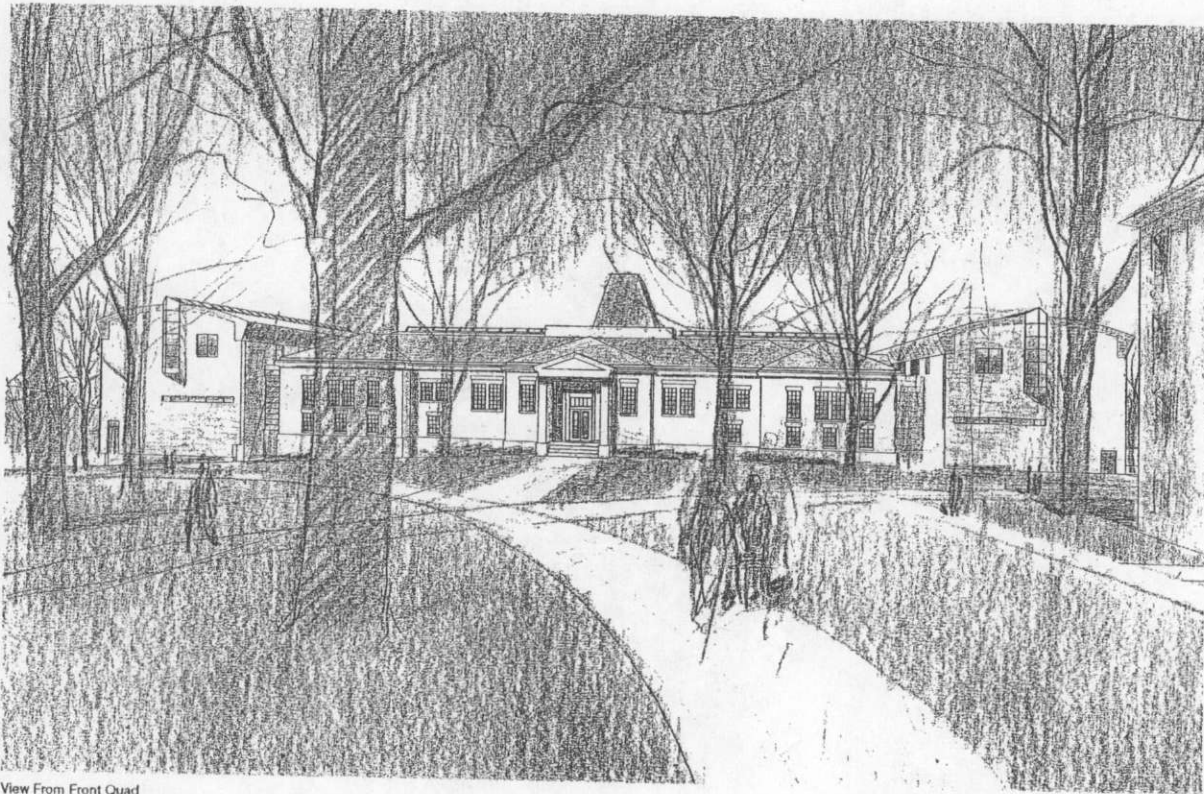


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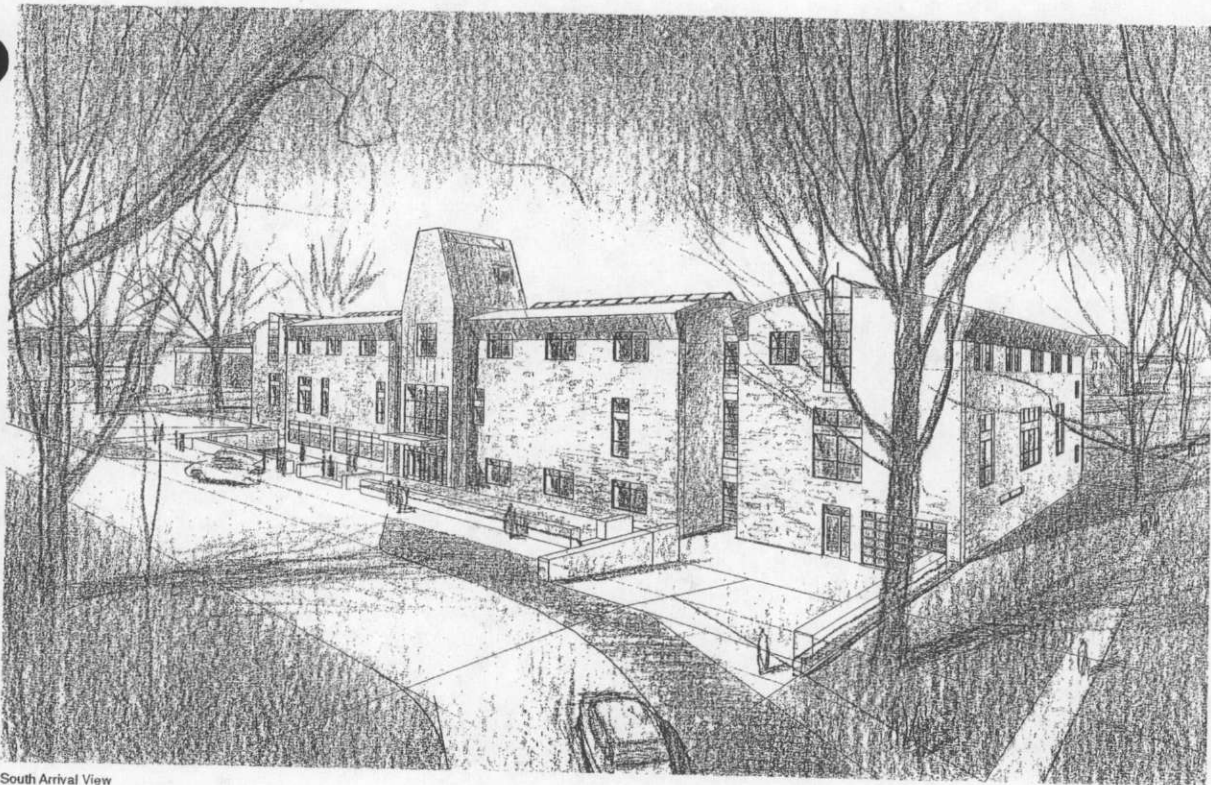
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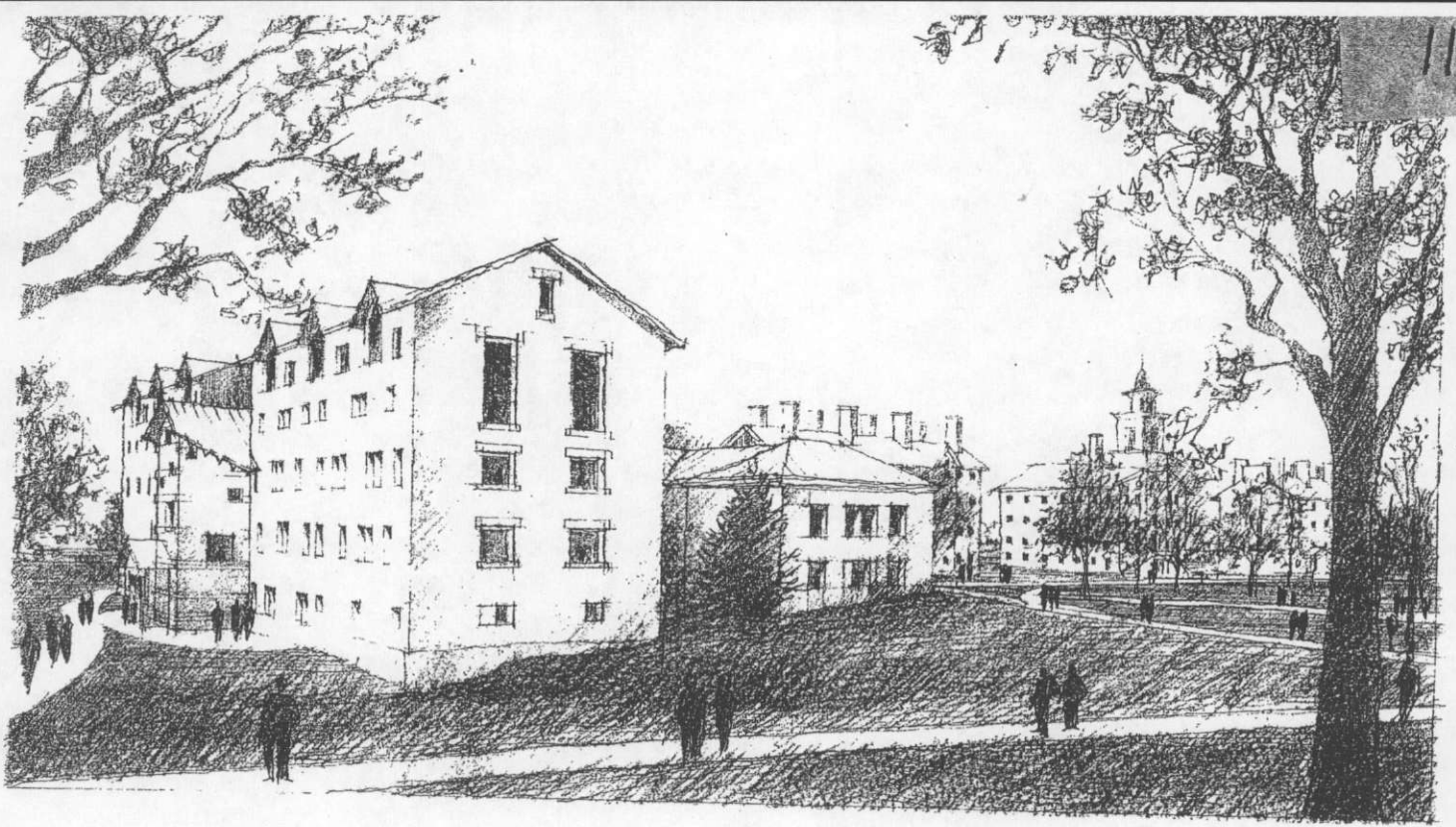




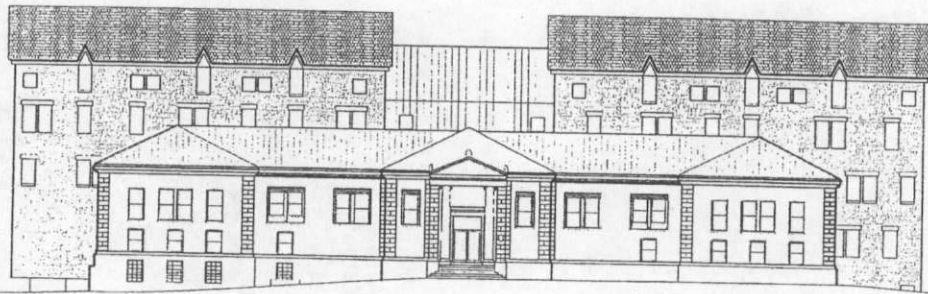
View From Front Quad



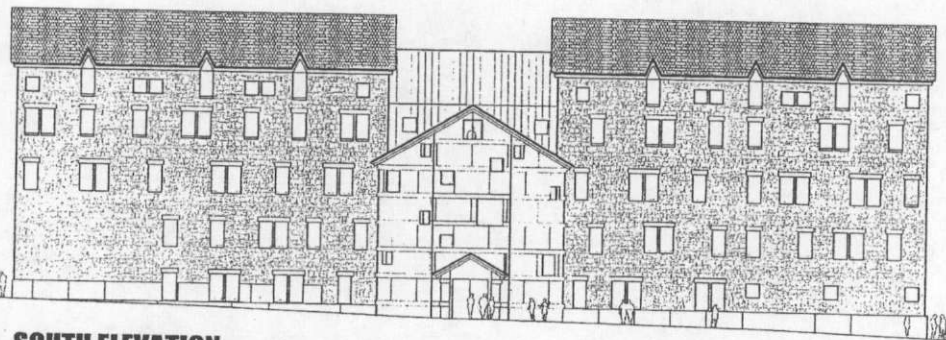
South Arrival View



ELEVATIONS



**NORTH ELEVATION WITH EXISTING STARR**



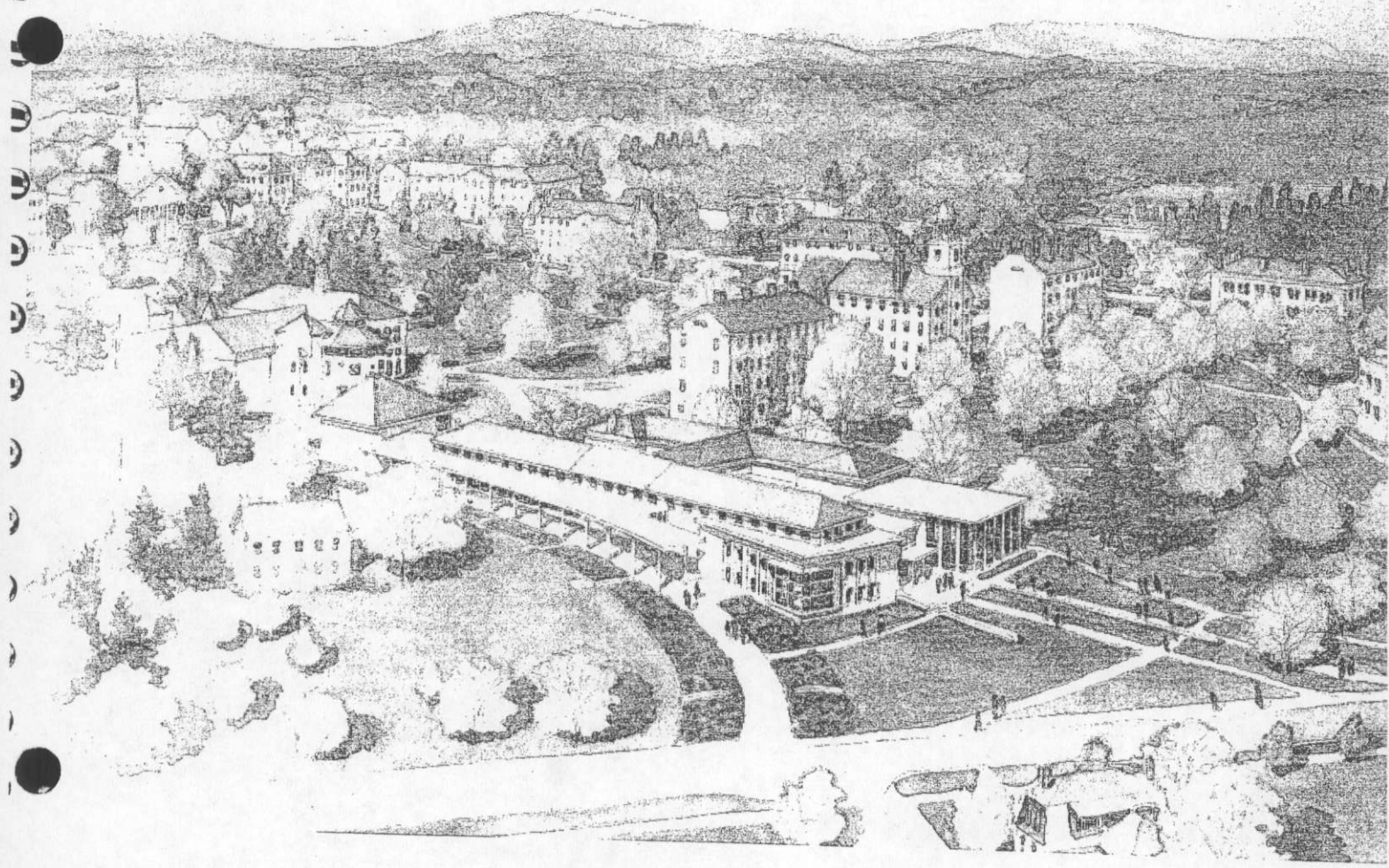
**SOUTH ELEVATION**



Middlebury College

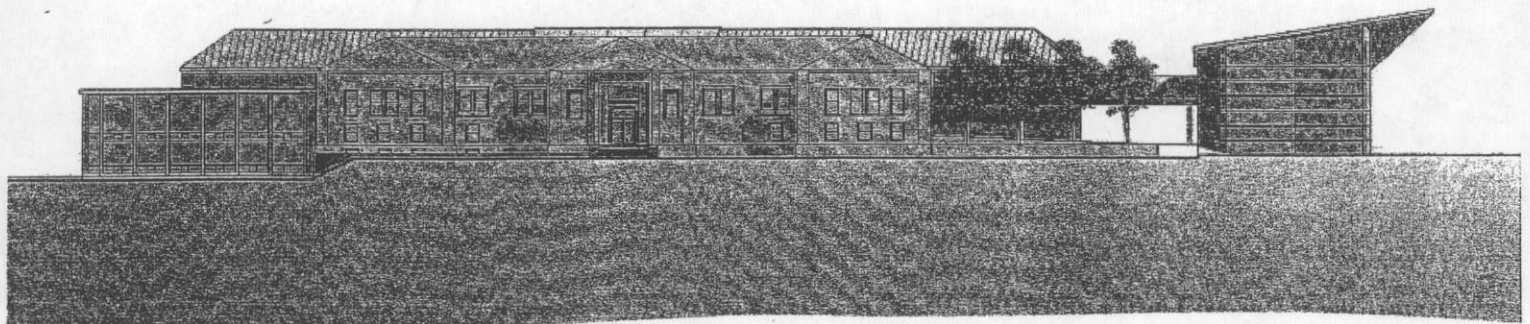
HHPA





*FERRY DEAN ROGERS*

Middlebury College Middlebury, Vermont





**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 10:00 a.m. on Tuesday, November 21, 2006 in the Community Room at the Police Station, 1 North Avenue, Burlington, VT. (Enter through the Administrative Entrance)

- |  |       |
|--|-------|
| I. Schedule Meeting Dates  | 10:00 |
| II. Minutes – October 19, 2006   | 10:10 |
| III. 22 VSA 14 Review  | 10:30 |
| A. Municipal Public Building Safety Facility at<br>State Office Complex, Waterbury   |       |
| IV. National Register Final Review   | 11:00 |
| A. Ludlow Village Historic District  |       |
| B. Ascutney Mill Dam Historic District, Windsor  |       |
| V. State Register Review & Designation   | 11:30 |
| A. 436 Maple Street, Burlington  |       |
| Working Lunch  | 12:00 |
| VI. SHPO Report  | 12:40 |
| V. State Register Review & Designation (continued)   | 1:00  |
| B. Old North End Surveys, Burlington<br>(Surveys from 1993, 1994, 1995, 1996, 2000, 2001, and 2006 including<br>Buildings on the following streets: Bright St., Canfield St., Convent Square,<br>Elmwood Ave., Haswell St., Hyde St., Intervale Ave., Lakeview Terrace,<br>Manhattan Drive, North Ave., North St., North Champlain St., North Union St.,<br>North Winooski Ave., Spring St., Strong St., Volz St., and Washington St.) |       |
| VII. Archeology Report   | 3:00  |
| VIII. New Business   | 3:15  |



**Advisory Council Minutes  
November 21, 2006**

**Members Present:** George Turner, Vice Chair  
Ron Kilburn, Citizen Member  
Peter Thomas, Archeologist  
Glenn Andres, Architectural Historian  
Susan Hayward, Citizen Member

**Staff Members:** Nancy Boone, State Architectural Historian  
Suzanne Jamele, NR/SR Specialist  
Jane Lendway, SHPO  
Diane McInerney, Executive Administrative Assistant

**Visitors:** Mary O'Neil, Associate Planner, City of Burlington  
Bill Shepeluk, Municipal Manager, Waterbury  
Alec Tuscany, Public Works Director, Waterbury  
Mike Agusta,  
Eugene Ducharme  
Michael Monte, Director, CEDO, City of Burlington  
Kirsten Merriman Shapiro, North Street Revitalization  
Coordinator, CEDO, City of Burlington

This meeting was brought to order by the Vice Chair at 10:09 a.m. in the Community Room at the Police Station, 1 North Avenue, Burlington, VT.

**I. Schedule Meeting Dates**

Meeting dates were confirmed for: December 14, Barn Grants; January 18; February 14, Historic Preservation Grants. The Division will contact the New Hampshire SHPO about holding a joint meeting in March regarding barns.

## **II. Minutes**

Glenn moved to approve the minutes for the October meeting and Ron seconded. Peter felt changes needed to be made to the wording on page 4 at the end of section 5 and the Council agreed the words "and recommended" would be added to the document. The minutes were unanimously approved by the Council with the change.

## **III. 22 VSA 14 Review**

### **Municipal Public Building Safety Facility at State Office Complex, Waterbury.**

Bill Shepeluk and Alec Tuscany representing the Town and Village of Waterbury's site selection committee for locating a public safety facility, requested the Council's review of a proposed site on Main Street, on the green of the Waterbury State Office Complex. The municipality came to the Council at the direction of Buildings and General Services Commissioner Tasha Wallis, the owner of the property. The Council had received copies of the municipality's site selection summary prior to the meeting, and Nancy passed around current photos of the green at the State Office Complex. Waterbury's intention is to relocate both the Town and Village Fire Stations and merge them under one Fire Chief. Both facilities have been deemed functionally obsolete. Before the list of sites is presented to the citizens of Waterbury at a public meeting, the trustees requested that Bill and Alec present the project to the AC for approval, since state land would be involved. Alec gave an extensive account of sites that met the criterion presented by the study committee, who identified the green at the State Office Complex as their top choice. After the presentation George explained that the Council's only interest is in the site Glenn thanked the committee for presenting their project prior to a public meeting, and though he understood their issues, stated that the proposal eradicates the character of the green which is a significant feature of the National Register Historic District. George stated that the open space in the middle of the village affords a view to the historic complex and provides public access, and though this project may be important, it is inappropriate in this setting. George called for a formal vote. Peter motioned that it was the consensus of the Advisory Council that the use of the green's open space for the proposed project is inappropriate and would be an adverse affect on the Waterbury Village Historic District and the historic State Office Complex. Glenn seconded and the Council denied the project 5-0. Bill thanked the Council for their thoughtful attention.

## **V. State Register Review & Designation**

### **A. 436 Maple Street, Burlington**

Home owner Michael Agusta was present for this request to remove his home from the State Register citing that changes he has made to the house render it no longer historic. The Council was interested in why Mr. Agusta felt so strongly about having it removed from the Register. Mr. Agusta said that he had never been informed of the listing until recently, and was afraid that the listing would have adverse effects on any changes made, or the future sale of the house. The Council informed him that the listing would not affect any changes he makes to the house, and has nothing to do with the city zoning laws. Mary O'Neil was present at the meeting representing the City of Burlington's Historic Preservation Committee and Design Review Board. At the Division's request,



she had polled the Committee and relayed that they were in favor of retaining the State Register designation 5-1. Mary explained that the neighborhood is predominantly Colonial Revival and follows a 1920 pattern of development. This house fits the pattern of the neighborhood. The Council informed Mr. Augusta that they do not remove any building from the Register unless it no longer meets the criteria for listing. The City's review of any proposals for building changes or demolition are conducted under local zoning ordinances and are totally separate from State Register designation. Glenn moved that 436 Maple St. still meets the criteria for the State Register and Susan Hayward seconded. Glenn explained that the changes made to the house are basic maintenance features, but that the general massing has not been altered from Colonial Revival. The essential design has not been changed enough to remove it from the Register. George called for a vote, and the motion passed 5-0, thereby retaining the building on the State Register.

#### **IV. National Register Final Review**

##### **B. Ascutney Mill Dam Historic District, Windsor**

This CLG project was undertaken to recognize and honor the work that owner Ed Battison has done throughout his life to preserve this and other important historic resources in Windsor. The Council had received copies of the nomination prior to the meeting. This district represents a very important part of Windsor's industrial and commercial heritage and is eligible under Criterion A & C. Peter moved for the approval of this district and Ron seconded. George questioned the nomination of the Spooner Print Shop that had been moved and Sue explained that the building holds important significance as the first print shop in Vermont. The Council approved the nomination 5-0.

##### **C. Estey Organ Factory (Boundary Increase), Brattleboro**

The Council had received copies of the nomination prior to the meeting. This district boundary is being expanded to include the Daly Brothers Shoe Company building constructed in 1936. The purchase of this building by Estey reflects the struggle and rebirth of this company through its history. The U-plan building with quality framing, fenestration, diagonal flooring and a center green is an example of the transitional period of industrial architecture between the late 19<sup>th</sup> century and the early 20<sup>th</sup> century. Glenn felt the boundary was a natural extension of the district and motioned for approval; Ron seconded. At this time George revealed that he is currently a project consultant for Estey and was not sure if this was in conflict with the nomination. The Council concluded that it was not in conflict. The Council approved the boundary extension 5-0 under Criterion A & C.

##### **A. Ludlow Village Historic District**

Sue explained that all building owners were notified of the changes made to the original nomination. Owners of building #31, the building that the Council requested be added to the district, do not wish to be part of the district and Sue read their notarized letter of objection. The letter will be submitted, but will not affect the registration, since a



majority of owners in the district have not objected. Glenn moved to approve the nomination under Criterion A & C and Peter seconded. The Council approved the nomination 5-0.

## **V. State Register Review and Designation**

### **A. The Knoll Motel, Barre**

This 1950 Motel claims to be the first motel in the state of Vermont, built after its owner visited California and saw the new type of lodging facility. Several changes have been made to the units which can be seen from the original post card example. Council members felt it was an 'exotic import' representative of a rare type that could benefit from the honorific recognition that State Register designation provides. It is a good example of a family-owned post WW II motel that reflects the growth of auto travel during this period. Glenn motioned to approve the nomination under Criterion A and Peter seconded. The Council approved the nomination 5-0 and requested that Sue Jamele caution the owners about any further future changes to the architecture might render it ineligible.

## **VI. SHPO Report**

Jane reported that following the distribution of the Council's October 19th testimony regarding Act 250 at the Natural Resources Board training meeting October 20<sup>th</sup>, the Board has requested a meeting with the Council. Jane will forward to the Council the Board's November 17 response to the Council's testimony. Jane said that Division and Agency staff have a meeting with the Board on December 13, and she will report to the Council at their next meeting on December 14.

Jane also reported on a sobering visit to New Orleans when she attended the Preserve America Summit. The state of New Orleans and surrounding area is still one of devastation. The purpose of the Summit was to look forward to the next 40 years of historic preservation. There was consensus that the National Historic Preservation Act of 1966, as amended, is still valid, is forward-thinking and needs to be fully implemented, funded and enforced

## **V. State Register Review and Designation (continued)**

### **B. Old North End Surveys, Burlington**

(Surveys from 1993, 1994, 1995, 1996, 2000, 2001, and 2006 including buildings on the following streets: Bright St., Canfield St., Convent Square, Elmwood Ave., Haswell St., Hyde St., Intervale Ave., Lakeview Terrace, Manhattan Drive, North Ave., North St., North Champlain St., North Union St., North Winooski Ave., Spring St., Strong St., Volz St., and Washington St.)

Sue Jamele began the review by summarizing the survey process that Burlington had undertaken with CLG funds over multiple years, following a survey plan that the city had developed. The Council is reviewing surveys completed in 1993, 1994, 1995, 1996,



2000, 2001, and 2006, and had received copies of the surveys forms, historic contexts, survey reports, and an overall map prior to the meeting.

Sue reported on the public meeting that the Division and the City held in the Old North End on November 8. The Division sent about 400 postcards to owners of the properties being considered, inviting them to attend the meeting, call the Division with questions, and view the survey forms, etc. at the Fletcher Free Library. About 20 people attended, including City officials. Two people who owned a property in the Old North End, but not in the group currently being proposed for State Register designation, voiced objection to historic designation. Division staff explained the difference between State Register designation and local zoning requirements.

Phil Barlow, preservation consultant, reviewed the 1993-1996 surveys in 2005 and presented his results to the Council in February 2006, including recommendations to change two buildings to non-contributing status, and one building to contributing status. Sue and Nancy reviewed the 2000 and 2001 surveys and made recommendations for changes and additions. Sue gave a Powerpoint presentation on the history, development and architectural patterns of the Old North End. She then showed images of the buildings that had been identified for the Council's consideration, that may or may not meet the State Register criteria. The Council systematically reviewed these buildings on each street, and evaluated their significance and eligibility for the State Register under the State Register criteria. The list of considered buildings and the Council's determination on each one, is found below ( C is Contributing, N/C is Non contributing):

- Bright St.: #35 N/C, #47 C, #56 C, #26 C
- Convent Square: #40 C, #14 C, #17 C, #8 C
- Hyde St.: #94 C, # 53a C, #83a C, #54 C, #64 N/C, #68 C, #72 N/C
- Manhattan Drive: #43-45a C, #39 C
- North Ave.: #245-249 C, #259a C, #267 C, #267a C, #244 N/C
- North St.: #422 C
- North Champlain St.: #21 N/C
- North Winooski Ave.: #257 N/C, #279 N/C, #322 N/C, #311 C, #315 C, #336 N/C
- Spring St.: #23 N/C
- Strong St.: #8 C, #14 C, #18 C, #30 C, #35 C, #36 C, #39 C, #40 C, #44 C, #45 C, #50 C
- Volz St.: #31 C, #32 N/C, #35a C
- Washington St.: #32a C, #33a C, #27 C

Eugene Ducharme, owner of #27 Volz was present at the meeting and asked the Council if his house was one of the buildings being considered for designation. The Council complimented him on the value of his home and informed him that it was already listed on the State Register.



Before the Council voted on the State Register nominations, Kirsten Merriman Shapiro of CEDO requested to speak for the Mayor and the City Administration. She stated that since there has been a change in administration with the advent of a new Mayor, there are questions about local zoning, and the administration would like to meet with the Council before they make any decisions concerning designating buildings in the Old North End. Mary O'Neil also spoke and said that the surveys under consideration stem from CLG grants awarded to the City by the Division. State Register review and designation concludes the survey process. Mary also noted that she had spoken to the Administration that morning and was not aware of any concerns. Glenn informed Kirsten that the State Register designation process is separate from and has no effect on local zoning. The Council's role is to evaluate the historic and architectural merit of the surveyed buildings. George explained that the Council is only trying to complete a 10 year process. Kirsten said she was asked to relay concerns from the Administration and was not soliciting any input. She understood that the Council is doing their job, but said she was expressing the Mayor's concern with the Council's process.

Glenn moved to approve list the following surveys on the State Register: Surveys from 1993, 1994, 1995, 1996, 2000, 2001, and 2006 including buildings on the following streets: Bright St., Canfield St., Convent Square, Elmwood Ave., Haswell St., Hyde St., Intervale Ave., Lakeview Terrace, Manhattan Drive, North Ave., North St., North Champlain St., North Union St., North Winooski Ave., Spring St., Strong St., Volz St., and Washington St., with exceptions as noted above, and Susan seconded. The Council voted to approve and list the surveys with the recommended changes 5-0.

Michael Monte from CEDO arrived at the end of the meeting and voiced concerns. Jane informed him that the listings had nothing to do with local zoning issues, and offered to meet with the administration to clarify any questions and concerns regarding the State Register.

## **VII. Other Business**

Peter informed the Council of a meeting he had with John Clark, the lawyer from VELCO, regarding archeological concerns in the VELCO project. He provided background information on archeological survey and evaluation, and felt that the meeting was a positive one.

George requested that the December agenda include a follow up of this meeting.

Peter motioned to adjourn the meeting and Ron seconded. The meeting was adjourned at 3:40pm.



**State of Vermont**  
**Division for Historic Preservation**  
National Life Building, Floor 2  
Montpelier, VT 05620-1201  
[www.HistoricVermont.org](http://www.HistoricVermont.org)

[phone] 802-828-3211  
[fax] 802-828-3206

*Agency of Commerce &  
Community Development*

The following is a list of properties that were listed on the State Register of Historic Places on November 21, 2006. They are organized by the year in which the survey was completed.

## **1993-94**

**Hyde**  
3

**North Union**  
145/147/149/151  
157 and garage

**North Street**  
Between N. Willard and N. Winooski  
268  
269  
272  
273 and storage building  
276  
277  
280 and garage  
284  
285  
290/292  
304 and garage  
311 and garage  
313/315  
314  
317 and garage  
318 and barn  
321 and garage  
339  
345/343 and barn  
344 and garage  
348/350 and garage  
354



358  
360  
370  
378  
384  
392  
401

406  
439/441  
418  
419  
422  
431  
456  
457 and garage  
472 and garage  
479  
483

**Lakeview Terrace**

9  
13  
23  
33  
37 and shed and garage  
41  
45  
48  
52 and garage  
53 and garage  
61  
65/67  
69  
72  
71/73 and garage  
74  
79/83 and garage  
82 and garage  
85 and garage  
89 and garage  
92 and garage  
97 and garage  
98 and garage  
100 and garage  
104 and garage



107  
111  
112 and garage  
114 and garage  
117 and garage  
123

127 and garage  
131 and garage  
134  
135  
145 and outbuilding

**Canfield Street**

1 Canfield  
2 Canfield  
7 Canfield –

**Haswell Street**

3 Haswell  
4 Haswell – Historic outbuilding has been removed  
8 Haswell

**1994-1995**

**Elmwood**

236 Elmwood

**Intervale Avenue**

65 Intervale

**North Champlain Street**

159 North Champlain and garage  
160 North Champlain  
162 North Champlain and garage  
163 North Champlain  
165 North Champlain and garage  
168 North Champlain  
170 North Champlain  
171 North Champlain and shed  
174 North Champlain – *non-contributing*  
175 North Champlain and garage  
178 North Champlain  
182 North Champlain and garage  
186 North Champlain  
187 North Champlain

189 North Champlain  
193 North Champlain  
196 North Champlain and shed and garage  
197 North Champlain  
200 North Champlain and garage  
203 North Champlain  
204 North Champlain and garage  
206/208 North Champlain  
209 North Champlain and garage  
210 North Champlain  
215 North Champlain  
216 North Champlain and barn  
221 North Champlain and garage and shed  
222 North Champlain and garage  
227 North Champlain and barn  
229 North Champlain and garage  
230 North Champlain and garage  
235 North Champlain  
236 North Champlain and barn and shed  
239 North Champlain –  
240 North Champlain  
242 North Champlain  
244 North Champlain-*noncontributing*  
245 North Champlain and garage

### **Spring Street**

2/4 Spring  
3 Spring  
9 Spring and barn  
13 Spring  
16 Spring  
19 Spring *noncontributing*  
22 Spring  
23 Spring *non-contributing*  
26 Spring  
27 Spring  
29 Spring  
30 Spring  
31 Spring  
34 Spring and garage  
37 Spring  
38 Spring

### **1996**

#### **North Champlain Street**

15/17 North Champlain and garage



21 North Champlain – *noncontributing*  
23 North Champlain –*non-contributing*  
30/32 North Champlain and shed  
40 North Champlain  
41/43 North Champlain and shed  
44 North Champlain  
48/50 North Champlain-*noncontributing*  
51/53 North Champlain  
52 North Champlain –*non-contributing*

65 North Champlain-*noncontributing*  
69 North Champlain  
72 North Champlain  
84 North Champlain and garage  
86 North Champlain-*noncontributing*  
88 North Champlain and garage and workshop  
94/96 North Champlain  
99 North Champlain and shed  
98/100 North Champlain  
104 North Champlain and shed  
116 North Champlain  
117 North Champlain and shed  
118 North Champlain  
123 North Champlain-*noncontributing*  
125 North Champlain and carriage barn  
126 North Champlain  
132 North Champlain and garage  
133 North Champlain and barn  
134 North Champlain  
135 North Champlain  
138 North Champlain – and shed

**St. Paul Street**

230 St. Paul – *Non-contributing*

**2000**

**Convent Square**

8  
9  
14  
16  
17  
30  
32  
35

36

39

40

45

46

**Manhattan Drive**

39

43-45 and garage

53

**North Avenue**

230

237

244 *noncontributing*

245-249

248 and barn

252 and barn

258 and garage

259 and garage

262

266

267 and garage

**Volz Street**

24 *barn has been removed*

27

31

32 *noncontributing*

35 and carriage barn

39

**Washington Street**

10

14

16

17

21

26

27

28

30

32 and garage

33 and garage

**2001**

**Bright Street**

3

5

14



24  
26  
27  
31  
35 *Noncontributing*  
39  
42 *Demolished*  
46  
47  
48  
50  
56

**Hyde Street**

3  
7 and garage  
9  
15 and garage  
17  
28  
31  
37  
42  
47  
52  
52 ½  
53 and garage  
54  
57  
58  
60 *noncontributing*  
61  
63  
64 *noncontributing*  
68  
71  
71 ½  
72 *noncontributing*  
75  
76  
78  
79  
83 and garage  
88  
94  
102  
108 and garage

110 and garage

116

120

129

133

139

140

141

**North Winooski Avenue**

256 and garage

257 *noncontributing*

259/261

260

262

264

265

267

269 and garage

274

279-*noncontributing*

280 *Removed*

299

305/307

311

314

315

317

322-*noncontributing*

324

328

336-*noncontributing*

338/340

**2005**

**Strong Street**

8

14

18

30

35

36

39

40

44

45

50



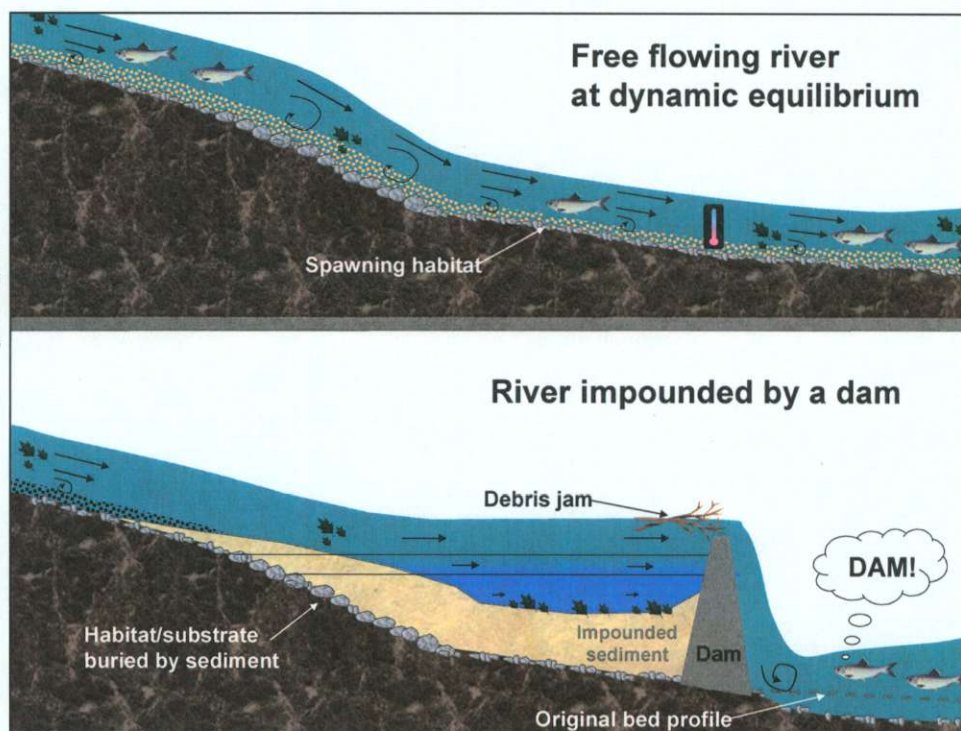
## NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 9:30 a.m. on Thursday, October 19, 2006, in the Main Conference Room on the 2nd floor, National Life Building, National Life Drive, Montpelier, Vermont.

- |       |  |       |
|-------|--|-------|
| I.    | Schedule Meeting Dates   | 9:30  |
| II.   | Minutes – December 2005 & January 2006   | 9:45  |
| III.  | National Register Final Review   | 10:00 |
|       | A. Willard Manufacturing Company Building, St. Albans                          |       |
|       | B. MPDF – Fire Stations of Vermont   |       |
| IV.   | State Register   |       |
|       | A. Update on Review and Designation of Surveys<br>of Old North End, Burlington | 10:20 |
| V.    | Current Issues in Act 250 Archeology   | 10:45 |
|       | Working Lunch  | 12:00 |
| VI.   | SHPO Report  | 12:30 |
| VII.  | Current Issues in Act 250 Archeology (continued)                               | 12:45 |
| VIII. | New Business   | 2:30  |

## How a Dam Affects a River

Building a dam can affect a river in many ways. Fundamentally, the dam is a barrier that interrupts the natural river dynamics. The impoundment that forms behind the dam loses many of its riverine characteristics, impacting species that depend on river habitat for their survival.



Graphic based on original by Laura Wildman, American Rivers

	Free-flowing river	Dammed river
Temperature	Natural temperature regime	Greater surface area of impoundment often results in higher water temperatures in impoundment and downstream
Dissolved oxygen	Turbulent flow and shallower water depths result in high dissolved oxygen concentration	Loss of turbulent flow reduces dissolved oxygen concentration; impoundment may stratify, further reducing dissolved oxygen
Habitat	Riverine coldwater habitat	Habitat is more lake-like and often unsuitable for coldwater fish species
Fish movement	Fish and other organisms free to move upstream and downstream, including migratory fish such as Atlantic salmon	Access to habitat blocked
Flow regime	Natural flow regime	Modified flow regime
Sediment	Natural transport processes maintained	Trapped in impoundment—natural substrate buried by sediment in impoundment, downstream channel erosion results to "replace" trapped sediment
Pollutants	Metals and organics are distributed downstream	Metals and organics are concentrated in fine sediments trapped in impoundment
Nutrient transport	Nutrients are transported downstream	Nutrients trapped in impoundment
Woody debris	Debris is transported downstream to create habitat	Debris trapped in impoundment



Subject: Additional agenda item for Thursday's Council meeting  
Date: Mon, 16 Oct 2006 15:56:44 -0400  
Thread-Topic: Additional agenda item for Thursday's Council meeting  
Thread-index: AcbxXTTiuVL3lEH9SqGp5tHGPNEC1g==  
From: "Boone, Nancy" <Nancy.Boone@state.vt.us>  
To: "Beth Boepple" <beth@wittenetal.com>, "Dave Donath" <dloon@sover.net>,  
"George Turner" <george@banwell-architects.com>,  
"Glenn Andres" <glenn.m.andres@middlebury.edu>,  
"Jane Lendway" <Jane.Lendway@state.vt.us>,  
"Nancy Boone" <Nancy.Boone@state.vt.us>, <peter.thomas1@dhs.gov>,  
<pmthomas@gmavt.net>, <schayward@yahoo.com>, <swanza@adelphia.net>

Hi Folks.

We have added a review of a dam removal to the Council agenda on Thursday – Pinney Hollow Brook Dam. It is owned by the state and is part of the Coolidge State Park which is listed on the NR. Attached are some photos, the NR description, and a memo from ANR about the current condition and the reasons they want to remove it. Brian Fitzgerald from ANR will be at the meeting to present further detail and answer questions.

Thanks.

Nancy

Content-Type: image/jpeg;  
name="pinney hollow 005.jpg"  
Content-Description: pinney hollow 005.jpg  
Content-Disposition: attachment;  
filename="pinney hollow 005.jpg"



pinney hollow 005.jpg

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name="pinney hollow NR photo.jpg"  
Content-Description: pinney hollow NR photo.jpg  
Content-Disposition: attachment;  
filename="pinney hollow NR photo.jpg"





pinney hollow NR photo.jpg

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name="PinneyHollowNRdescription.jpg"  
Content-Description: PinneyHollowNRdescription.jpg  
Content-Disposition: attachment;  
filename="PinneyHollowNRdescription.jpg"

NPS Form 1000-2  
(9-18)

GSA Approval No. 1024-0016

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Coolidge State Park  
Plymouth, Windsor County, Vermont

### 4. Old Swimming Hole with Dam, c. 1933-1939

A 2 acre section of the park lies across the street from main entrance. Here, a battered concrete dam can be found in Pinney Hollow Brook, which runs along the western edge of Rt. 100A. The dam is about 12' high and 20' long, running across the brook. It is approximately 3' thick at the top and widens to about 6' at the bottom. The brook runs through a 3' square opening at the bottom of the dam. The area surrounding the dam is wooded and mostly flat. A photograph from the 1930s shows this area was once a swimming hole, surrounded by grassy open spaces. (Photograph is located at Vermont Agency of Natural Resources, Springfield, VT.)

PinneyHollowNRdescription.jpg

Content-Type: application/msword;

name="DHPMemorandum.doc"

Content-Description: DHPMemorandum.doc

Content-Disposition: attachment;

filename="DHPMemorandum.doc"



DHPMemorandum.doc



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 Willard Manufacturing Company Building

other names/site number Leader Evaporator Company Building

2. Location

street & number 25 Stowell Street

not for publication ☐

city or town St. Albans

state Vermont

zip code 05478

code VT

county Franklin

vicinity N/A

code 011

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	
<u>1</u>	<u>0</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	<u>0</u>	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.)

N/A



6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: INDUSTRY Sub: manufacturing facility

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

Current Functions (Enter categories from instructions)

Cat: WORK IN PROGRESS Sub: \_\_\_\_\_

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

7. Description

Architectural Classification (Enter categories from instructions)

Italianate

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

Materials (Enter categories from instructions)

foundation Stone

roof Rubber

walls Weatherboard

Aluminum

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.)

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)

INDUSTRY

Period of Significance

1896-1956

Significant Dates

1896

1942

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more 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.)

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: St. Albans Historical Society

10. Geographical Data

Acreage of Property \_\_\_\_\_

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	651324	4963460	3			
2				4			

See continuation sheet.

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.)

11. Form Prepared By

name/title Kempton T. Randolph / Historic Preservation Consultant

Organization \_\_\_\_\_

date 8/21/06

street & number 1193 Lovely Road

telephone 802-426-3134

city or town Marshfield

state VT zip code 05658

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 Willard Mill Housing LP, c/o Housing Vermont Inc.

street & number 123 St. Paul Street telephone \_\_\_\_\_

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 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.



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National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Willard Manufacturing Company Building  
St. Albans, Franklin County, VT

### Physical Description

The Willard Manufacturing Company Building is a large, flat-roofed, two-story, timber-framed industrial building situated at the northeast corner of Stowell and Allen Streets in St. Albans, Franklin County, Vermont. Constructed in 1896, the original rectangular, flat-roofed mill building stretches over 200 feet along Stowell Street, dwarfing the residential and mixed-use commercial surrounding neighborhoods. Built to house the Willard Manufacturing Company's extensive garment fabricating operations, the building retains its typical late 19<sup>th</sup> century industrial features, such as large 3/6/3 wood sash for interior illumination and ventilation, novelty exterior wood siding, and an open floor plan. The greatest alterations to the building came with changes in occupancy. The George H. Soule Company, makers of maple sugaring equipment added a garage addition to the building and reconfigured the interior office space in the 1940s, and the Leader Evaporator Company added a modern single story steel framed addition to the north side of the building in the recent past. Although alterations, such as aluminum siding, and recent additions have masked and marred some of the original character of the Willard building, the structure still retains a high degree of its integrity of design, location, setting, materials, feeling, association, and craftsmanship. Most importantly, the building remained in use as a manufacturing facility until early 2006, and provides a rare glimpse into a little-altered 19<sup>th</sup> century industrial space.

Set on a limestone masonry foundation, the original block of the Willard building measures roughly 200 by 65 feet and is oriented with the narrow ends of the building on roughly an east-west axis. The exterior of the building is dominated by the repetition of large window openings, the majority of which are filled with original 3/6/3 and 3/9 light, wood, double-glazed sash in varying condition. The top 3 lights on all windows functioned as a transom that tilted in to ventilate the hot air near the ceiling, while the lower 3 lights on most sash slid up to allow cool breezes into the space. The rails and muntins of the sash all have two rabbets cut in them for the mounting of a second pane of glass on the inside of the sash, although it appears few were ever double glazed. Aluminum siding covers the original wood novelty siding of the building, which is visible on several areas of the exterior where the modern siding has been removed. Flat stock trim surrounds the window and door openings on the exterior. The building's cornice is punctuated by slightly projecting rafter tails, which have a similar appearance to decorative brackets and give the building a vaguely Italianate style.



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## National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Willard Manufacturing Company Building  
St. Albans, Franklin County, VT

Currently the main entrances to the building are located on the east elevation, and are accessed from a shallow raised deck several feet above grade with a set of short stairs on either end. The windows on this facade are smaller than the large windows that light the main manufacturing floor along the majority of the building. A mixture of historic double hung 6/6 wood sash and modern replacement double hung 1/1 sash fill the window bays. Seven bays punctuate the first floor of the east facade. The deck runs under the left most five bays with the entrance doors filling bays 1 and 5. The doors are wood paneled with large glass panes in their upper halves, and both are topped with hinged transom lights, the one in bay 1 having been boarded over. Bay 2 through 4 and bay 6 house windows, with bay 2 being of the modern replacement type. A wooden overhead loading door fills the northern most bay on the first floor. The second floor has six window bays. Bays 1 and 2 are in line with first floor bays 2 and 3 and are filled with replacement sash. Bay 3 is centered over the second first floor entrance door and also has replacement sash in it, and bays 4 through 6 are clustered next to bay 3 and retain historic wood sash. Mounted above the southern most entrance door half way between the two floor hangs a sign with the words "Leader Evaporator Co. Inc." arched over the company's logo of a maple sugaring house nestled in a sugar bush. "G. H. Grimm Company" and "Lamb Naturalflow" are written in smaller type below the logo.

Thirty-four bays punctuate the southern elevation of the Willard building, which is separated from Stowell Street by a thin strip of turf. The separation of the production floor from the office and break areas at the east end of the building is clearly visible from the exterior window configuration and arrangement. The eastern most three bays along the first floor and eight on the second are of the smaller size present on the building's eastern elevation. All of these sash are of the newer replacement type, except for that in the fourth bay in on the second floor, which is of the older 6/6 type. The windows in bays 7 and 8 on the second story sit slightly elevated from the other small windows, their bottoms level with the larger production floor windows as a result of their relatively recent transformation. Photographs of the building from the early 20<sup>th</sup> century show the large type windows extending the full length of the southern facade. The downsizing of the fenestration on both this facade and on the east, as well as the 6/6 wood sash probably date from the 1940s when offices were added to the east end of the building by the George H. Soule Company. Affixed to the building halfway between the two floors at the far east end of the facade is a wooden sign roughly three bays wide that simply reads "Leader Evaporator Co. Inc."

The original 3/6/3 sash fill the remaining 28 bays on the first story and 26 on the second. The rhythmic fenestration pattern of the facade is halted two bays short at the western end of the first floor by a windowless concrete vault that occupies this corner of the building. The foundation



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 3Willard Manufacturing Company Building  
St. Albans, Franklin County, VT

along this elevation is gradually revealed from east to west as the grade drops several feet over the 204-foot length of the building. The uncut mortared limestone foundation laid up in rough courses is revealed up to roughly six feet at the building's western end. The foundation wall is broken up by six pane divided light sash with the same fenestration pattern as the windows on the upper stories. A second concrete vault in the basement directly below that on the first floor also abruptly ends the rhythm of the foundation sash two bays short of the west end of the building. Historic photographs show that the main entrance to the building was originally located on the southern facade. Topped by a pent roof overhang supported on diagonal brackets, the pair of entrance doors once occupied the eighth and ninth bays in from the western end of the building. Some type of masonry stairs with railings led up from ground level to the doorway, although no evidence of this entrance remains visible on the exterior. What may be the original doors are located in the office space on the building's second floor.

Continuing around the building to the western elevation, the fenestration pattern that mimicked that found on the majority of the southern facade is now obscured by vertical corrugated metal siding and a one-story garage addition. Historic photographs of the building before the addition of the garage wing show the elevation to have contained six window bays with large 3/6/3 sash on each floor, while four windows perforated the foundation, one under the outer most and inner most two bays.

Moving to the north elevation of the main block, the vast majority of the fenestration has been masked by standing seam vertical corrugated metal siding. From interior evidence, this facade once had an almost identical appearance to the southern elevation, with twin repeating courses of large divided light windows. However, only three pairs of the original large style sash remain visible from the exterior, all of them on the second floor. One pair sits at the far western end of the facade, one pair remains roughly in the middle, and the other pair is visible at the eastern end of the production floor. Four smaller window bays with 6/6 sash define the 1940s office space at the far eastern edge of the second story. On the western end of the first floor five small window bays with 3/3 sash are visible, and are actually truncated original 3/6/3 sash. Ten window openings are present in the foundation along the western end of this elevation, with the two eastern most having been boarded over. The remainder of the first floor elevation to the east of the five window bays is obscured by a large, single-story, modern steel-framed addition. Near the middle of the north elevation a concrete block chimneystack rises along the outside wall to approximately five feet above the roofline. Also visible just under the roofline is an original exterior sprinkler system intended to protect the building from potential fires originating at the Fonda Lumberyard that originally occupied the adjacent space directly to the building's north.



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## National Register of Historic Places Continuation Sheet

Section number 7 Page 4 Willard Manufacturing Company Building  
St. Albans, Franklin County, VT

This lumberyard was the origin of the massive 1895 fire that swept St. Albans a year prior to the construction of the Willard factory.

Two major additions have been added to the Willard building since its construction. A single-story, flat-roofed, trapezoidal, five by three bay garage wing on the building's western end was constructed circa 1940, most likely as part of the facility upgrades made by the George H. Soule company. The addition is steel framed and set on a concrete foundation. Originally clad in weatherboards, the garage wing is currently covered with aluminum siding matching that on the south facade of the main block. The five window bays along the addition's southern elevation contain large 6/6 double-hung wood sash. Three overhead garage doors are symmetrically positioned in the addition's west facing facade, the door in the first bay being slightly taller than the other two. Only the door in bay 3 is of the older wooden type, the others being modern steel doors. A long, faded horizontal sign is mounted over bay 2 that reads "Leader Evaporator Co. Inc. / St. Albans, Vermont." The addition's northern facade does not run parallel to that of the main block, but is slightly askew due to the difference in width between the west end of the addition and that of the main building. Four of the five bays on the northern facade contain 6/6 sash. Another older wooden loading door fills bay 2, however this bay only extends to the top of the concrete foundation, and not to ground level as those on the western facade do. On the roof of the garage addition, a rectangular shaped, gable roofed enclosure projects a third of a story up from the east end of the wing and meets the main block. This projection houses an I-beam track for a one-ton hoist. The track continues into the main block nearly half its length.

Much of the first floor on the north elevation of the main block is obscured by the most recent addition to the Willard building. Here, a single-story, shallow-sloping, shed-roofed, steel-framed addition begins one third of the way in from the block's western end and ends roughly 25 feet beyond the building's east end. The addition is approximately one-and-a-half times wider than the main building and is constructed of steel trusses set on a concrete slab foundation. Clad with metal roofing and vertical corrugated metal siding, the addition contains several loading doors and a small entrance on its west facade, several small windows and numerous vent hoods along its northern elevation and an additional metal overhead door and entrance on its eastern facade. An earlier, single-story, one-bay, shed roof addition on the far eastern end of the main block's north elevation is engulfed by the modern steel framed addition. The eastern facade of this addition, the only remaining visible, contains an overhead wooden loading door, an air vent, and is sheathed in vertical metal siding.



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National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 5

Willard Manufacturing Company Building  
St. Albans, Franklin County, VT

The entrance to the Willard building located on the southern end of the eastern elevation opens into a square lobby walled off from the rest of the production floor. An open stairway with landing runs around the far left corner of the room, and doors leading to the break room and the main work floor are located in the far and right hand walls, respectfully. Both the offices upstairs, the break room and this stairwell were constructed during the 1940s as the ownership of the building changed hands and the George H. Soule company came to occupy the building. These significant alterations remain remarkably intact, and little changed other than the paint colors. All of the interior addition is characterized by simple machined wooden elements, such as baseboards, door casings, and a chair rail; two-paneled wood doors; vertical v-beaded fiber wallboard above the chair rail; cast iron hot water radiators; and a tiled ceiling ringed with a simple crown molding. The most conspicuous decorative element from this period is the staircase newel post and balustrade constructed of varnished quarter-sawn oak. The lines of the railings and posts are very square, and the posts slightly taper giving the whole an austere Mission Style appearance somewhat out of sync with the rest of the decor.

The stairway leads up from the entrance room to the offices and product showroom on the second floor. From the top of the stairs, a hallway runs north, leading to several offices along the east wall of the building, and bathrooms at the far end of the hall. Another hall also runs west from the top of the stairway. This leads to several more offices and to a large open showroom, the walls of which are lined with deep display shelves. An L-shaped sales counter occupies the southeastern corner of the showroom. From the north and west walls of the showroom, heavy paneled double doors with ornate Victorian era hardware open to the second floor workspace. These doors may have originally functioned as the main entrance doors to the factory that were once located on the southern facade.

Entering the building through the other door on the eastern facade leads directly into the production floor of the Willard building. With the exception of the office space in the southeastern corner of the building, the first floor of the factory is largely an open floor plan. The most striking aspect of the work area is the exposed timber framing that visually dominates the space. Three rows of evenly spaced ten inch square wood posts rise 12 feet from floor to ceiling to support beams that carry the floor joists. These connections are further reinforced by diagonal braces, four of which radiate from each vertical post. Along the exterior walls, a single brace extends from each post into the work area, and smaller vertical studs that support the sheathing and frame the window openings fill the spaces in between these posts. The flooring consists of the original worn softwood planks. In one area at the southwestern end of the first floor is an area



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Section number 7 Page 6 Willard Manufacturing Company Building  
St. Albans, Franklin County, VT

floored in strip hardwood boards. This space may correlate with the layout of the office area during the Willard Manufacturing Company's tenure.

At the far southwestern corner of the floor is an approximately 12 foot square concrete reinforced safe. This fireproof room is accessed through a heavy metal doorway that at one time supported a safe door that is now missing. The frame to the safe is painted black and traced with a thin yellow decorative stripe, and the words "Willard Manufacturing Co." are painted in tri-colored drop shadow lettering stretching across the top of the metal frame. A second pair of metal doors hang just beyond the main doorframe. These are also decorated with yellow line designs and are equipped with a brass T-shaped knob. Inside the room a concrete floor supports wooden shelving and metal vaults spring from iron I-beams running down the length of the vault. Directly below this vault in the basement floor is an identical vault that retains its outer door.

Centered in the far west wall of the first floor, a wooden ramp flanked by stairs along either side descends into the 1940s garage addition from the main workspace. The addition has an open plan concrete floor that rests several feet above the basement level of the main building. Historic sliding wooden loading doors leading into the basement of the main block remain in place, although the concrete slab floor of the addition has made their operation impossible.

The basement of the Willard building is accessed through a doorway from the garage addition. The basement level is mostly open, and like the other floors, has three rows of support posts that rise from footings throughout the space. A concrete vault, nearly identical to that on the first floor fills the far southwest corner of the floor. In the northeast corner, a large concrete cistern occupies a roughly 10 by 20 foot space, and is fed by drainpipes descending from the roof. In the north wall of the foundation, a door leads into a storage area built under the earlier addition to the north side of the building. In the heart of the basement the mechanisms and carriage of a Morse freight elevator original to the building remain in working condition. The works are belt driven by a modern electric motor, and the shaft extends up from the basement through both upper floors. A narrow staircase along the north wall of the basement leads back up to the first floor.

The second floor of the Willard building is laid out in much the same way as the first floor except for the interior office additions from the 1940s. The floor differs structurally from the first floor as three rows of tubular steel posts were used to support the roof rather than the wooden support posts found in the basement and first floors. These metal posts support steel I-beams that run the length of the building. The framing system of the roof is clearly visible from the second



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## National Register of Historic Places Continuation Sheet

Section number 7 Page 7

Willard Manufacturing Company Building  
St. Albans, Franklin County, VT

floor. Four sets of rafters running alternating shallow pitches give the roof a W shape, which funnels rainwater and snowmelt to drainpipes in the two crotches that run lengthwise down the roof. A recently built storage mezzanine occupies the southwest corner of the south wall. In the northeast corner of the floor, a large circular vent hood hangs from the ceiling, and may be a remnant of the Fairfield Farms company, that occupied the second floor of the building during the tenure of the George H. Soule company and supposedly manufactured maple products including syrup. The floor also contains the upper pulley mechanisms of the Morse freight elevator, as well as two large openings cut into the floor as passageways for one-ton hoists hung from I-beams mounted to the underside of the roof. Throughout the floor, the exterior sheathing is visible, and much of it, such as that on the roof, is beaded.

The building is heated by a large hot water boiler located in the basement at the base of the masonry flue. On both the first and second floors, a bank of metal pipes that acts as a large radiator runs along the exterior walls just underneath the window openings.

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## National Register of Historic Places Continuation Sheet

Section number 8 Page 1 Willard Manufacturing Company Building  
St. Albans, Franklin County, VT

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### Statement of Significance

The Willard Manufacturing Company building at 25 Stowell Street, St. Albans, Vermont, was constructed in 1896 to house the production facilities and headquarters of this rapidly expanding garment producer. The timber framed factory building gains its significance through its association with several of the most prominent manufacturing companies in St. Albans history, as well as for the remarkable integrity of this little-altered late 19<sup>th</sup> century industrial facility. As it is for much of the city, the story of the Willard building is also inexorably linked with the history of the Vermont Central Railroad. The rail line brought access to markets far beyond the bounds of Franklin County, making possible the location of heavy industry, such as this garment and hosiery manufacturer, in the city. Serviced by a rail spur that branched from the main line, the Willard building was one of if not the largest manufacturing plant in St. Albans at the time of its construction. The Willard Manufacturing Company operated until 1942 when the building was taken over by the George H. Soule Company, makers of maple sugaring equipment, and the Fairfield Farms Company, makers of maple sugar, syrup and other products. Despite several changes in occupancy and the continued use of the structure as a manufacturing facility until early 2006, the factory building retains a high degree of its original character, materials, feeling, and many of its original features, including novelty siding, 12 light double-glazed wood windows, and an operable Morse freight elevator. The Willard building is being nominated to the National Register under Criterion A for the story it tells about the history of manufacturing and industry in St. Albans, Vermont.

Rodney S. Willard, an ambitious Franklin County businessman, was already a named partner in two manufacturing firms by 1882; the Atwood and Willard Company and the Willard and Stevens Company, both producers of various undergarments, suspenders and hosiery items. By persuading the companies to merge under his name in 1886, Willard created the Willard Manufacturing Company, which at that time was located in Swanton, Vermont. Overalls and frocks were the company's mainstay during the early years of operation, but washable garments, swimwear, braziers and the "Puritan garter" were soon added to the factory's catalog. With business booming, the firm decided to relocate its manufacturing operations to St. Albans, Vermont, where a new factory and company headquarters was built in 1896.

Prior to the mid 1800s, the village of St. Albans was a relatively small agricultural community that also benefited from an active shipping port at St. Albans Bay on the shores of Lake



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St. Albans, Franklin County, VT

Champlain. But the completion of the Vermont and Canada Railroad line in 1850 connecting St. Albans with Burlington and all points south, would change the course of the village forever. The line was further extended north to Swanton and the Canadian border by 1851, and leased to Vermont Central Railroad. At the same time, a line connecting Swanton with Rouses Point, New York was constructed, and soon after the Missisquoi Railroad running east from St. Albans had made the city the transportation locus of northern Vermont. However, the rapid industrial growth of St. Albans was spurred more by the relocation of the main offices, freight yard, and maintenance facilities of the Vermont Central Railroad from Northfield to St. Albans, than from the increasing rail traffic alone. By 1870 the railroad employed roughly 1750 people in St. Albans, giving the city a strong and steady economic base for further development. With skilled labor attracted to the city and easy access to markets in every cardinal direction, other industrial enterprises expanded in St. Albans throughout the second half of the 1800s. Notable industries include the St. Albans Foundry, established 1840, the Glens Falls Shirt Company, established 1881, and the Willard Manufacturing Company, moved to St. Albans 1896.

With access to rail transportation so vital to industrial operation in the late 1800s, the Willard manufacturing company decided to locate its new building just to the east of the Vermont Central Railroad tracks at the southern end of the city's industrial district. Serviced by a rail spur line running into the heart of this block bounded Stebbins Street to the north, Allen Street to the west, and Stowell Street to the south, Willard had access to national and international markets waiting at their back door. Not only did the railroad provide cheap and convenient movement of materials to and finished products from the company, but the urban population center created by the commercial explosion spawned by the railroad provided a bountiful supply of factory workers. The mostly male-dominated jobs in the rail and heavy industry sector, such as those at the St. Albans Foundry, left plenty of female workers, the main workforce for the garment industry, available for employment.

The plant that the Willard Company built was located in the lot's southwest corner at the intersection of Allen and Stowell Streets. One factor that probably played a large role in locating the building on this particular lot was the involvement of W. Beecher Fonda in the company's board. Fonda also owned and operated the lumberyard and woodworking mill to the north of the building, and appears to have owned the western half of this city block. It is possible that Fonda traded the building site for shares of the company, but the details of the deal are unknown. However by 1900, Fonda held the position of company Vice President. Historically, the land associated with the Willard building had been the grounds of a large estate owned by



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## National Register of Historic Places Continuation Sheet

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St. Albans, Franklin County, VT

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A. Houghton in the 1870s, before it was divided and Stowell Street added sometime in the late 1800s.

At 204 feet long by 65 feet wide, with over 26,000 square feet of space spread over two floors, the Willard building was and still is massive. For its time, the structure was very modern, and featured several devices to protect it from the most common demise of large timber-framed factory buildings, fire. Sprinklers were located not only inside the first and second floors, but they also ran under the cornice on the north side of the building to protect from city fires spreading to the building. Large, slow-burning wooden posts and joists on the basement and first floors, and tubular steel posts and iron I-beams on the second floor where fires might break out amongst the manufacturing equipment, help protect the strength of the building during a blaze. In 1896 St. Albans was still reeling from a devastating fire one year prior that left blocks upon blocks of the city's core a smoking mess of charred rubble. Coincidentally, the source of the infamous fire was the W. B. Fonda Lumberyard, located directly north of the Willard building. With such a large investment located directly south of what was probably viewed as a severe liability in 1896, it is no wonder that the company went to such lengths to safeguard its new manufacturing plant.

Vermont's garment industry as a whole underwent a metamorphosis common to much of the American economy during the second half of the 1800s, as it progressed from a very dispersed cottage type manufacturing system to a larger more centralized, mechanized and standardized industrial system. Foot-powered sewing machines enabled dressmakers and other tailors, most of them women, to operate home-based garment business during the 1800s. As heavy manufacturing turned out cheaper, larger and simpler sewing machines that could be powered by water or steam power systems, and as rail transport made possible cheap and fast shipping and receiving over long distances, garment mills sprang up across the northeastern America. Staffed mostly by farmer's wives and daughters, and immigrant women working for low wages, this segment of the economy began to change the nature of the division of labor in the U.S. as women, previously shunned from the workforce, became wage earners. Garments also made the transition during this period from mostly custom-made, to factory-made garments and with this transition came a simplification and standardization of clothing styles. By the time the Willard Manufacturing Company had relocated to St. Albans, Vermont boasted 14 garment manufacturing establishments. Most of these factories were located in Vermont cities with access to rail, stable banking institutions, and an available female workforce, such as Rutland, Winooski, and St. Albans.



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St. Albans, Franklin County, VT

At its peak, the Willard Manufacturing Company employed over 300 people in St. Albans in the fabrication of various garments. Laborers operated the numerous belt-driven stitching, cutting, pressing and other machines on the building's second floor, while packing and shipping operations as well as the company's offices were located on the first. The basement housed fabrics and material supplies that were ferried up to the second floor by a large Morse freight elevator that remains in the building today. Workers toiled by daylight that poured into the building through large mostly 3/6/3 light and several 3/9 light double-glazed wood sash that pierced the exterior walls every few feet along all four sides on both floors. The windows also ventilated the factory. The top quarter of the windows tilted in to exhaust hot air trapped at the ceiling, and the bottom quarter slid upwards on most windows to allow cool breezes to flow into the building while not taking up valuable workspace. The windows were double glazed to provide better insulation in the cold winter months of St. Albans, an unusual feature for 1896. The company's own coal-fueled electric plant provided the power to run the belt system that operated the factory's machinery. Heat was supplied to the building through hot water pipes that ran around the inside of the exterior walls, and probably fed from water heated by the electric generating plant. A cistern in the basement collected rainwater and snowmelt from the roof, which was pumped up to a large wooden pressure tank that sat on top of the building, and is visible in several historic photographs.

The exterior of the factory was so large and prominent that Willard used it as an advertising billboard. Historic photographs show lettering painted all over the building's southern and western facades, and presumably on other sides as well. The name of the company in large capital letters stretched across the southern facade between the first and second floor followed by "Clothing Specialties." "The Great Eclipse Line," was also written in the lower left corner of the facade, a reference to the company's popular line of clothing. Several advertisements for Willard's various garments decorated the building's western facade including "Bicycle Athletic and Summer Clothing," and "Special Garments to Wear at Your Work."

Although the murals that once graced the exterior of the Willard building are masked by several layers of paint and aluminum siding, many traces of the company are still apparent still. The most notable remnant is the large safe in the southwest corner of the first floor, where the original company offices were located. The fireproof concrete lined safe retains the interior pair of its two pairs of vault doors, still with their original coat of paint. A decorative yellow pinstripe motif stands out against the black painted doors, and around the doorframe "Willard Manufacturing Co." is written in red letters emphasized with a green drop shadow effect. While



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all traces of the building's original main entrance along Stowell Street has been removed, what are most likely the exterior doors have been reused on the building's second floor. The most obvious and striking artifact of the Willard Manufacturing Company is the building itself and the

unaltered open interior manufacturing floors broken only by rows of 10 inch square framing timbers. The building's hefty skeleton is clearly visible from almost anywhere in the interior, and is as impressive today as it must have been in 1896.

While the Willard Manufacturing Company branched out to include military uniforms during the early 1900s, the company closed in the early 1940s. In 1942 the George H. Soule Company moved into the Willard building where they produced evaporating pans, tanks, arches and other equipment for the maple sugaring industry. They also shared the building with the Fairfield Farms Maple Company that produced maple syrup and other maple products on the building's second floor. Several major changes to the building coincided with the change in occupancy. The largest alterations to the main block of the building came with the movement of the offices from the western end of the first floor to the eastern end of the building's second floor. Several offices, storage rooms, bathrooms and a showroom were partitioned off from the main production floor on the second story, and an oak staircase and lobby built leading up from the new entrance on the east end of the first floor. A break room for employees was also added on the east end of the first floor. Major changes in fenestration also came with the new office space, as the original 3/6/3 windows on the east end of the building were replaced with much smaller 6/6 double-hung wood sash. The relationship between the two companies is unclear, and while they may have both shared the second floor office space and showroom, the G. H Soule Company could have continued to use the old Willard offices on the first floor during their occupancy. Either way, all partitions and traces, other than the flooring outline of the first floor offices have been removed.

At this same time, a one-story garage addition was added to the west end of the building. A large wooden ramp was constructed leading from the Willard building down into the addition, which is set at a lower grade than the main block. A track for a large hoist was built spanning the two structures, necessary for moving the often cumbersome and heavy evaporating equipment off of the production floor and into the shipping area. Another smaller single-story addition was made to the northeast end of the building as well. This may have been used for deliveries, as it was built with an overhead loading door facing the parking area to the building's east. Not many traces remain of the Fairfield Farms Company, except for a large circular metal vent hood hung from the ceiling on the second floor. It is possible that this was one of vents intended for



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Section number 8 Page 6 Willard Manufacturing Company Building  
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exhausting from the building the enormous quantities of steam that are created in the boiling of maple syrup.

By the 1970s, the Willard building had been taken over by the Leader Evaporator Company, which continued the tradition of manufacturing maple sugaring equipment at 25 Stowell Street, began by the G. H. Soule Company. The company greatly expanded the production space at the facility with the addition of a nearly 10,000 square foot modern steel-framed, single-story addition to the north of the main block. By early 2006 when Leader Evaporator relocated its facilities to a new production plant in Swanton, Vermont, the company was the only producer of sugaring equipment remaining in the United States.

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## National Register of Historic Places Continuation Sheet

Section number 9 Page 1 Willard Manufacturing Company Building  
St. Albans, Franklin County, VT

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Armstrong, Margaret B., Caldwell, Pamela J., and Steele, Dorothy C. eds., St. Albans, Vermont, Through the Years, 1763-1963: a Bicentennial History, St. Albans Historical Society, St. Albans, Vt. 1977.

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St. Albans City Directories, 1895-1945.

St. Albans Historic District, National Register Nomination, Vermont State Division for Historic Preservation.

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

## **National Register of Historic Places Continuation Sheet**

Section number 10 Page 1 **Willard Manufacturing Company Building**  
**St. Albans, Franklin County, VT**

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### **Geographical Data**

### **Verbal Boundary Description**

The property at 25 Stowell Street, St. Albans, Franklin County, Vermont, is the city lot associated with the building. It is recorded in the St. Albans Tax Lot Map 19, as lot 26084025.

### **Boundary Justification**

The boundary is the land historically associated with the building.

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## National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Photos \_\_\_\_\_ Page 1 Willard Manufacturing Company Building  
St. Albans, Franklin County, VT

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### Photographs

All photographs were taken with a 5 megapixel digital camera and printed with a Hewlett Packard HP Photosmart 7850 inkjet printer on HP Premium Plus Glossy Photo Paper using HP Viverra ink cartridges 95, 99 and 92. Please see the attached report from Wilhelm Research on the archival stability of this ink and paper combination.

The following applies to all photographs

Willard Manufacturing Company Building  
St. Albans, Franklin County, Vermont  
Photographer: Kempton T. Randolph  
Date: August 9, 2006  
Digital files stored at the Vermont Division for Historic Preservation

#### Photograph 1

South and east elevations of factory along Stowell Street  
View looking northwest  
Filename: VT\_FranklinCounty\_Willard1.tif

#### Photograph 2

South and west elevations of factory showing garage addition  
View looking northeast  
Filename: VT\_FranklinCounty\_Willard2.tif

#### Photograph 3

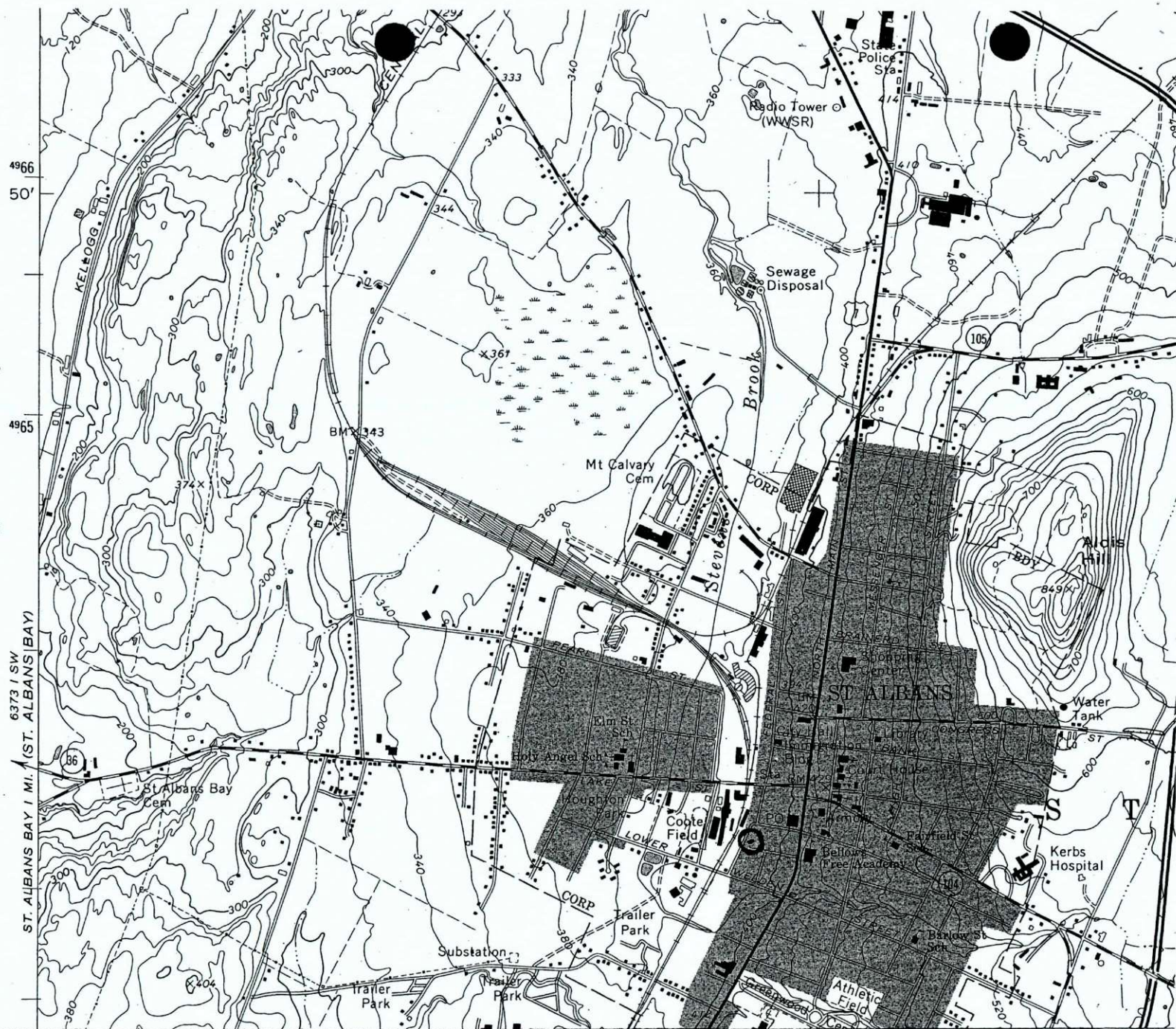
North elevation of west end of main block and garage addition  
View looking south  
Filename: VT\_FranklinCounty\_Willard3.tif

#### Photograph 4

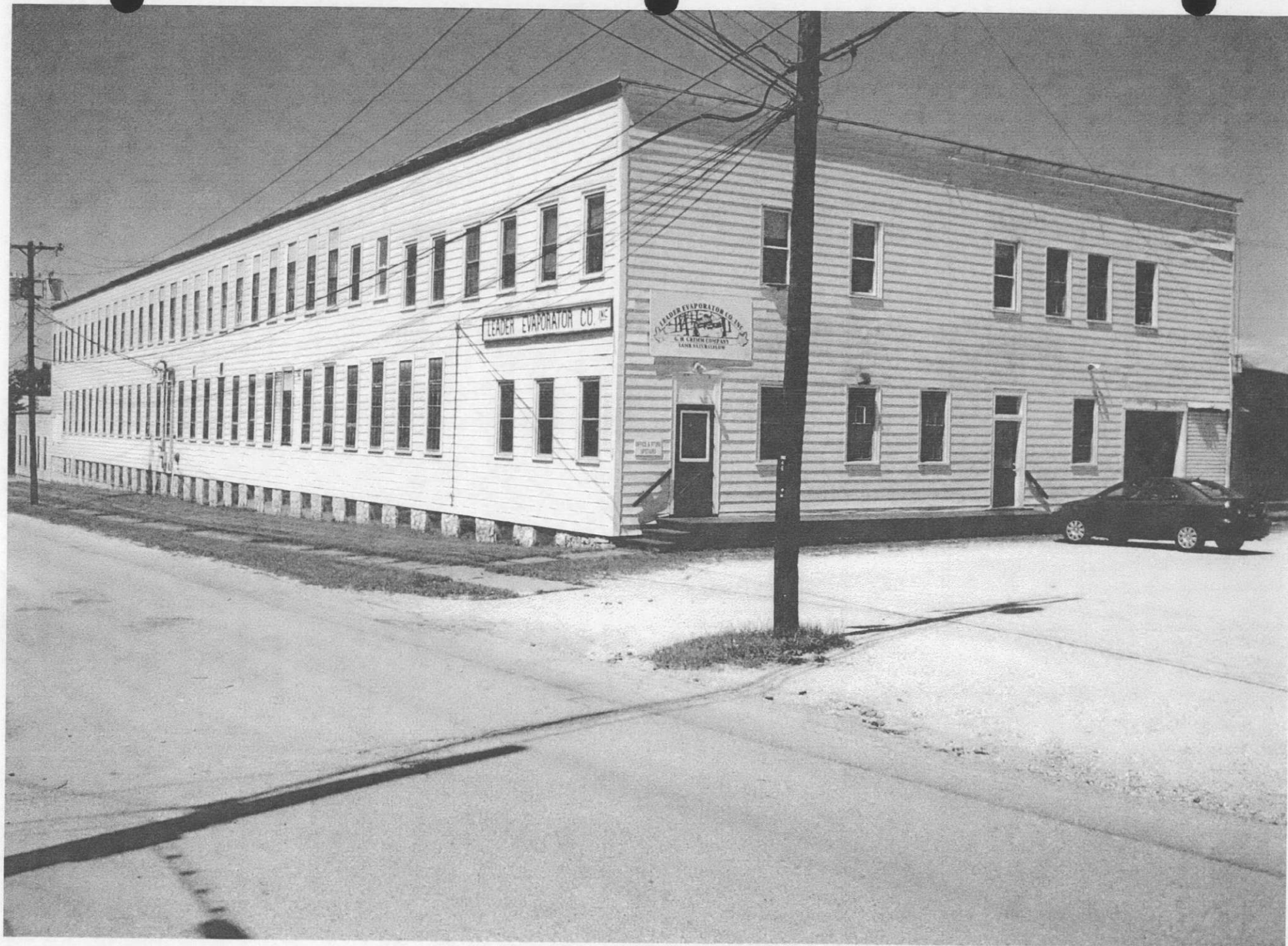
North and east elevations of main block and recent addition  
View looking southwest  
Filename: VT\_FranklinCounty\_Willard4.tif



18/651324/4963460





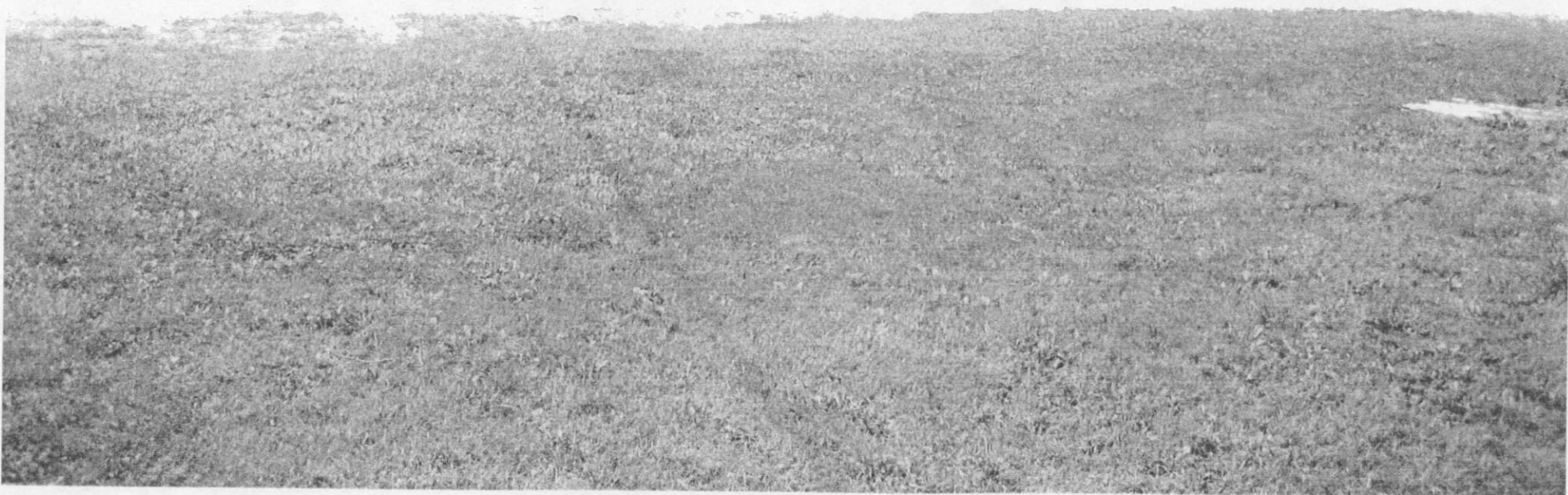
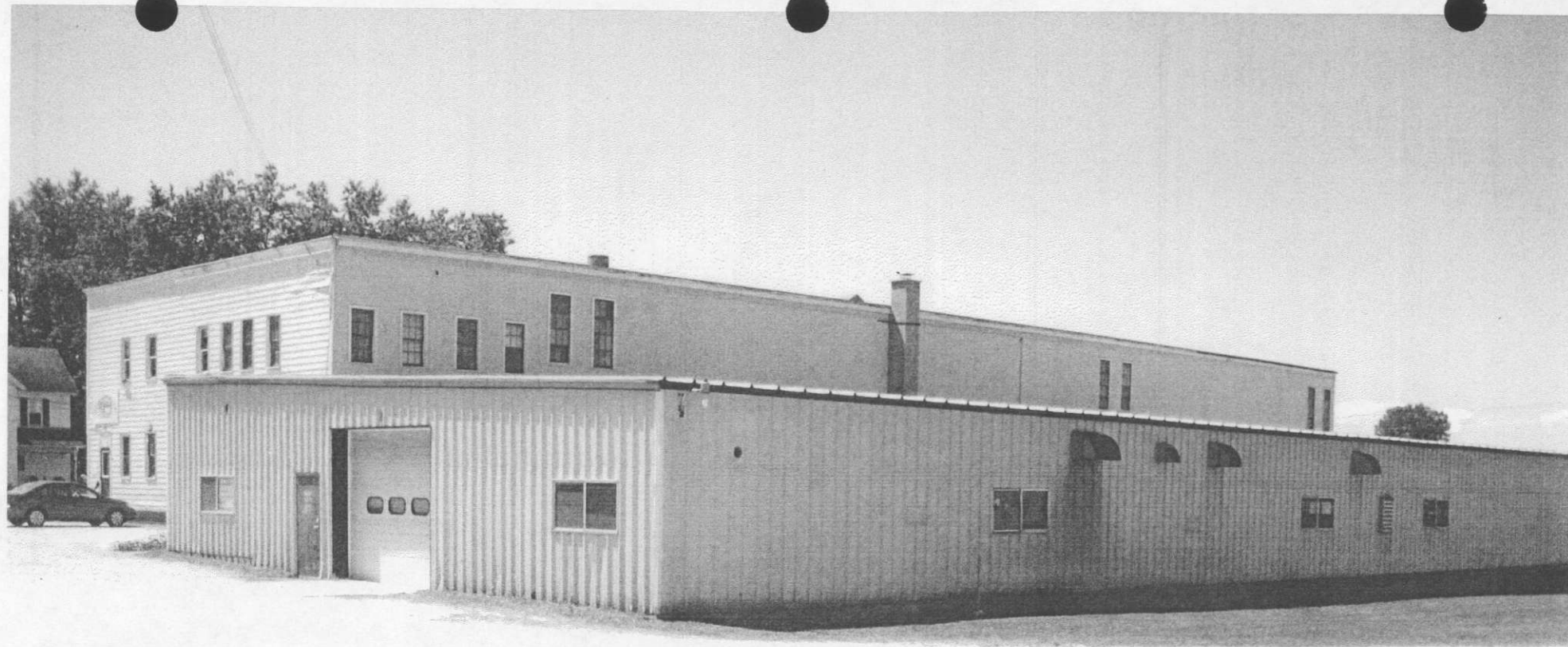












November 17, 2006

Vermont Division for Historic Preservation  
Jane Lendway  
National Life Drive  
Montpelier, VT 05602

Jane Lendway:

The Knoll Motel is the State of Vermont's first and longest operating motel. During the period following World War II, the number of Americans traveling for recreational purposes increased dramatically. As more and more citizens traveled the country's expanding network of highways, the touring public was in need of economical and conveniently located overnight accommodations. Responding to this trend, the American tourist industry established motels that catered to the needs of family highway travelers. Recognizing the economic potential associated with the growing tourist industry in Vermont, Stanley and Minnie Sabens established The Knoll Motel on 1015 North Main Street in Barre. Located near the State Capital, Montpelier, and what eventually became Interstate 89, the original eight-room facility became a model for the motel industry in Vermont, where tourism is vital to the success of the state's economy.

In the early 60's ~~Interstates were built and the tourists were starting to be rerouted.~~ In 1968, the government took away US 302's status, and gave it to Route 2; which diverted even more tourists.

#### The Making of the Knoll Motel.

In the mid-40's, after a trip to California, Minnie and Stanley were interested in the new tourism trend called a motel. Stanley's parents, Wayne and Gertrude Sabens, had a tourist home on the Barre Montpelier Road and encouraged them in this endeavor. Stanley was working for Zampieri Buttura's stone shed behind Allen Lumber, in Barre as a maintenance man. He had been a door-to-door salesman and was a licensed electrician. Minnie was a maid, waitress and a bartender. She worked at The Brown Derby Supper Club in Montpelier and at the Country House in Barre. She worked at many of the resorts in the Stowe/Sugarbush area.

They had to come up with the money entirely on their own, because the banks did not feel that a motel was a feasible investment.

They acquired the property, from Bill Wheaten in 1948. They chose this property on US 302, because it was the most traveled highway for tourists traveling to Maine.

Earl Holt built the L-shaped main unit, all without power tools, as electricity was not available. This included an apartment for their living quarters, in the bend of the L.

Stanley did all the wiring, plumbing and insulating. Stanley's Uncle, John Whitney, helped with the plumbing. They had an oil furnace and hot water



tank for the whole main unit. Minnie and Stanley finished the interior, with red marbled linoleum.

Their first motel sign was double-sided with a body shaped like the State of Vermont with orange neon words in script; installed by Herbie Jorganson, at the Barre Sign Company.

Landscaping was also a priority.

Finally in April, 1950 it is was ready to open. Minnie and Stanley ran the entire motel themselves, Cleaning rooms, shoveling snow, mowing grass, etc. Minnie continued working at the resorts. During most of the 60's, she worked at Twin City Lanes Bowling Alley in Berlin.

In 1952, they put screen doors on these units.

In November of 1955, their son Stanley W. Sabens, II was born.

In 1958, they added pay air-conditioners to these units; a couple of years later, they deactivated the coin boxes.

In 1959 or 1960, carpeting was installed in these rooms.

In 1960 or 1961, they added little 13" Montgomery Ward Black and White televisions.

In early 60's, they had the driveway blacktopped.

In 1962, or so, the section of living quarters by #3 was switched over to make a second room off of #3. This became a family room with a pair of twin beds in the new room. Later, this 8th room gets its own TV, too.

In 1965, in hopes to better serve its growing clientele and keep the tourists coming to the Barre Montpelier Road; The Knoll Motel was expanded to 15 rooms, with the addition of the 6 offset A Units. At this time, the Peak to the middle section of the main unit was added. Miller Construction did the work.

In 1966, they got cable television, which actually worked with the current black & white TV's.

In 1968 the present sign was installed further from Route 302 to comply with the state's requirements for right-of-way distances. That same year they started a company, Knoll Supply Company, selling many items, as well as selling and servicing central vac systems. They installed the central vac systems in the entire motel.

In 1972, the roofline was extended over the main unit's walkway about 2.5 feet, to keep the rain, etc. off when walking From the office to the rooms. That is the year they put 19" Colortrac GE TV's in all 15 rooms.

In 1973, the heating system was zoned for individual room preference settings.

Satellite Dishes were installed in 1987, as an additional service. Stanley and his son installed these, with their new business called Knoll Satellite Services.

The televisions were upgraded again, in 1982. The 6 A-units received 25" Sharp remote- controlled Color TV's, while the main units received 20" RCA remote-controlled Color TV's.

Then ten years later, in 1992, the main units got 25" RCA remote-controlled TV's.

In 1985 or 1986, when the furnace was replaced, they converted to propane.

In 1986, they were able to add the pools, by Tygesen Construction. They did more landscaping. They also put new doors and windows in the main units, at this time.

Late 1986 to early 1987, Room #5 of the main units was made into the living quarters of the motel. So, now they are back to 14 rooms.

In 1995 or 1996, the 6 A-units got 27" Hitachi remote-control TV's.

Over the years, there has been landscaping with the giant white rocks, remodeling, repainting and upgrading, new furnishings and lighting. In the late 1990's the satellite dishes, which had not been utilized for years, were removed.

In April of 2006, my wife, Kelly and I bought the motel from my father, as my mother passed away in 2001. When we became new owners the motel was no longer considered grandfathered; so we had to do extensive upgrading to the electrical power system, even though it was perfectly safe, as it was not up to the current code.

We continue to upgrade and improve as we are able, while we are struggling to keep the first motel in Vermont, in this age of franchises.

Thank you,

A handwritten signature in black ink, appearing to read "Stanley W. Sabens, II". The signature is fluid and cursive, with the last name "Sabens" being more prominent.

Stanley W. Sabens, II



JAMES H. DOUGLAS  
GOVERNOR



State of Vermont  
OFFICE OF THE GOVERNOR

October 30, 2006

Mr. Stanley Sabens, II  
1015 North Main Street  
Barre, VT 05641

Dear Mr. Sabens:

Thank you for your recent correspondence regarding the Knoll Motel in Barre.

First, let me congratulate your father Stanley and your late mother Minnie for recognizing the post-World War II evolution of America to a more "mobile" society, and having the entrepreneurship to establish what was to become the first motel in Vermont. Since then they and now you have provided both Vermonters and countless tourists alike exceptional hospitality and service in a state where tourism is an essential component of our economy.

You mentioned in your correspondence that you would appreciate receiving recognition for the historic role played by the Knoll Motel. I suggest that you might want to contact Jane Lendway, the State Historic Preservation Officer. Her office can discuss with you the national historical register and, if you want, offer you assistance in applying to have the property appear on the state or national register. She could also help you understand the process for obtaining a historical marker to display on the motel property. Her contact information is:

Vermont Division for Historic Preservation  
National Life Drive  
Montpelier, VT 05602  
(802) 828-3211  
<http://www.historicvermont.org/>

Thank you for writing and for the valuable contributions the Knoll Motel has made to the Vermont tourism industry.

Sincerely,

A handwritten signature in black ink, appearing to read "JH Douglas", written over a circular embossed seal.

James H. Douglas  
Governor

JHD/okb  
cc: Jane Lendway

Download this document in MS Word 97 format

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NO. R-37. JOINT RESOLUTION HONORING THE 50TH ANNIVERSARY OF THE KNOLL MOTEL.

(J.R.S.19)

Offered by: Senator Doyle of Washington County, Senator Cummings of Washington County and Senator Scott of Washington County.

Whereas, following World War II, in increasing numbers, Americans took to the nation's byways and highways for recreational travel, and

Whereas, the touring public required convenient and reasonably priced overnight accommodations that were readily accessible to the main highways, and

Whereas, in response to this new lodging phenomena, the American tourist industry established motels that catered to the needs of family highway travelers, and

Whereas, Stanley and Minnie Sabens, recognizing the economic potential, established Vermont's first motel, the Knoll Motel, on 1015 North Main Street in Barre, in April 1950, and

Whereas, this eight-room facility inaugurated a flourishing motel industry in Vermont where tourism is an essential component for the state's economic vitality, and

Whereas, in 1965, in order to better serve its growing clientele, the Knoll Motel was expanded to 14 rooms, and

Whereas, after this major expansion, the Sabens family, under the direction of Stanley and Minnie Sabens, continued to offer friendly hospitality to the thousands of weary travelers who came to visit its roadside location, and

Whereas, Stanley Sabens II has now assumed the management of his parents' entrepreneurial creation, and

Whereas, in April 2000, the Knoll Motel celebrated a half century of offering outstanding hospitality, now therefore be it

Resolved by the Senate and House of Representatives:

That the General Assembly congratulates the Sabens Family on the occasion of the Knoll Motel's 50th anniversary and wishes this venerable lodging establishment the very best success in the future, and be it further

Resolved: That the Secretary of State be directed to send a copy of this resolution to Stanley Sabens II in care of the Knoll Motel in Barre.



## *The Knoll Motel*

### PAYING TRIBUTE TO THE KNOLL MOTEL IN BARRE, VERMONT

107th Congressional Record: Thursday, July 12th 2001  
[page S7492]

Mr. LEAHY.

Mr. President, I rise today to pay tribute to The Knoll Motel in Barre, VT, a pioneer establishment of the VT tourism industry. In April 2000, The Knoll Motel celebrated its 50th anniversary of offering warm and courteous hospitality to visitors of the Green Mountain State. Founded in April of 1950, it is the State's first and longest operating motel. During the period following World War II, the number of Americans traveling for recreational purposes increased dramatically. As more and more citizens traveled the country's expanding network of highways, the touring public were in need of economical and conveniently located overnight accommodations. Responding to this trend, the American tourist industry established motels that catered to the needs of family highway travelers. Recognizing the economic potential associated with the growing tourist industry in Vermont, Stanley and Minnie Sabens established The Knoll Motel on 1015 North Main Street in Barre. Located near the State Capital, Montpelier, and what eventually became Interstate 89, the original eight-room facility became a model for the motel industry in Vermont, where tourism is vital to the success of the state's economy. Keeping with Vermont's proud tradition of family-owned businesses, Stanley Sabens II has assumed the management of The Knoll Motel, ensuring that future generations of visitors to Vermont will be able to enjoy the Sabens' hospitality for years to come. I congratulate the Sabens family and The Knoll Motel for their many years of service to Vermont and its visitors, and I wish them success in the future.



UNITED STATES SENATE  
WASHINGTON, D. C. 20510

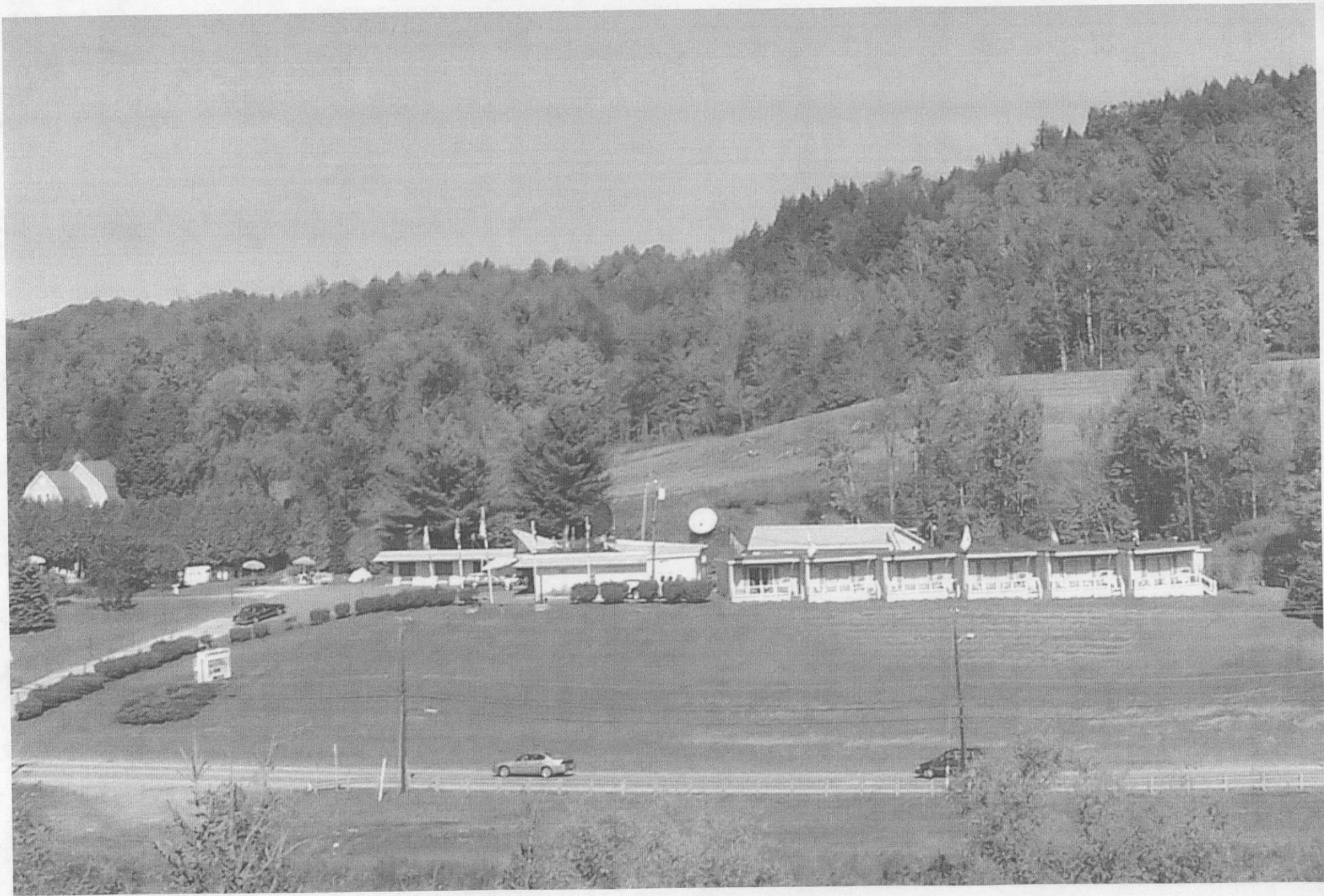
Dear Son

You and  
your parents can  
be proud of all you've  
done.

Best to you

Pat Leahy









*The Knoll Motel*

Barre, Vt.



# WATERBURY MUNICIPAL OFFICE

WATERBURY, VERMONT 05676

51 South Main Street • P.O. Box 9

(802) 244-7033 (802) 244-5858

FAX (802) 244-1014

State of Vermont  
Division for Historic Preservation  
ATTN: Nancy E. Boone  
State Architectural Historian  
National Life Building, Floor 2  
Montpelier, VT 05620-1201

8 November 2006

Dear Nancy:

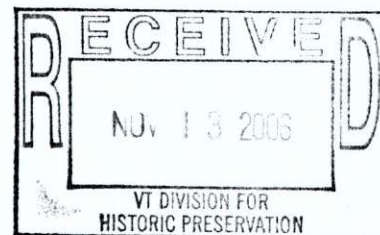
Thank you for giving the Town of Waterbury the opportunity to present our public safety building project to the Vermont Advisory Council on Historic Preservation. William Shepeluk, Town/Village Manager and I will be presenting the project to the Council. Attachment A to this cover letter includes the project information you requested in your letter of October 20, 2006. Please let me know if you require additional information. We look forward to meeting with the Council on November 21, 2006.

Sincerely,

*Alec G. Tuscany*

Alec G. Tuscany, P.E.  
Town/ Village Public Works Director

241-4129  
373-8710





## ATTACHMENT A

### Description of Project

This project proposes to construct a new public safety building in the front of the State Complex Green on South Main Street to replace the existing Village of Waterbury Fire and Police Stations. The location on the State Complex Green was rated the number 1 site after an exhaustive review of 20 possible public safety building sites within the Village of Waterbury. Each site was reviewed under 14 criteria and while this is the site, currently with the highest score based on the selection criteria, the proposed project has not been brought before the community and, therefore, does not yet have voter approval.

The fourteenth criterion is site availability. In a meeting with Tasha Wallis, Commissioner Department of Buildings and General Services, Ms Wallis indicated her Department would support the project but the State Division of Historic Preservation felt the proposed project would have an adverse effect on the State Office Complex. Ms Wallis indicated Waterbury could present the project to the Vermont Advisory Council on Historic Preservation for a final determination. If the Vermont Advisory Council on Historic Preservation rules against the project the State Complex Green site will be removed from further consideration.

A new fire station is needed in the Village area because the existing fire station no longer meets the needs of the Village Fire Department or the community. Problems and deficiencies with the existing fire station include:

- The existing fire station site is too small to locate a new larger fire station and the required parking.
- Electrical system does not meet current code. Any modifications will require major upgrade. (\$70K to upgrade)
- Little building insulation resulting in very high heating fuel consumption. The outside can be seen through cracks in the second floor block walls.
- Asbestos wall board
- Space between bays inadequate creating unsafe conditions for fire fighters
- No exhaust system in station to allow for startup of vehicles in the winter with the doors closed. Some firemen have experienced headaches and/or nausea after training. There is insufficient space above and on the sides to install truck exhaust capture systems
- No elevator for handicapped access to second floor which inhibits public uses. Community meeting room is important.
- No AC in offices and upstairs.
- Overall floor space is inadequate resulting in inadequate satellite buildings having to be used to house pickups, boat and office for department officers. SIMPLY THE FIRE STATION HAS RUN OUT OF SPACE



- No sprinkler or fire alarm systems within the building. (Potential loss of fire station, fire trucks/equipment like what happened in Johnson, Morrisville and Lyndonville).
- Windows not energy efficient and 2<sup>nd</sup> floor windows minimal at best
- Width of garage door openings barely adequate requiring very careful backing in of trucks. Vertical clearance at garage doors inadequate (especially for ladder truck) if there is 1" of snow on the ground in front of the doors preventing trucks from leaving until snow is cleared away.
- State Labor and Industry and Public Safety have commented that the building could be cited for numerous violations.
- Building inadequacies are tolerated and are not currently having a negative effect on morale but jokes are certainly made.
- Existing fire escape on the back of the existing fire station is strapped to the building to maintain structural integrity.
- Additional building length needed as currently the trucks in the front are pulled tight to the front overhead doors. This makes passing across the front of these trucks, when the overhead doors are closed, very difficult.
- Electrical outlets are non-grounded two prong resulting in very unsafe conditions
- At certain times of the year condensate drips off interior roof drain piping on the second floor.
- Existing window glass on the first floor allows for deterioration of fire fighter bunker gear (\$1200/set) from UV.

A new Police Station is needed in the Village area because the existing Police Station space in the Municipal Office Building clearly does not meet the needs of the Police Department and the community. Problems and deficiencies include:

- Insufficient space to adequately run a police department.
- Victims and suspects can end up in the same area.
- Office area for the police staff is in the same area where complaints are taken and questioning conducted and where people coming to the police department enter.
- Evidence storage is inadequate.
- The police chief's office is too small to hold a staff meeting of more than two people.
- The police vehicles are parked in the open adjacent to the police station with no cover.

The new fire station portion of the public safety building will be a two story structure (68 ft X 86 ft). Drawing A1.1, attached, shows the layout of the first and second floors along with front and side elevation views. The proposed layout meets the current and future needs of the fire department and the community. The police station portion of the public safety building will be a two story structure (50 ft X 40 ft). The final floor plan and elevation views of the police station portion of the public safety building are still being developed. However the 50 ft X 40 ft area on two floors will provide the area needed to properly operate a police department. The exterior architectural finish of the public safety building will match, if requested, the motif of the existing State Complex buildings at the



end of the horseshoe. The site plan, attached, shows the public safety building and site work, when completed, will occupy slightly less than  $\frac{1}{2}$  of the land area within the horseshoe. The public and State employees could continue to use the land at the back half of the horseshoe. Existing trees around the horseshoe can remain. A few trees along South Main Street will have to be removed. Landscaping at the front and sides can be included to enhance the appearance of the facility. The new fire station portion will include a public meeting area on the second floor that can be accessed by both stairs and elevator. The new public safety building will be able to serve as an emergency control center and emergency shelter and will be built with a standby power generator.

As you can see from the enclosed photo, many changes have been made to the front of the State Complex over the years. The view of the State Complex now is quite different from that of the early days when it was known as the Vermont State Hospital for the Insane. Most notably, the horseshoe drive was added much later than the date of this photo.

### **Benefits to the Public**

The proposed new public safety building on the State Complex Green provides the following benefits to the public:

- Improves public safety for Waterbury, the State Complex and surrounding communities by providing the Village Fire Department with a modern facility that provides adequate space for housing apparatus and equipment, training and meeting areas, administrative office space, communication area, equipment maintenance area, storage space and parking. The Village Police Department will be provided with a modern facility with sufficient space for all police station functions and garage area for housing the police vehicles.
- It is one of the few sites within the village that has sufficient acreage outside of the 100 year flood plain.
- It is one of the sites within the Village that does not suffer from any access limitations or traffic congestion and the related hazards due to dangerous intersections or side streets.
- It is also not impacted by close proximity or access issues due to railroad tracks that can isolate portions of the village when trains are temporarily stopped, sometimes for 30 minutes or more.
- It will allow the use of the existing fire and police stations during the construction of the new public safety building, streamlining logistics during construction.
- Locates the public safety building on Main Street in the center of the Village area. Site has minimal access limitations allowing for quick response to all areas of the Village and areas of the Town in close proximity to the Village. Additionally it has the benefit of close proximity to public sewer and water.
- Possibly quicker response to the State Complex for improved public safety.
- Possibly house the ambulance for quicker response in the village area and areas of the Town in close proximity to the Village.
- The proposed project will provide a facility that can serve as an emergency control center and an emergency shelter that is above the 100 year flood level.

- A public meeting room, with kitchen, will be constructed as apart of the project which will be handicap accessible. The community's use of this space will probably be in the evening allowing the State to use the meeting room during the day.
- Parking spaces that will be developed for use by the public could be used by the State during the day to help alleviate the current shortage of parking at the State Complex.
- The existing downtown area centered on Main Street and Stowe Street is in desperate need of additional parking to help downtown businesses. Relocating the existing fire station to the State Complex would free up land in the downtown area for additional parking.

### **Potential for State and/or Federal Funding**

There are some potential minor funding sources that could help the community cover the cost of a new fire station facility. These include:

- Homeland Security may have funds available to cover the costs of standby power generators, exhaust systems and radio/communication systems.
- Efficiency Vermont may have funding and/or rebates to offset the costs of HVAC systems, lighting, windows and building insulation.

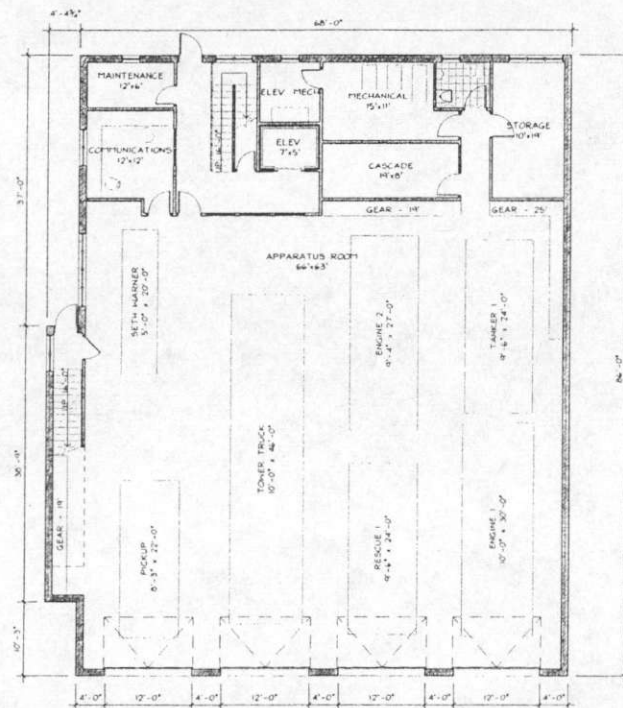
C:\Documents and Settings\atuscany\My Documents\FSC-Attachment Package for VT Advisory Council on Historic Preservation.doc



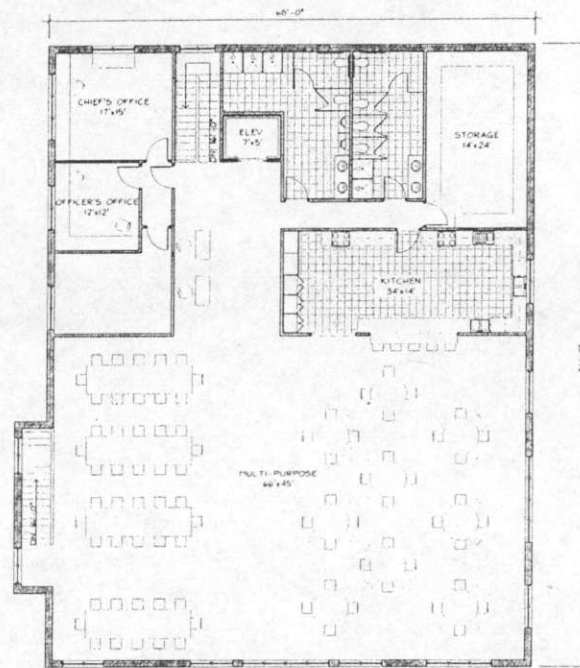
**POOR QUALITY**

**ORIGINAL** LIGHT

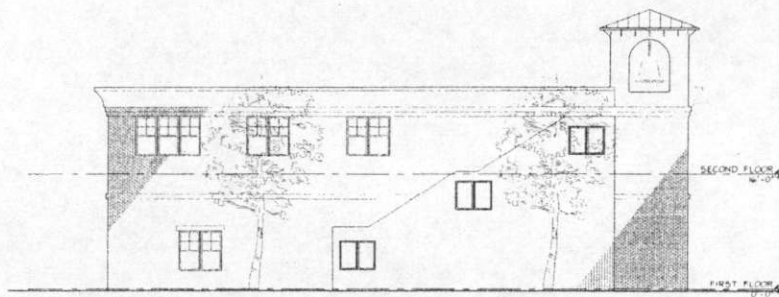
pgs 1-2



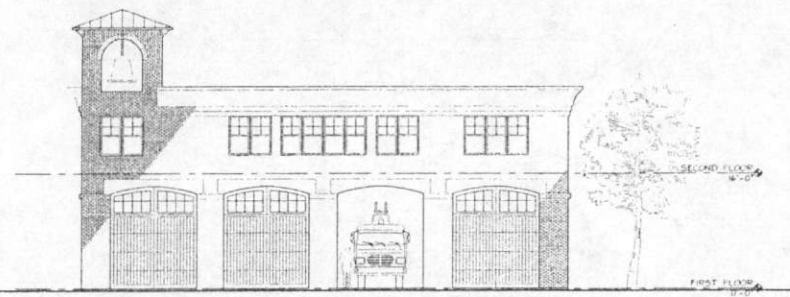
1 FIRST FLOOR PLAN  
1/8" = 1'-0"



2 SECOND FLOOR PLAN  
1/8" = 1'-0"



4 SIDE ELEVATION  
1/8" = 1'-0"



3 STREET ELEVATION  
1/8" = 1'-0"



DATE 04/08/06

SCALE 1/8" = 1'-0"

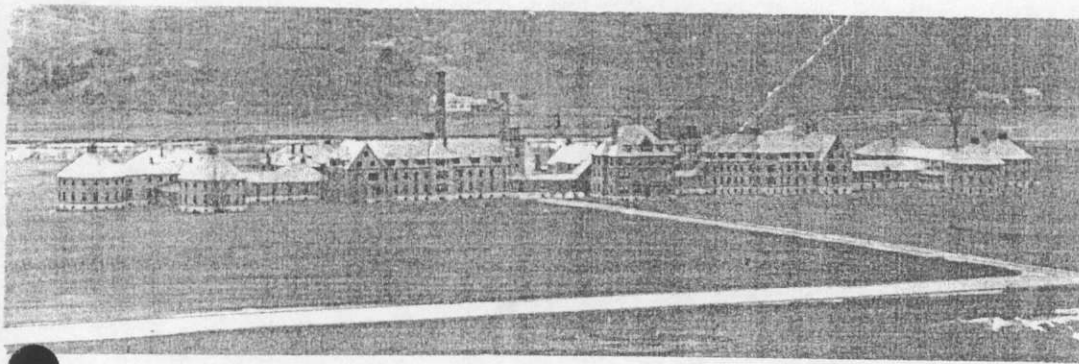
DRAWN BY D.J.E.

VILLAGE OF WATERBURY FIRE STATION  
WATERBURY, VERMONT

PLANS &  
ELEVATIONS

A1.1





Vermont State Hospital for the Insane, Waterbury, Vt.

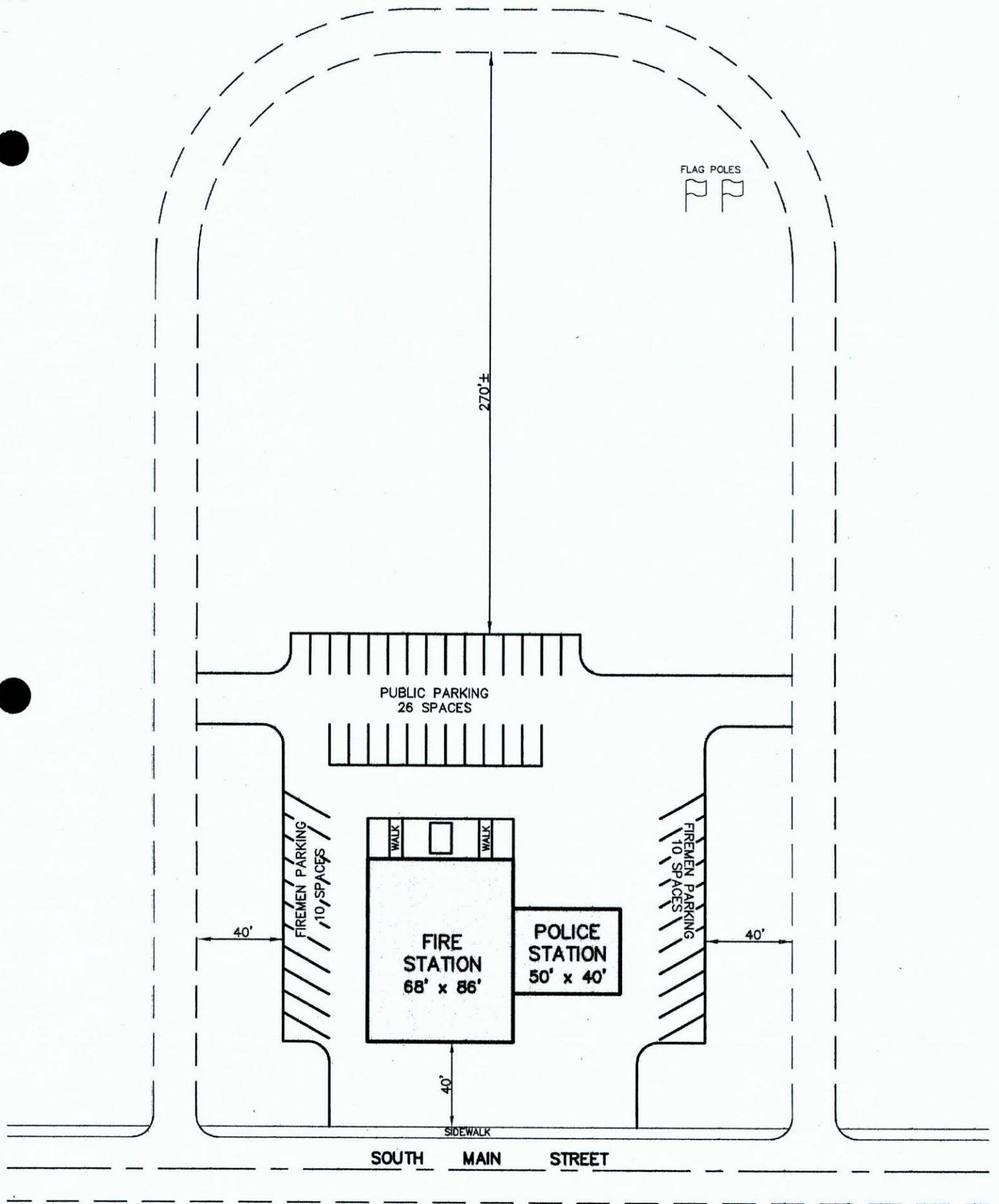




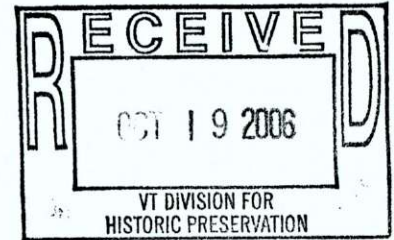








Michael and Diana Agusta  
436 Maple Street  
Burlington, VT 05401



October 18, 2006

Ms. Judith Ehrlich  
Historic Preservation Review Coordinator  
Vermont Historic Preservation Division  
National Life Building  
Drawer 20  
Montpelier, VT 05620-0501

Dear Ms. Ehrlich:

Recently we have learned our home at 436 Maple Street in Burlington is an Vermont historic site. In November, 1986 we purchased our home, and this information was not disclosed to us.

Over the last 20 years we have made many changes to the outside and inside of our house. All windows have been replaced with modern up-to-date heat efficiency windows. Siding and gutters were added in the mid-1990's. A porch was removed and a room added to the home. The original garage was torn down and replaced. And, just two years ago we added an entry to the front side of the house. We have replaced the kitchen, both bathrooms and rewired the house.

During all these projects we had city building permits where necessary, and no one ever brought up the historic designation.

We are requesting that this designation be removed from 436 Maple Street, Burlington, Vermont.

If you wish to speak to us during the day, please call Michael at his work number 769-9741.

Sincerely,

A handwritten signature in cursive script that reads "Michael &amp; Diana Agusta".

Michael and Diana Agusta





State of Vermont  
Division for Historic Preservation  
National Life Building, Floor 2  
Montpelier, VT 05620-1201  
[www.HistoricVermont.org](http://www.HistoricVermont.org)

[phone] 802-828-3211  
[fax] 802-828-3206

Agency of Commerce &  
Community Development

October 24, 2006

Michael and Diana Agusta  
436 Maple Street  
Burlington, VT 05401

Re: State Register of Historic Places Listing

Dear Mr. and Ms. Agusta:

Your letter to Judith Ehrlich was passed on to me since I manage the State and National Register programs in our office. I am enclosing a copy of the State Register listing for this building that was prepared in 1977.

The Vermont Advisory Council on Historic Preservation is the government body that, by state law, lists things on the State Register and removes them as well. They are a governor appointed group of volunteers that meet monthly. The agendas for their monthly meetings are prepared and coordinated through our office, as they have no staff. Your request to remove your house from the State Register can be added to the agenda of their November 21, 2006 meeting. In order for them to take action they will need current photos of the building so they can see what changes have occurred. Prior to their review, the request will be submitted to the Burlington Historic Preservation Review Committee for their opinion. The Council takes their comments into consideration as part of their decision making process.

Upon receipt of the current photos of the building I will initiate the review by these two groups.

Sincerely,

VERMONT DIVISION FOR HISTORIC PRESERVATION

A handwritten signature in cursive script that reads "Suzanne C. Jamele".

Suzanne C. Jamele  
National Register Specialist





STATE OF VERMONT  
Division for Historic Preservation  
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	436 Maple St.
COMMON NAME:	
FUNCTIONAL TYPE:	residence
OWNER:	Audrey Orth
ADDRESS:	436 Maple St., Burlington
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☐ Brick ☐ Concrete ☒ Concrete Block ☐
  2. Wall Structure
    - a. Wood Frame: Post & Beam ☐ Balloon ☐
    - b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
    - c. Iron ☐ d. Steel ☐ e. Other:
  3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Stucco ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:
  4. Roof Structure
    - a. Truss: Wood ☐ Iron ☐ Steel ☐ Concrete ☐
    - b. Other: rafter
  5. Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☒ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:
  6. Engineering Structure:
  7. Other:
- Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Sheds ☐ Ells ☐ Wings ☐ Other:
- Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:
- Number of Stories: 2 1/2
- Number of Bays: 3 x 3
- Approximate Dimensions: \_\_\_\_\_
- Entrance Location: side hall

SURVEY NUMBER:

436 Maple

NEGATIVE FILE NUMBER:

77-A-415

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE:

ORIGINAL USE:

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

THEME:

STYLE: Colonial Revival

DATE BUILT:

ca. 1935

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐

Development ☐ Deterioration ☐

Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed Other:



ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - rectangular block with open porch side elevation pent roof front elevation.

Fenestration - bay window front elevation, 1st floor - 8 over 1 sashes - 10-paned rectangular window. East elevation, small paired windows gable ends.

Door - plain surround - front gabled door hood extend from the pent roof - arched opening in the pediment. Hood is supported on brackets which spring from pilasters. Side door has shed roofed, hood supported on brackets.

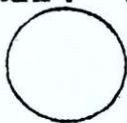
Enrichments - polygonal posts support porch. Brackets matching those of hoods, support the pent.roof.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Land ☐ Woodland ☐  
Scattered Buildings ☐  
Moderately Built Up ☒  
Densely Built Up ☐  
Residential ☒ Commercial ☐  
Agricultural ☐ Industrial ☐  
Roadside Strip Development ☐  
Other:

RECORDED BY:

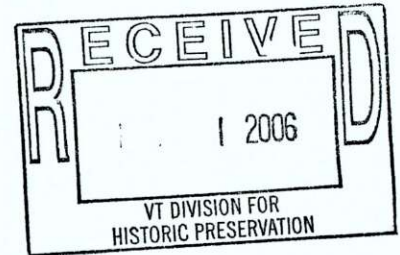
Adele Cramer

ORGANIZATION:

VT Division for Historic Preservation

DATE RECORDED:

October 31, 2006



Ms. Suzanne C. Jamele  
National Register Specialist  
State of Vermont – Division for  
Historic Preservation  
National Life Building, Floor 2  
Montpelier, VT 05620-1201

Dear Ms. Jamele:

Enclosed are photos of our home per your letter of October 24<sup>th</sup>. We numbered the photos because I wanted you to know that #3 is the up-close picture of the steel siding on the house.

Sincerely,

*Michael + Diana Augusta*

Michael and Diana Augusta  
436 Maple Street  
Burlington, VT 05401  
Day phone for Michael: 769-9741

Enclosures

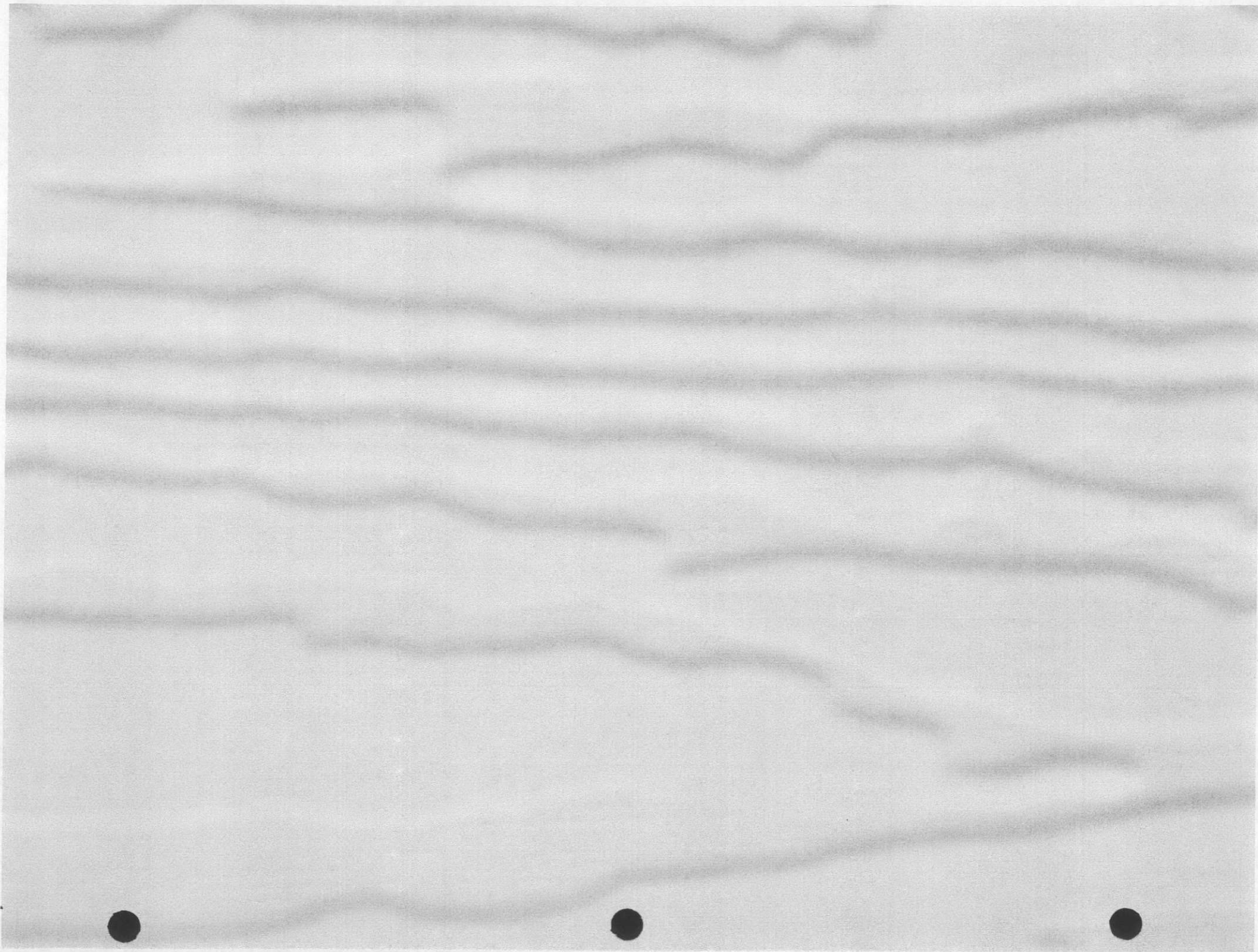








**POOR QUALITY**  
**ORIGINAL\_\_\_\_\_**











**From:** <SeanMMcK4@aol.com>  
**To:** <MCOneil@ci.Burlington.vt.us>, <aymoej@adelphia.net>, <jameskdrummond@hotmail.com>, <aortz@segrp.com>, <restore@surfglobal.net>, <r\_limaneek@yahoo.com>  
**Date:** 11/16/2006 3:06:51 PM  
**Subject:** Re: 436 Maple Street

Mary,

The additions to this home are tasteful even if they do not match original details. We have considered buildings in the past that have had additions, new siding etc. They still distinctly show their original character, setting and lines as does this one. Based on that, I see no reason to remove this home from the State register. In fact, over time, it's original character has a better chance of surviving if it remains.

Seán M McKenzie, CRI  
Burlington Home Inspection Service Ltd.  
137 Mansfield Avenue  
Burlington, VT 05401  
802-864-4354  
800-310-4354  
802-238-6558

**POOR QUALITY**

**ORIGINAL** DARK

Pgs 1-4





436 Maple

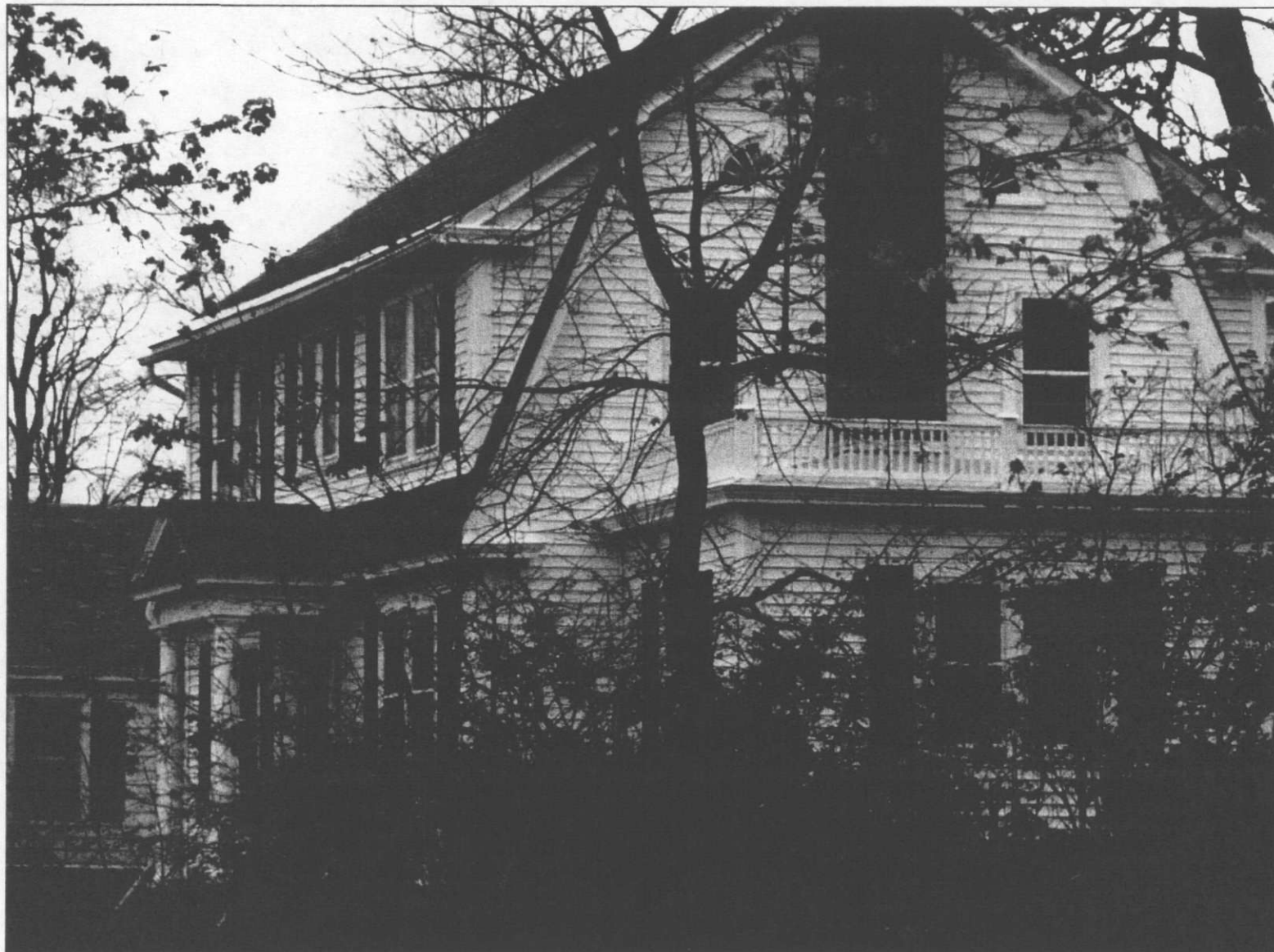


Harrington Terr (around the corner)





380 Maple



Harrington Terr (around the corner)



**From:** "Amy Johnston" <aymoej@adelphia.net>  
**To:** "Mary O'Neil" <MCOneil@ci.Burlington.vt.us>  
**Date:** 11/15/2006 9:52:00 AM  
**Subject:** RE: 436 Maple Street

I think it's a slippery slope and I've always had problems with people buying a property with these limitations on it and then whining for change later for whatever reason...too many kinds, can't see the lake, more tenants packed in, we've heard it all. And they are all in fact temporary needs of current owners that have permanent impact on the city's physical characteristics.

If there are dicey buildings in the district and it's drawn with too broad a brush, I would recommend they be collectively removed from the district to permit change and expansion where it's the least deleterious to the city. But I don't want the boards to always be on the defensive as the pressure mounts on this topic. I don't see how volunteer boards with changing players can hold up against the pressures of increased income potential for owners; either those with tenants or those wanting to expand or build new to have much more valuable properties.

-----Original Message-----

**From:** Mary O'Neil [mailto:MCOneil@ci.Burlington.vt.us]  
**Sent:** Wednesday, November 15, 2006 9:34 AM  
**To:** Amy Johnston  
**Subject:** RE: 436 Maple Street

That is a natural question for us to ask - but they are not saying. I am reviewing Assessor's photos for the street, and this one has a remarkable affinity with 380 Maple. My guess is, same builder, same time frame. From my point of view, even with alum siding and substitute windows, the building still looks like the Colonial Revival it was - and reflects common alterations (side addition.) I see that it provides a consistent identity and example of more modern infill on an older street.

But the council wants to hear from you-

Healing well?

**From:** restore@surfglobal.net  
**To:** "Mary O'Neil" <MCOneil@ci.Burlington.vt.us>  
**Date:** 11/20/2006 8:11:11 PM  
**Subject:** FW: 436 Maple Street

It is better to preserve than to repair

It is better to repair than to restore

It is better to restore than to reconstruct

A.N.Dideron

---

**From:** Ronald Wanamaker [mailto:restore@surfglobal.net]  
**Sent:** Monday, November 20, 2006 8:05 PM  
**To:** mconeil@ci.burlington.vt.us  
**Subject:** FW: 436 Maple Street

Hi Mary,

I agree with Sean's findings. Although the roof, siding and windows have all been replaced/updated the massing, style and context are all readable and intact. This house relates naturally to its immediate surroundings and also to the neighborhood as evidenced by the nearby homes. I go so far as to say that the original intent of the builder is still discernable. In my opinion this property should remain on the State Register, like Sean, I think that this house and the neighborhood have a better chance of surviving with continued listing.

Thank you for the opportunity to voice my opinion on this important issue.

Ronald Wanamaker

It is better to preserve than to repair

It is better to repair than to restore

It is better to restore than to reconstruct

A.N.Dideron



**From:** "Adam Portz" <aportz@segroup.com>  
**To:** "Mary O'Neil" <MCOneil@ci.Burlington.vt.us>  
**Date:** 11/20/2006 6:00:48 PM  
**Subject:** FW: 436 Maple Street

I agree with Sean and see no reason to remove this home from the register.

-Adam

Adam Portz, Associate I SE Group I 131 Church Street Burlington, Vermont 05401 I 802.862.0098 tel I 802.865.2440 fax I [www.segroup.com](http://www.segroup.com) <<http://www.segroup.com/>>

-----Original Message-----

From: SeanMMcK4@aol.com [mailto:SeanMMcK4@aol.com]  
Sent: Thursday, November 16, 2006 3:06 PM  
To: MCOneil@ci.Burlington.vt.us; aymoej@adelphia.net; jameskdrummond@hotmail.com; Adam Portz; restore@surfglobal.net; r\_limanek@yahoo.com  
Subject: Re: 436 Maple Street

Mary,

The additions to this home are tasteful even if they do not match original details. We have considered buildings in the past that have had additions, new siding etc. They still distinctly show their original character, setting and lines as does this one. Based on that, I see no reason to remove this home from the State register. In fact, over time, it's original character has a better chance of surviving if it remains.

Seán M McKenzie, CRI  
Burlington Home Inspection Service Ltd.  
137 Mansfield Avenue  
Burlington, VT 05401  
802-864-4354  
800-310-4354  
802-238-6558

**From:** "D. K. Johnston" <johnstond@willistontown.com>  
**To:** "Mary O'Neil" <MCOneil@ci.Burlington.vt.us>  
**Date:** 11/16/2006 10:57:59 AM  
**Subject:** Re: CLG Review

Hi Mary,

I would tend to agree with the Agustas that their improvements, while in good taste, are more modern and/or style alterations to the original Colonial Revival house. It is now quite wrapped in siding and the garage and sunroom addition are not in character with the original architecture. I would say that these people are good stewards of their property, obviously they take pride in it. I have no strong feeling that it should be on the register, it is altered, and being well maintained with more modern materials and additions.

Best regards,  
D. K.

P.S. If you are able to find the costs per square feet for the three siding types (vinyl, cement fiberboard, cedar) can you send them to me?

Thanks,  
D. K.

D. K. Johnston, AICP, R.A.  
Zoning Administrator  
Town of Williston  
7900 Williston Road  
Williston, Vermont 05495  
(802) 878-6704

----- Original Message -----

From: Mary O'Neil  
To: johnstond@willistontown.com  
Sent: Wednesday, November 15, 2006 11:51 AM  
Subject: CLG Review

DK,  
I am sorry I missed you on this notice-  
Please get back to me with your thoughts.

Thanks!

Mary O'Neil  
Associate Planner

mconeil@ci.burlington.vt.us  
v 802.865.7188 (office)  
v 802.865.7556 (direct)  
f 802.865.7195  
[www.ci.burlington.vt.us/planning](http://www.ci.burlington.vt.us/planning)



**From:** Robert Limanek <r\_limanek@yahoo.com>  
**To:** Mary O'Neil <MCOneil@ci.Burlington.vt.us>  
**Date:** 11/20/2006 11:24:53 AM  
**Subject:** Re: Maple St.

Hi Mary, I walked by 436 Maple to take a look. It seems to be in very good shape. I really don't know which elements are historic, siding etc. And, I don't know what the criteria is for removing a property from the list. Nor did we get a history of the house. However, I can't see any compelling reason for removing to from the list. Robert

--- Mary O'Neil <MCOneil@ci.Burlington.vt.us> wrote:

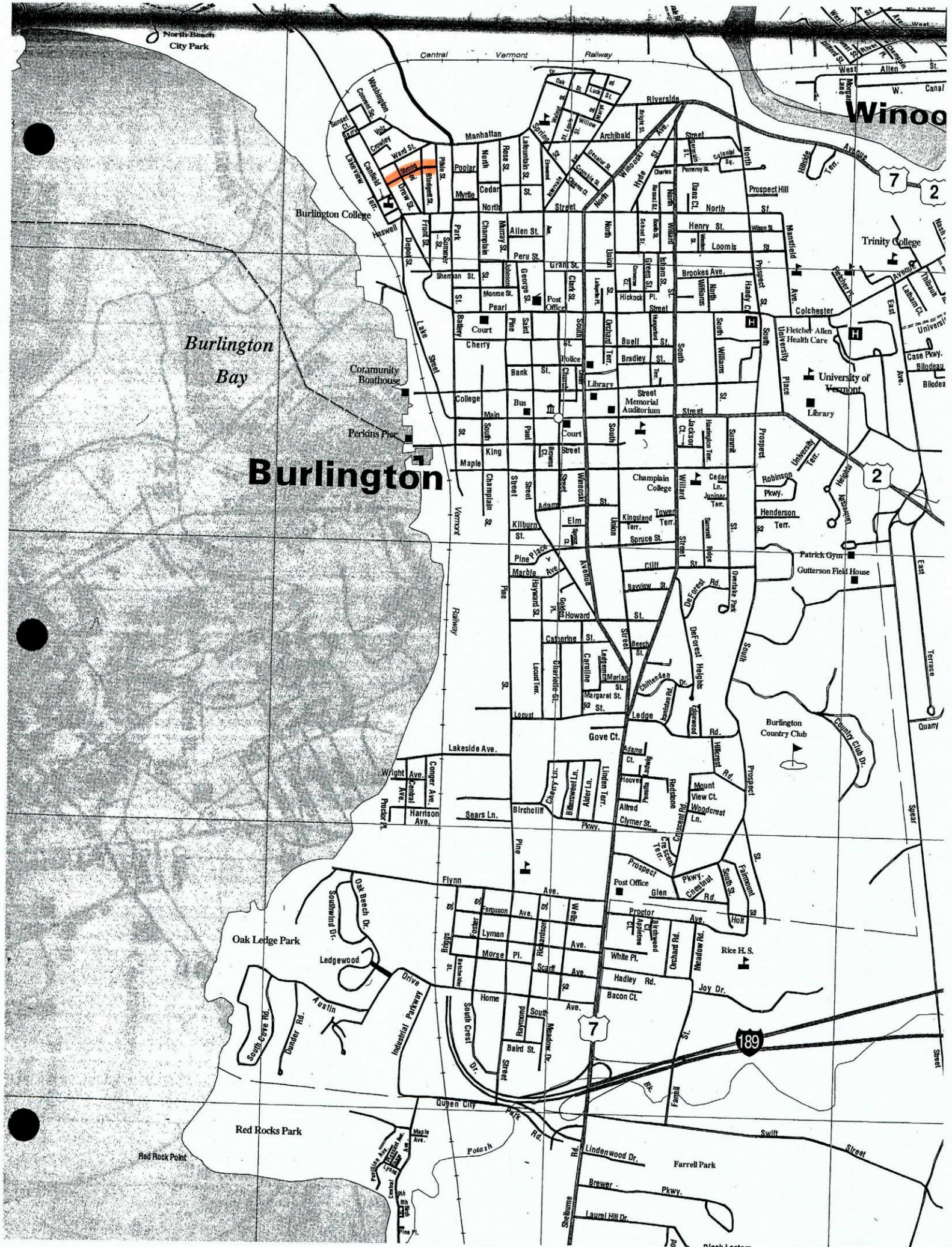
> Just a reminder: Vermont Advisory Council for  
> Historic Preservation has  
> their meeting tomorrow, and I am obligated to  
> provide your comments on  
> the continued eligibility of 436 Maple Street in  
> Burlington. Owners wish  
> to de-list from Vermont State Register.  
>  
> If you could gather your thoughts and send them to me  
> via email, I will  
> direct them to the Council members.  
>  
> Thanks all, and have a great thanksgiving!  
>  
> Mary O'Neil  
> Associate Planner  
>  
> mconeil@ci.burlington.vt.us  
> v 802.865.7188 (office)  
> v 802.865.7556 (direct)  
> f 802.865.7195  
> www.ci.burlington.vt.us/planning  
>

---

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Winooski

Burlington

Burlington Bay

Oak Ledge Park

Red Rocks Park

Trinity College

University of Vermont

Burlington Country Club

7

189

2

2

2

7

7



last streets  
w/ exceptions  
as noted

Bugby, Maple, N W 11th

## Observations and Update

On September 22, 2006, Sue Jamele and Nancy Boone revisited the areas surveyed in the Old North End in 2000 and 2001, to make observations regarding changes the areas may have undergone since the survey was conducted. Streetscape photos, as well as some of individual buildings, were taken at this time. Neighborhoods revisited were: Bright Street, Hyde Street, and 256-340 North Winooski Avenue as well as 230-267 North Avenue and the small streets to the east- Convent Square, 39-59 Manhattan Drive, Voltz Street, and Washington Street.

In general, buildings were in good condition and had not undergone much alteration since the time of the survey. The most common changes observed, as expected, were replacement windows, synthetic siding, enclosed porches, and rear additions. However, most buildings which had seen these changes had already undergone the alterations at the time of the survey in 2000/2001.

As expected in these working class neighborhoods that developed in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries to house waves of immigrant workers arriving in the city with the growth of its mills, the majority of the buildings are multi-family houses which have undergone alterations to accommodate additional housing units. However, there are a surprising number that were originally small, single family homes that have been altered or added to, to create additional housing units. Common wear and tear and replacement associated with rental housing is prevalent. Residents encountered indicated that turnover in the housing units is frequent with few tenants remaining for long periods of time. Buildings are primarily vernacular with stylistic details from the Greek Revival, Gothic, Italianate, Queen Anne, Colonial Revival and Bungalow styles.

The two survey areas each have a different feel to them. The area to the north of North Street-Bright, Hyde and North Winooski, is very urban in character with large buildings set close together and close to the street. There is a mix of both residential and commercial/mixed use, although residential use predominates. On Hyde Street deep lots have accommodated the construction of large, long two story additions on the backs of buildings #17,28,31,42 in response to demands for increased affordable housing in the city. Remnants of the early 20<sup>th</sup> century Jewish neighborhood exist in the former Hebrew Day School at 264 North Winooski Avenue and a former stage house for nearby temple productions at 129 Hyde Street. 105 Hyde Street was surveyed in 1978 and is another remnant from this era-a former synagogue (1899) which altered and reused as a carpet business.

The area off North Avenue is less urban and more residential in character with smaller buildings placed on small lots. 1 ½ and 2 story wood frame, open eave, gable front boxes march down the streets. Tri-gable ell forms are common and porches are often located in the crook of the ell, although they are also found on the fronts of some buildings. Common features in this neighborhood include patterned slate roofs and enclosed porches. From many lots there is a slight view of either the Winooski Intervale or Lake Champlain and porches allowed residents the opportunity to enjoy these views and the



summer breezes that passed through. Some houses still have deeded access to the Lake across North Avenue. As demand for housing space has grown, these porches have been enclosed for additional space. A number of buildings in this neighborhood have been renovated by a local contractor and painted bold colors which highlight their architectural features. These renovations emphasize the sense of place encountered in this small neighborhood of compact but densely built small homes.

### **Convent Square, Manhattan Drive, North Avenue, Voltz Street, Washington Street Neighborhood**

This neighborhood is located in the northwest corner of the Old North End historic district. It is comprised of a short stretch of North Avenue and small side streets to the east of North Avenue.

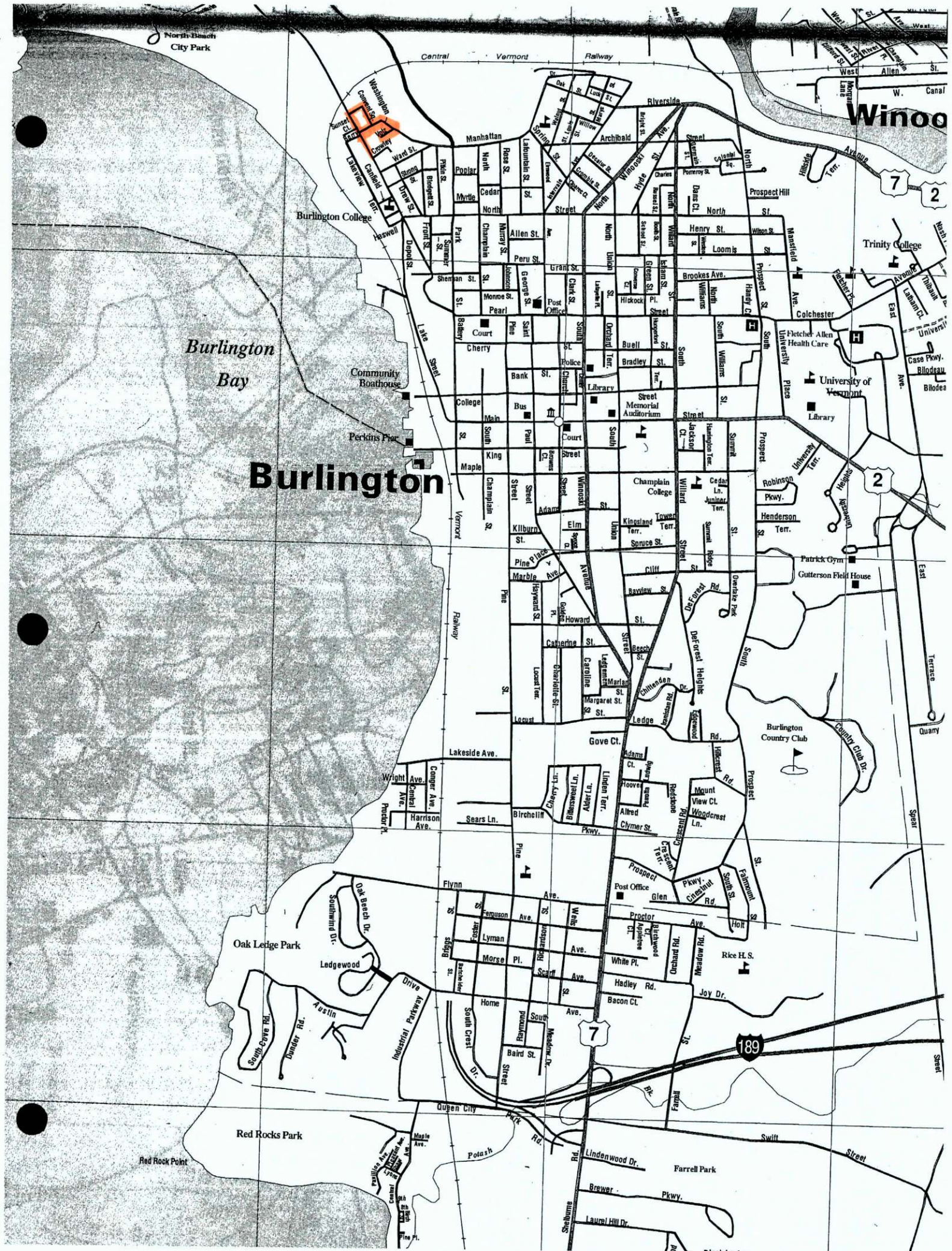
The land to the north of downtown Burlington saw little commercial or residential development, and was sparsely settled before the second half of the 19<sup>th</sup> century. It was mostly farmland until after the Civil War.

As lakeside factory development increased in the last quarter of the 19<sup>th</sup> century, so did the need for housing for the immigrant French Canadian, Irish, and German workers. Farmland to the north of the city began to be developed with lots of vernacular, often Queen Anne, style, housing. Neighborhoods developed ethnic identities and maintained a cultural bond among their residents. Community centers, such as the Goethe Lodge (1891) on nearby Crowley Street, facilitated these ties and led to a strong German neighborhood in the survey area.

The laying of the tracks for the horse-drawn street car line, completed in 1888, led to increased residential development in the area. The line started at Champlain Street, proceeded to North Street, turned west to the intersection of North Avenue, and continued out to Lake View Cemetery. In 1893 the horse-drawn cars were replaced by electric trolleys. Construction continued into the early years of the 20<sup>th</sup> century but lots were largely occupied by this time in this densely settled neighborhood and very little new construction occurred after this period.

Buildings are largely vernacular, 1 ½ to 2 story, wood frame, gable-front buildings. Tri-gable ells are common. Houses are set close together in a regular pattern, close to the street with small front yards separated from the road by a side walk and in some areas, a strip of green space.





North Beach  
City Park

Winoo

Burlington  
Bay

Burlington

Oak Ledge Park

Red Rocks Park

Red Rock Point

7 2

2

7

189



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## Old North End Historic Context

The "Old North End" of Burlington, Vermont is bound on the south by Pearl Street, on the east by South Willard Street, on the north by Riverside Avenue, Manhattan Drive, and the railroad underpass, and on the west by Lakeview Terrace, Battery Park, and North Avenue. Its land area is approximately 50 acres. It is a distinct, yet transitional, working class neighborhood that is urban in nature.

Several historic contexts identified by the Vermont Division for Historic Preservation relate to Burlington's Old North End: Architecture and Patterns of Community Development; Ethnic Groups, defined in the Culture and Government Context; Railroads; Worker Housing defined in the Commerce and Industry context; and Commercial Development in Urban areas.

The area comprises both commercial areas and residential neighborhoods. North Street is the primary commercial corridor although other commercial pockets can be found. The character of the east end of North Street is residential with mostly vernacular gable-front houses regularly spaced with uniform set-backs, creating a regular cadence of houses. The western four blocks of North Street is mixed use commercial in nature, generally with a uniform setback of storefronts fronted by a wide sidewalk. The street is wide, once accommodating a trolley line, and now allowing parallel parking on either side. The commercial streetscape is characterized by evidence of transition. Originally residential, many of the remaining early to mid-nineteenth residences were converted to commercial use with the addition of false fronts late in the nineteenth and early in the twentieth centuries. A number of all commercial enterprises were located in garages and other related structures to the rear of the residences but very few of these remain today. Commercial buildings with storefronts on the first floor and living space above are common. Also found are late 19<sup>th</sup> century corner grocery stores. Main Street-type Italianate commercial blocks near the west end add to the commercial character of the street.

Residential architecture in the Old North End is largely defined by modest vernacular gable-front or tri-gable ell houses that interpret a variety of stylistic detail from the Federal, Greek Revival, Italianate, Gothic Revival, Queen Anne and Colonial Revival styles. Twentieth century styles include bungalows, foursquares, and gambrel-front Dutch Colonial Revival houses. Many of the houses have retained their distinctive slate roofs and a number have patterned slates, as well as bay windows and porches-many of which have been enclosed. A number of duplexes are found in the neighborhood and others were built as single family homes but became duplexes with later additions or alterations. Buildings that were originally built for single family use have, over time, largely been converted to multi-family. There are a number of historic garages in the area as well. Many were built around 1926, just prior to the Great Depression. After World War II, when the economy was again on the upswing, many homeowners updated their homes with new porches, rear additions and garages.



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Incremental changes are seen throughout the area, particularly replacement of historic windows, doors, and siding, removal of decorative elements, enclosing of porches, and construction of large additions at the rear of buildings for additional housing units. However, the density of construction from the 19<sup>th</sup> century and the retention of building forms and stylistic features still convey the sense of a densely settled working class neighborhood that flourished during Burlington's boom years in the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

The cultural history of the area imparts a rich flavor on the Old North End. This area has been a transitional neighborhood where immigrants settled in the last half of the 19<sup>th</sup> century and early 20<sup>th</sup> century. Following the genesis of the railroad in Burlington, Irish immigrants centered along North Street between North Battery Street and North Champlain Street. Further east on North Street near Elmwood Avenue was a French Canadian neighborhood. Along lower North Avenue and Lakeview Terrace, many Germans settled near the still-existent Goethe Lodge on Crowley Street. Russian Jews, who immigrated to Burlington in large numbers around the turn of the century, settled near the synagogue at the intersection of Hyde Street and Archibald Street. Besides working for the railroad, the lumber companies, the Lake Champlain shipping ports, or the mills in Winooski, many immigrants set up shops on North Street contributing to the commercial success of the area. This neighborhood continues to express its ethnic heritage through longtime residents, markets, and businesses while remaining vibrant, as new cultures are represented more recently including Asian, Black and Latino cultures.

Only a handful of homes existed in the area north of North Street in the 1850s. As the population in Burlington increased in the 1860s, more dwellings were built in this area of the Old North End. A building boom occurred during the 1870s in Burlington, and this is evidenced by the many new structures built in the northern half of the Old North End during this decade. Infill continued through 1880s and into the early 1900s so that by the 1930s the Old North End had reached its peak. This time, most lots had structures on them, or had been subdivided with new buildings, usually residential in type, nestled between existing structures, to accommodate the influx of people working and living in Burlington.

North Champlain Street, running from Pearl Street to Manhattan Drive first appeared on a map by A.B. Young in 1830. This was in large part due to the Champlain Glass Company beginning their quite successful, yet short-lived tenure (mid 1840's) in proximity to the southeast corner of North Champlain and Monroe Streets (one block north of Pearl Street). Undeveloped as a street north of its intersection with North Street, which was an established commercial corridor similar to Church Street, there were twelve buildings along North Champlain Street at that time. By the 1840s this area was becoming a fashionable middle class area with several Greek Revival homes having been constructed. Development progressed steadily along the street and by 1853 it was complete to its terminus at Manhattan Drive. In that same year 37 structures were documented on the street but only two being north of North Street. Eight more structures were built along this stretch of the street by 1869, bringing the total to ten.



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Following the Civil War, the city prospered with the associated economic influences of the railroad and waterfront with its many lumber mills which allowed many other businesses to prosper. In the 1870s the North Champlain Street area became a working class neighborhood. Male property owners could easily walk to the industries along the water front or to downtown enterprises, leaving most wives to tend to children and home. It was during this period that many of the commercial structures were built, many in the Italianate style.

The turn of the century brought more changes as more and more workers came to Burlington looking for employment and housing. Many homes were subdivided into multiple units or additions were constructed to accommodate the new residents. The North Champlain Street area south of North Street became largely multi-unit, tenant occupied as many of the owners of the buildings moved to other and newer middle class neighborhoods in Burlington.

By the mid-1930s, the Great Depression was negatively affecting every aspect of life. Higher than normal vacancy rates plagued the Old North End. However, soon thereafter the war effort was in full swing and the influx of workers to meet the new demands again brought people to the neighborhood and many homes were expanded or renovated. New porches, rear additions and auto garages were common.

As the 20<sup>th</sup> century progressed the homes were predominantly owner occupied in the areas north of North Street with rental units making up the majority of the housing stock south of the street.

### *Historic Context - A Brief History of Burlington*

The City of Burlington was chartered in 1763. Growth was slow, but the future importance of Burlington was affirmed when the University of Vermont was chartered in 1791. In 1798, a city planned grid system of streets was laid out, incorporating the few transportation routes that existed, including King, Pearl, Church and Battery Streets, with space reserved at the city's center for a park (now City Hall Park). Known at that time as Courthouse Square, the park became a new focal point for attracting hotels, taverns, and offices in the early 1800s. Church Street remained a primarily residential street, while the waterfront developed into the region's dominant commercial and industrial center. North Street, parallel and one block north of the main street from Burlington Bay to the textile mills in Winooski, became a neighborhood downtown. North Street, laid out on the city grid at the beginning of the 19th century and linking the main shoreline avenue running north of the city to the neighborhoods lying east of the lake. A map drawn by Ammi B. Young in 1830 illustrates just a handful of scattered buildings along North Street, one of which still stands today at number 150.

During the War of 1812, Burlington served as the base of operations for the Northern Army of the United States, which was stationed north of Pearl Street adjacent to Battery Park. On September 10, 1823, the Champlain Canal opened; in 1843 the Chambly Canal opened, and by 1849, the Vermont Central and Rutland Railroad had reached Burlington. The railroads linked Burlington with markets in Boston and Montreal and together, the



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canals allowed lumber to be transported south from Canada to Burlington, and on to Boston and New York. As a result, business with Montreal and New York boomed. Lumber, glass blowing and textiles were the primary goods produced in the factories of Burlington and neighboring Winooski. Burlington became one of the leading lumber ports in the United States. It was called the port of the west.

The city's growth brought along an increase in commercial traffic. As a result, Riverside Avenue was cut into the hillside above the Winooski River while Winooski Avenue was extended out to meet it. This new route to Winooski facilitated access from North Street to the Winooski Falls and woolen mills. Immigrants poured into Burlington from Canada, Ireland, Russia, Germany and other European countries, mainly between 1840 and 1910, to find work in the factories stationed at the falls and on Burlington's waterfront. These workers, many of who settled on North Street, would provide goods and services essential to the community.

### *History and Significance of North Street*

North Street was the commercial center of Burlington's Old North End neighborhood. It contributed to the social development of Burlington, acting as a center for many European immigrant groups. It also contributed to Burlington's economic development for its role as an important commercial district serving the North End and the entire city. The North End remained sparsely populated and rural until the second half of the nineteenth century, while the rest of the city continually urbanized. The opening of the Champlain Canal in 1823 and later, the completion of two rail lines into the city in 1849 were a major stimulus for this growth. The railroads were successful in linking Burlington's markets with those of Boston and Montreal while the canal provided an artery for the flow of lumber south from Canada via Lake Champlain. At its height, Burlington was the world's third largest lumber port and by 1880, the lumber yards employed nearly 1,000 people, with sales running 115 million feet a year. As Burlington's industries began to flourish, the population grew accordingly.

These successful businesses provided new opportunities for employment, thus attracting eager workers. As a result, housing was built rapidly after the Civil War. Houses were built close together on small lots and were mostly vernacular, one and a half to two stories and constructed of wood. The high-style houses and buildings from the early developing period were generally Greek Revival and Gothic Revival in small numbers, and later, a greater number of Queen Anne and Italianate buildings were constructed. The North End soon became a close-knit working class neighborhood, reflecting the strong ethnic character of the immigrants who had come to Burlington in search of jobs.

The North Street neighborhood served as a common ground for many immigrant groups. Although the French Canadian, Irish, and Jewish communities existed as separate residential communities in the North End, their economic and social lives frequently touched while engaged in activity along North Street. The different communities comprising the North End practiced different traditions, mostly based on religious distinctions. One's ethnicity was the core of life as well as social activity.

The 1850 U.S. Census listed Burlington's population at 7,585, of whom 11.7% (890) were French Canadian, and 29.9% (2,249) were Irish. Between 1865 and 1870, the peak of French Canadian immigration into Burlington, the French Canadians made up one-third of Burlington's population. Irish immigration into Burlington peaked between the 1840s and 1850s and by the 1890s, a strong Irish neighborhood was centered along North Street between North Avenue and North Champlain Street. Moving further east up North Street near Elmwood Avenue was the



French Canadian sector. Along lower North Avenue, many Germans settled near the still existent Goethe Lodge on Crowley Street. Lithuanian Jews, who immigrated to Burlington in large numbers at the turn of the century, settled near the intersection of Hyde Street and Archibald Streets where the Ohavi Zedek Synagogue was built in 1887, (and was listed in the National Register on January 1, 1978).

The US. Census of 1910 listed Burlington's population as 20,468. More than half of these, 10,643, were first or second generation immigrants; 3,562 were French Canadian, 1,297 were Irish and 948 were Russian. These numbers represent a stable population of well established families, however the 1910 census gives us only a flat view of Burlington's dynamic immigration process. Not all of these immigrants were able to find employment in the lumber yards. Many worked at the textile mills in Winooski and others opened their own shops and businesses in and around the commercial center of North Street.

Early on, the neighborhoods surrounding North Street were poverty stricken. Many streets were lined with tenement houses that were difficult to live in due to over crowding and sanitation problems. As families acquired enough money to move out of the tenement houses, they bought houses south of Pearl Street and around the Champlain Valley.

Many stayed however, choosing to live in their old neighborhoods. They often built their own houses with the help of family and neighbors. Many were Polish and Russian Jews who built their own homes in the 1920s. Those who stayed in the North End eventually began to thrive when their great efforts began to pay off. North Street, as the North End's commercial district, also began to thrive in the 1920s.

Many immigrant shop owners contributed to the economic success of North Street during the 1920s and 1930s. During this period, North Street competed for consumers with Church Street, which continues to be the commercial center of the city. The area just west of Elmwood Avenue to North Avenue was particularly prosperous. Frank's Economy Store, owned by Barnett Frank and later by his son, Belmont Frank, was enlarged during this period on the south side of North Street. On the opposite side of the Street, Mazel's Department Store also expanded, reflecting their success. A pastry shop opened by the Gelineau family, a drug store on the corner, and a shoe store also operated on this block. Unfortunately, the Great Depression hurt many of these businesses, and some were never fully able to recover. Since this era, many of the businesses have disappeared. Those that did recover have relied on local residents for business for the most part, a few, like Mazel's, Frank's Economy, Hyman Bloomberg's Shoe Stores, attracting a large number of people from other parts of the city. Corner grocery stores and neighborhood bars help to fill many of the commercial spaces existing along the street, thus helping to characterize it.

Faced with a decade of hard economic times caused by the Great Depression and later by competition from suburban sprawl, the North Street area fell into decline. Ironically, it was the Sid and Lou Mazel, sons of Sidney Mazel, who brought Vermont's first inkling of suburban sprawl when they opened Gaynes Shoppers World on Williston Road in South Burlington.

The Irish were among the very first European immigrants in Burlington, but it was not until the Great Potato Famine of 1846 - 1849 that high numbers of Irish came to the United States. Those who came to this country dispersed broadly across the northeast. The Irish immigrants constituted almost thirty percent (2,249) of Burlington's population (7,585) by 1850. Between 1830 and 1850, the only section of Burlington available to the unskilled, thus, poorest Irish was close to Lake Champlain in the North End, near Battery Street. With the subsequent arrival of those Irish trying to escape the potato famine, their North End community became solidified, as the respective Jewish and French Canadian communities later did. Although the Irish slowly



gained respect in Burlington's establishment following the Civil War, they remained a separate society within Burlington. Economic opportunities were closed to them, and Irish-Americans labored in the most difficult and lowest-paying occupations including laborers in lumber, marble and shipping industries. Living in the North End and on North Street gave Irish immigrants a place to call home that provided affordable housing and close proximity to job sites on the waterfront.

The biggest influx of French Canadians into Burlington occurred after the Civil War by those attracted to the post war boom in industry in Burlington, although a proud and long-lasting French Canadian movement into the Champlain Valley began as early as 1666 with Fort St. Anne in Isle La Motte and settlement in the Addison County area in the 1730s. By the 1860s, French Canadians in Burlington, who were mainly Roman Catholic, had established their own church, complete with a French speaking priest. These immigrants did not seek assimilation, but rather preservation of their customs and culture.

North Street, near the intersection of Elmwood Avenue, was an area of French Canadian immigration into Burlington. Immigrants from the Province of Quebec began to pour into this country in the middle of the nineteenth century, due in large part to Quebec's rapid population growth, which made it difficult for young French Canadians to find decent land with on which to live. French Canadians, mostly young, moved into northern New York and New England to become farmers, lumbermen, and laborers in brick yards and textile mills. Burlington's lumber yards attracted French Canadian mill workers. Many of the French Canadian immigrants settled in the community surrounding North Street.

The French Canadian community surrounding North Street has seen a much greater continuity than that of other immigrant communities in the area. The 1910 U.S. Census listed Burlington's population as 20,468; 3,562 of who were French Canadian. The original base of the French Catholic Church in Burlington was St. Joseph's diocese, formerly located on the corner of Archibald and North Prospect Streets and Allen Street, roughly two blocks away from North Street. The church provided the French Canadian community with a wide range of social development fostering growth and spirit among its members. Schools, choirs, scouts, a Mothers' Club, men's clubs and Prayer Groups are a few of its many organizations. Their church associations were strong and they supported them by running the parish. Singing, dancing, and feasting were among some of the recreation activities. St. Joseph's Church, one block south of North Street, remains a flourishing part of life for the French Canadian inhabitants of Burlington. Though the native French language has nearly disappeared in the area, the people remain bound by the arms and influence of their church.

A Jewish population settled near North Street between 1880 and 1920. In 1880, the number of Lithuanian Jews who had arrived in the United States was about 5,000, and by 1882, this number had leaped to 81,000. The pace of emigration continued and by 1907, 260,000 Jews had emigrated most of whom were Russian and Polish. Most Jews stayed in New York City and other large cities, but Burlington received a high number as well. By 1887, enough Jews had settled in Burlington's North End, that they were able erect the Ohavi Zedek Synagogue at the intersection of Hyde and Archibald Streets, and soon after, in 1889, the Chi Adam Synagogue on Hyde Street and in 1908, the Ahavath Gerim Synagogue on Archibald Street. (Today, the Ohavi Zedek Synagogue building is the most symbolic reminder of the Jewish presence in the North End.) The 1890 census listed Burlington's population as 14,590, one percent (160) of whom were listed Jewish. The 1910 U.S. Census listed Burlington's population as 20,468, four percent (920) of whom were Russian Jews. As Eastern Europeans, these Jews were orthodox in their beliefs, as well as in their preservation of the Yiddish language. The assassination of Tsar



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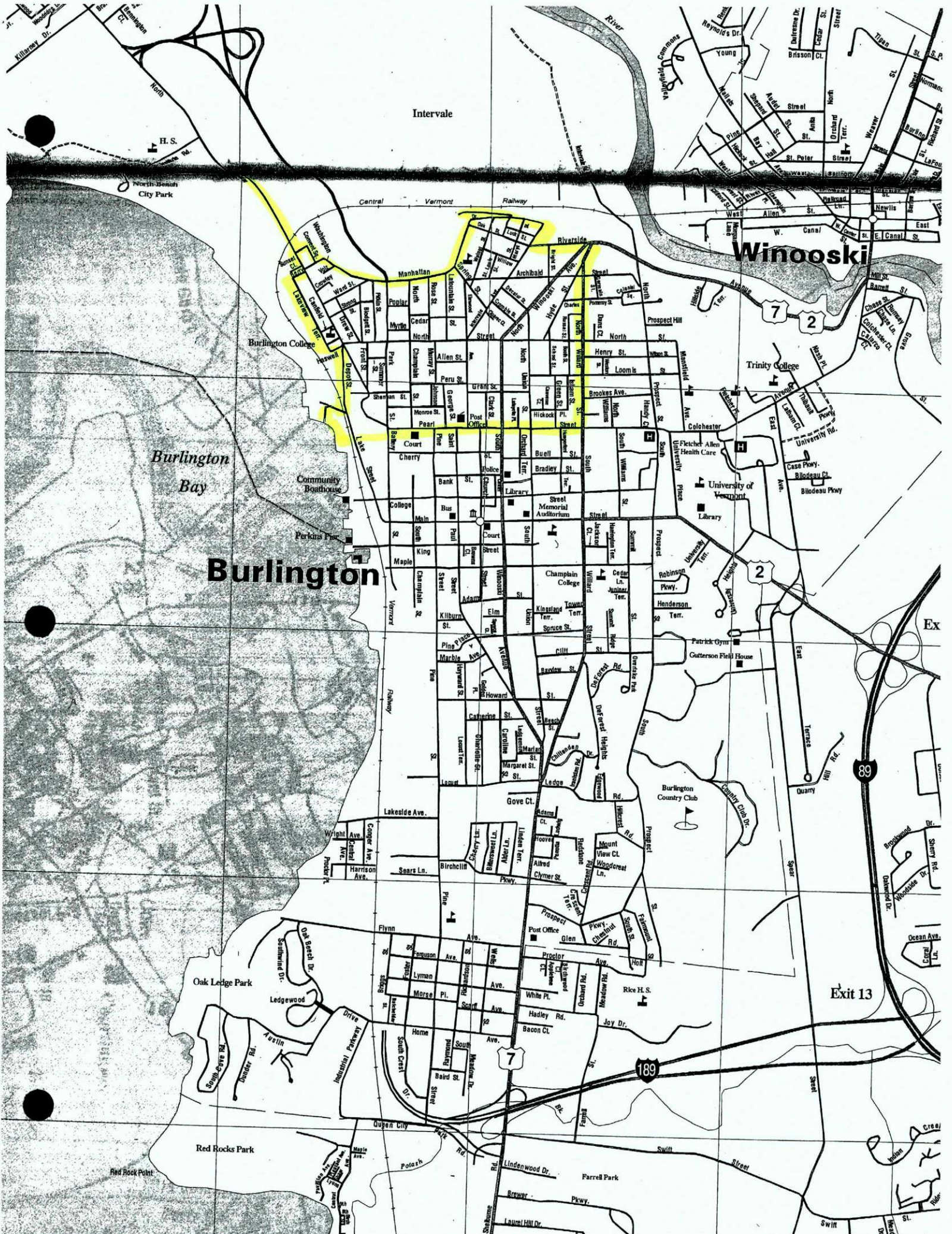
Alexander in 1881 triggered a wave of anti-Jewish riots, which led to the notorious May Laws. The deplorable persecution of the Jews was reflected in their rate of arrival into the United States. Russian Jews emigrated to the United States in masses leaving behind severe conditions at home.

Burlington's immigrant Jewish population of store-owners and tailors played an important role in the social and economic development of North Street. In the 1920s, Colodny's, Frank's and Saiger's were all stores owned by Jews. Home ownership in the original immigrant neighborhood promoted stable residence patterns and resulted in the term 'little Jerusalem' to describe the neighborhood. Religious as well as secular practices paralleled intimate Eastern European Jewish village life. Due to the then rural nature of the North End, characterized by barns, cows and gardens, life in the Jewish community resembled Eastern European life. As a result, the Jews were able to integrate their old ways of community spirit into their new lives in the North End. Homes, stores, movie theaters and the Hebrew Free School of 1910, were centers for social gathering, but restricted to the neighborhood. By the 1920s and 1930s, as they assimilated, English was becoming increasingly intermingled with Yiddish. By 1940 many factors that had reinforced traditionalism were disappearing. Most Jewish children attended the H.O. Wheeler School on Archibald Street along with non-Jewish children. In 1906, of the 300 pupils reported, 126 were Jewish. The immigrant generation had passed away and the new generation was becoming wealthier, enabling them to buy larger houses outside south of Pearl Street. Inter-marriage was more prevalent among Jews and non-Jews, creating further assimilation with American culture. By the Second World War, Jewish life in Burlington, no longer revolved around the North End neighborhood.

The following dates reflect peak immigration: Irish: between 1840 and 1850; French Canadian: between 1865 and 1870; Lithuanian Jews: between 1880 and 1900; Russian Jews: between 1904 and 1908. Each immigrant group in Burlington's North Street neighborhood lived in very close single-family homes, multi-family homes, or apartment houses, house numbers 19-21, 23, 29, 33, 42, 83, 191-193, 216, and 242 are just a few examples. The immigrant groups had similar development; each group immigrated to Burlington in search of jobs, found comfort and support within their religion, which was the center for their social activities, and eventually became successful and moved out of the North End to other areas of Burlington. North Street was the binding agent that held these groups together to form the North End neighborhood.

Although the North End has changed in character from a community built on long family traditions to one that primarily consists of tenants, today a strong feeling of community still prevails. Whether it is visible in the weekly farmer's market on the Intervale, or the gardening club that plants flowers along the sidewalks, North Street remains an integral part of historic Burlington as well as offering possibilities and enthusiasm to the Burlington of the twenty-first century.





Intervale

North Beach  
City Park

**Winooski**

Burlington Bay

**Burlington**

Burlington College

Community Boathouse

Perkins Pier

Trinity College

University of Vermont

Burlington Country Club

Oak Ledge Park

Red Rocks Park

Red Rock Point

Exit 13

Ex



## **BURLINGTON 2006 – UPDATE TO HISTORIC SITES AND STRUCTURES SURVEY REPORTS**

Survey report completed January 2006 by Phillip Barlow

### **Project Summation and Streets Surveyed**

The purpose of this project was to evaluate a series of Historic Sites and Structures Survey Reports that were completed in 1993, 1994, and 1996. These surveys had not been added to the state register at the time of their completion. This evaluation included photographing each structure that had been previously surveyed and comparing the current images with those attached to the survey forms. The evaluation was conducted between July, 2005 and January, 2006.

Changes to the architecture and form of the buildings were noted and cataloged. Research was conducted to further develop the street overviews that were completed in 1993, 1994, and 1996 to include changes that have occurred in the time since their completion. This information is scheduled to be presented to the public on January 31, 2006 at a meeting of the Burlington Design Advisory Board/Certified Local Government Committee. Following this, the survey information will be presented to the Vermont Advisory Council on Historic Preservation to consider for admittance of the survey reports into the Vermont State Register of Historic Places.

Deliverables include:

1. Streetscape photos to provide contextual information regarding general scale, setback, common architectural features, etc. of the survey area
2. Current, labeled photos of all buildings included in the survey area
3. Preparation of a map of the area surveyed
4. PowerPoint presentation to the public and to the Vermont Advisory Council on Historic Preservation
5. Document expanding the street contexts to include events from the period following survey completion

258 buildings on nine streets were surveyed; all are located in the section of Burlington referred to as the "Old North End". These streets are:

North Champlain Street	Canfield Street
Spring Street	1 North Avenue
North Street west of North Willard Street	North Union Street
Lakeview Terrace	Hyde Street
Haswell Street	



## Summary of Findings

Overall there are few dramatic changes to the structures that were surveyed in the mid to late nineties. By far the most common alteration that has occurred is the removal of historic windows. Twenty-one structures have lost their historic windows in the time between the earlier survey and this evaluation. As a key component of historic character these losses are unfortunate, but are not sufficient to find them non-eligible for listing on the Vermont State Register of Historic Places.

Five structures from previous surveys have either been demolished or altered to the extent that they are no longer eligible for listing on the state historic register. 21 North Champlain Street and 23 Spring Street have had significant alterations to their massing and significant features. 230 St. Paul Street, 23 North Champlain Street, and 52 North Champlain Street have all been demolished and replaced with new structures.

One example of beneficial change in the survey area is 422 North Street, which had a concrete porch that was described in the original survey as non-contributing and detracting from the building. That porch has been removed, returning the façade to a more appropriate configuration.

Alterations to, or the construction of, additions to the rear of two structures was evident. 360 North Street increased a rear addition from one to two stories. 145 Lakeview Terrace has constructed an addition on the west elevation, likely to take advantage of the lake view. The roofline of this addition rises above that of the house, dominating the structure. Other homes in this survey area have altered their additions, but not to a significant extent.

Other noted alterations include alterations to porches, the installation of vinyl siding, and the loss of chimneys.

## 2006 Update to Context Documents for 1993, 1994, and 1996 Burlington Historic Sites and Structures Surveys

Following the economic depression of the 1930's the Old North End of Burlington was never able to recover the status it once held as a center of business in Burlington. Since that time, businesses in the area have had to rely on local customers and have not attracted the city wide customer base that characterized the area in prior decades. Little development occurred during the mid-twentieth century due to the density of nineteenth century buildings and the slowed economy. The area began to be thought of as a depressed neighborhood, and little was done to improve the buildings or infrastructure. By 1990 the US Census Data recorded that 30% of the Old North End was living below poverty level, with a jobless rate of 10%, compared to 6.3% for the rest of the city<sup>1</sup>

While the numbers were not good, the residents had not given up on their neighborhood. In 1991 – GAIN (Greater Archibald Intervale Neighborhood) is founded as a non-political social group to encourage community members of the Old North End to clean up their neighborhood, to petition the local government to pass zoning changes that will encourage development, to encourage select businesses to move into the area, and to shop in small corner stores.<sup>2</sup>

In addition to grassroots movements, the city applies to have the area declared a Federal Enterprise Community, a Clinton administration program designed to rejuvenate blighted, depressed areas. This declaration is made in 1994, qualifying the area for federal grant money.<sup>3</sup>

Also occurring in 1994, GAIN acting through Burlington officials, private developers, community leaders, banks and non-profits, raised 8 million dollars for the revitalization of a six block area. This funding was from diverse areas, including the Vermont Housing Conservation Trust Fund, Block Grants and federal housing programs, which provided \$500,000. The other \$7,500,000 was brought in via low-income tax credits, private developers and other arrangements. The money was for housing rehabilitation, affordable housing, and business expansions.<sup>4</sup> GAIN was responsible for twenty-five projects between 1991 and 1994, including the rehabilitation and construction of public housing units in the 600 and 700 blocks of Riverside Avenue, the rehabilitation of offices for Vermont Legal Aid at 264 N. Winooski Ave., the construction of the Thelma Maple Cooperative at 87 Archibald Street, and the Chittenden Emergency Food Shelf at 228 N. Winooski Ave.<sup>5</sup>

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<sup>1</sup> *Burlington Free Press*. 1998. North St. Seeks Return To Past Glory, April 25.

<sup>2</sup> *Burlington Free Press*. 1992. The Old North End: Searching For Solutions, Sept. 13.

<sup>3</sup> *Burlington Free Press*. 1998. North St. Seeks Return To Past Glory, April 25.

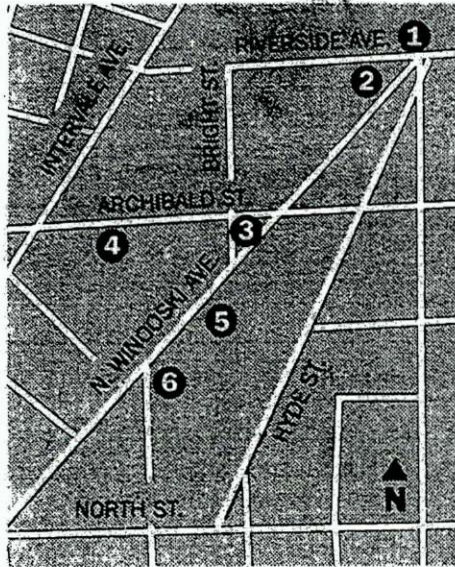
<sup>4</sup> *Burlington Free Press*. 1994. Burlington Neighborhood Picks Itself Up as the Old End Area Didn't Wait for the Federal Housing Rehabilitation Grant, Dec. 29.

<sup>5</sup> Ibid.



## Old North End progress

Public and private investors have pumped more than \$8 million into the Archibald - Intervale area since 1991, in an attempt to revitalize a blighted neighborhood. Here are six examples of that effort:



1 Jasper's Market opened in April 1994 in a renovated building that once housed Vermont Mattress Co.

2 The Vermont Transit garage may be redeveloped in the future.

3 An abandoned building will be demolished to make way for a park. Construction is slated for spring 1995.

4 The former Gracie Roofing site was cleaned up and 20 cooperative apartments were built on the site. Tenants will move in Feb. 1.

5 The Moose Lodge was renovated to make a new home for Vermont Legal Aid in May.

6 A new Chittenden Emergency Food Shelf is being built here, across the street from the current building. It should be finished Feb. 1.

SONA IYENGAR, JULIE SIMON, *Free Press*

Figure 1: 1994 BFP image detailing revitalization efforts <sup>6</sup>

Other efforts to improve the area include the removal of a Burlington scrap metal yard located at 255-261 North Winooski Ave. In 1995 the yard is purchased by the Burlington Community Land Trust. Work includes cleaning soil contaminated with lead and other toxins and rehabilitating both a three bedroom house and three adjacent apartments. <sup>7</sup>

Unfortunately, one of the significant characteristics of the neighborhood is lost in 1997 when the tall, green metal utility poles from the 1920's are removed by the city due to deterioration. <sup>8</sup> However, earlier in the same year the North Street Task Force is created by Mayor Peter Clavelle to coordinate the revitalization of North Street. A plan to carry out this revitalization was affirmed by the City Council in 1998. <sup>9</sup>

The city was not the sole force in shaping the revitalization of the Old North End during this time. Further demonstrating the resolve of the residents of the Old North End to play

<sup>6</sup> *Burlington Free Press*. 1994. Burlington Neighborhood Picks Itself Up as the Old End Area Didn't Wait for the Federal Housing Rehabilitation Grant, Dec. 29.

<sup>7</sup> *Burlington Free Press*. 1995. Burlington Housing Door Opens as Scrap Metal Cleanup is to Begin in the Old North End, May 15.

<sup>8</sup> *Burlington Free Press*. 1997. Historic Light Poles Coming Down in Burlington, Oct. 3.

<sup>9</sup> *Burlington Free Press*. 2004. North Street Renewal, March 30.



an active role in the revitalization of the neighborhood, a neighborhood organization (not specifically mentioned as GAIN) is credited as having surveyed 360 residents to determine their wishes for the neighborhood in a May, 1998 Burlington Free Press article. They are also credited as creating 25 neighborhood associations to improve safety, developing an improvement plan, opposing the opening of a bar in the area, and establishing a link between banks and federal housing programs leading to 2.5 million in landlord improvements.<sup>10</sup> Further action that is precipitated by local grassroots action occurs in October of 2002 when speed bumps are installed on North Champlain Street to slow traffic after the neighborhood petitions the city to slow traffic when a child is seriously injured by a truck.<sup>11</sup>

In May of 2004 work begins on the 6.6 million North Street revitalization plans that had been affirmed by the City Council in 1998. While centered on North Street, it is hoped that this project will help to spur positive action throughout the surrounding areas. Work includes the placement of utility lines underground, narrowing the street, repairing curbs, housing rehabilitation, improvements to commercial and residential facades, landscaping, street lights and traffic signals. 80% of the funding is federal, 10% is city and 10% is state.<sup>12</sup> Work continues as of this writing. The website of the Community and Economic Development Office of Burlington states the project vision.

“The neighborhood's vision for North Street is to create a thriving, pedestrian-friendly environment that encourages stewardship and economic development reflecting the mixed-use, working class spirit and ethnic traditions of the street. - As defined through a series of focus groups, surveys and public meetings –“<sup>13</sup>

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<sup>10</sup> *Burlington Free Press*. 1998. On the Rebound: Burlington's North Street Revitalization Could Serve as Model for Rebuilding Communities, May 4.

<sup>11</sup> *Burlington Free Press*. 2002. Bumps Slow N. Champlain St. Traffic, Oct 22.

<sup>12</sup> *Burlington Free Press*. 2004. Work Begins on North Street Renovation, May 18.

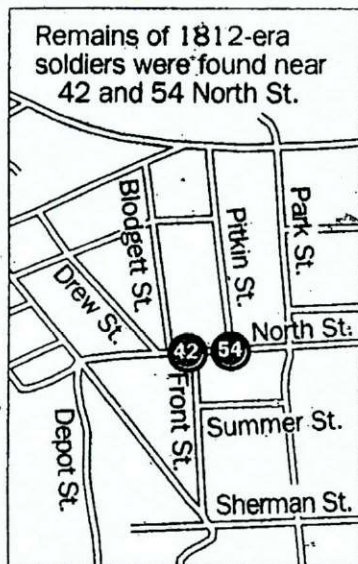
<sup>13</sup> Community and Economic Development Office, “North Street Revitalization”  
[http://www.cedoburlington.org/neighborhoods/north\\_street/nstreetrevit.htm](http://www.cedoburlington.org/neighborhoods/north_street/nstreetrevit.htm)



## 1812 remains

In 1812, approximately 5,000 soldiers were stationed around what is now Battery Park in Burlington. In battles to control Lake Champlain, nearly 500 soldiers were killed and buried. An estimated additional 200 soldiers and civilians were lost to an outbreak of disease in the winter of 1812-1813. The areas north and east of the encampment, now North Street and the Old North End, became used for burials. These burials were soon forgotten as the area became to develop in the mid-nineteenth century, and recent construction projects have begun to uncover these burials. When found, the remains are excavated by certified archaeologists and then re-buried with honors at Lakeview cemetery.<sup>14</sup>

In 1993 the remains of a dozen soldiers and civilians from the early nineteenth century were buried in Lakeview cemetery. The remains had been discovered in previous years during construction projects in Battery Park and in the Old North End.<sup>15</sup> Several residents turned out to pay their respects, honoring those who helped shape the area as we know it today. More remains were recently uncovered in 2004 when eight skeletons of soldiers were found during summer construction work on North Street. Two sets of remains near 42 and 54 North Street had to wait until the following year for excavation due to the winter season. Once recovered, the total number of remains found from June to September 2004 came to twelve.<sup>16</sup> As work continues on North Street and the Old North End more remains are likely to be found.



17

<sup>14</sup> *Burlington Free Press*. 2004. Another 1812 Skeleton Discovered in Burlington, Sep 26.

<sup>15</sup> *Burlington Free Press*. 1993. Saying Farewell and Thank You, Dec 8.

<sup>16</sup> *Burlington Free Press*. 2005. 1812-era Remains to be Recovered, June 14.

<sup>17</sup> *Ibid*.

## 1 North Ave

When surveyed in 1994, 1 North Avenue was known as the Acme Paint and Glass building. The form lists Pomerleau Real Estate as the owner, who later in that year proposes to renovate the building as a new Burlington police station. In July an open house is held for the property to allow the citizens to voice opinions about the proposed reuse. Concerns were raised about noise and increased traffic, but the officers assured the residents that they would not negatively impact the area.<sup>18</sup>

By August of 1995 work was underway on the police station. With interior space of 28,500 square feet, the building was outfitted with interrogation rooms, classrooms and a garage. The building is ready for occupation and dedicated to Antonio B. Pomerleau on July 4, 1996. Mr. Pomerleau was an ex-police commissioner, and donated one million of the three million needed for the project. The other two million was paid by the city of Burlington<sup>19</sup>

As of January 2006 the building is still in use by the Burlington Police Department, with no known plans to leave the space.

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<sup>18</sup> *Burlington Free Press*. 1994. Tour Leads to Mixed Reactions, July 22.

<sup>19</sup> *Burlington Free Press*. 1996. New Police Station Dedicated to Pomerleau, July 4.



**References:**

**Burlington Free Press Microfilm Archive**

Bailey-Howe Library, University of Vermont

Years: 1992, 1993, 1994, 1995, 1996, 1997, 1998, 2002, 2004, 2005

**Community and Economic Development Office (CEDO) Website**

[http://www.cedoburlington.org/neighborhoods/north\\_street/nstreetrevit.htm](http://www.cedoburlington.org/neighborhoods/north_street/nstreetrevit.htm)

The following is a list of properties that were evaluated. They are organized by the year in which the survey was completed. No note next to the number indicates that no change occurred to the property that was evident when comparing the survey image to a recent photograph.

## **1993-94**

### **Hyde**

3

### **North Union**

145/147/149/151

157

### **North Street**

Between N. Willard and N. Winooski

273

272

269

268 – Shutters removed

276

277

280

284

285

290/292

304

311

313/315 – changes to door

314

317

318

321

339

345/343

344

348/350

354 – Shutters removed, conversion of shed addition in rear from one story to two

358

360 – Shed addition in rear has been altered into a cross-gable addition and increased to two stories

370

378

384

392



401 – Paired gable windows converted to bay window, second story entrance added to rear shed, shutters added, rear chimney appears to have been removed

406 – Original windows replaced, second story windows replaced with smaller sash and the gap bricked in. Porch removed and replaced with new gable front design

439/441

418

419

422 – Concrete block porch removed (initial survey noted that this porch was a detraction from the integrity of the home, and its removal appears to be a beneficial change)

431 – Windows and front door have been replaced

456

457

472

479

483

### **Lakeview Terrace**

9 – Screened porch with solid railing has been altered into an open porch with slated railing.

13

23

33 – 2-over-2 windows replaced with 1-over-1. Square posted porch with solid railing replaced with turned decorative posts and balustrade

37

41 – Enclosed porch has been altered into an open porch with turned posts and balustrade

45

48

52

53

61

65/67

69 – Balustrade added to porch, columns remain the same. One story addition on eave side altered into two stories.

72

71/73 – original survey image no longer attached to form. Building matches written description

74

79/83

82 – 6-over-6 windows on gable end replaced with 1-over-1

85 – Balustrade removed from porch. Decorative wood shingles added to gable end

89

92 – Asphalt shingle siding has been removed and replaced with clapboards and wood shingles. Decorative features have been retained.

97

98

100

104

107 – Asbestos siding has been covered with vinyl siding

111

112

117

114 – Rear shed addition has been altered into an enclosed addition of the same height. One awning window on the eave side has been converted into a window box.

123 – 2-over-2 windows have been replaced with 1-over-1, but the surrounds have been retained. A one car garage has been attached to the eave side at the back corner. Asphalt shingle siding has been replaced with decorative wood shingles.

127

131

134 – 1-over-1 window on back corner of eave side has been replaced with a sliding glass door. Rear second story deck has been removed.

135 - One window on the street elevation has been replaced. The survey image showed a larger window, likely older, that was out of scale with the other fenestration. This has been replaced with a 1-over-1 that matches the other window on this elevation.

145 – Large, two-story addition has been built on the rear elevation of this structure, likely to take advantage of the view of the lake. The addition's roofline raises above that of the original building.



### **Canfield Street**

1 Canfield – a small awning was removed from the side entrance

2 Canfield

7 Canfield –

Original image indicates that the building had an enclosed porch in 1983, but the rest of the building is obscured by trees and shrubs. The 2005 image shows no enclosed porch, but no other extrapolation regarding change can be made.

### **Haswell Street**

3 Haswell – front storm door has been replaced

4 Haswell –

Historic outbuilding (survey indicates that it may have pre-dated the house) has been removed

8 Haswell – Upper story 2-over-2 windows have been replaced with 1-over-1

## **1994-1995**

### **Elmwood**

236 Elmwood – 2/2 windows replaced with 1/1. Turned posts on the front porch have been replaced with dimensional lumber. The cornice also appears to have been altered, although this is difficult to determine using the small photo enclosed with the survey.

### **Intervale Avenue**

65 Intervale

### **North Champlain Street**

159 North Champlain – retake photo

160 North Champlain – top portion of chimney has fallen off

162 North Champlain – retake photo

163 North Champlain

165 North Champlain

168 North Champlain – windows are vinyl replacements

170 North Champlain

171 North Champlain

174 North Champlain – listed as non-contributing on original survey, no changes

175 North Champlain

178 North Champlain – windows have been replaced with one-over-one vinyl. Two members of a triple column support are missing

182 North Champlain

186 North Champlain – 2/2 sash replaced with 1/1

187 North Champlain

189 North Champlain

193 North Champlain

196 North Champlain

197 North Champlain – shutters removed

200 North Champlain

203 North Champlain

204 North Champlain

206/208 North Champlain

209 North Champlain

210 North Champlain

215 North Champlain – small step enclosure has been removed. Not a significant change

216 North Champlain

221 North Champlain 2/2 sash replaced with 1/1

222 North Champlain – while the original survey mentions 1/1 sash, the image shows 6/6 visible on the front façade. All windows on the building are now 1/1

227 North Champlain

229 North Champlain

230 North Champlain

235 North Champlain

236 North Champlain – one-story rear addition with deck above has been converted into a two story addition with a second-story deck added to the rear. The new deck is unpainted dimensional lumber

239 North Champlain – shutters have been removed



240 North Champlain

242 North Champlain

244 North Champlain

245 North Champlain – 2/2 sash replaced with 1/1. Rear one story porch has been enclosed.

### **Spring Street**

2/4 Spring

3 Spring – Screens removed from porch, no alteration to porch frame

9 Spring – rear second story entrance has been replaced or re-sided

13 Spring – wrap around screen porch has been enclosed. Clapboards covered with vinyl siding

16 Spring

19 Spring – demolished, or altered to the extent that it makes no difference

22 Spring – The survey states that there are deteriorated chimneys just inside the gable end. They appear to have been removed. The solid rail screened-in porch has been replaced with an open design with closely-spaced rails and knee-braced square posts. The gable design of the porch has been retained.

23 Spring – Recommended that this survey is reclassified as non-contributing. Second story has been raised to increase living space. Windows added to second story. Roof pitch lessened. Windows removed from eave side. Dormers removed.

26 Spring

27 Spring

29 Spring – non-descript Porch has been replaced with a gabled porch featuring a starburst pattern. This pattern is repeated in the gable of the house. These features were not present on the house when surveyed in 1995. The front door has also been replaced.

30 Spring

31 Spring

34 Spring

37 Spring – small chimney has been removed

38 Spring – 2-over-2 windows on first story have been replaced with 1-over-1. The second story windows had been replaced prior to the survey. Small entrance porch has been enclosed.

## 1996

### North Champlain Street

15/17 North Champlain

21 North Champlain – unless an address mistake has been made, this property has been so significantly altered that it bears no resemblance to the store front that it once was. Changes have been made to shape, massing, fenestration, etc.

23 North Champlain – declared non-contributing in the original survey, this building appears to have been removed and replaced with a small home.

30/32 North Champlain

40 North Champlain – Screened porch has been enclosed

41/43 North Champlain – front doors have been replaced

44 North Champlain – written description on the form describes the building as it appears today, but further comparison is not possible. The photo attached to the form references a different building. It seems likely that the wrong picture was attached.

48/50 North Champlain

51/53 North Champlain – 2-over-2 windows have been replaced with 1-over-1

52 North Champlain – declared non-contributing in the original survey, this building appears to have been removed and replaced with an apartment.

65 North Champlain

69 North Champlain

72 North Champlain

84 North Champlain – The written description on this form matches the building located at 84 North Champlain, but the image attached is of 52 North Champlain.

86 North Champlain

88 North Champlain – 3-over-1 windows in dormer have been replaced with 1-over-1

94/96 North Champlain

99 North Champlain



98/100 North Champlain

104 North Champlain – 2-over-2 windows replaced with 1-over-1

116 North Champlain

117 North Champlain

118 North Champlain

123 North Champlain

125 North Champlain

126 North Champlain – 3-over-1 windows replaced with 1-over-1

132 North Champlain

133 North Champlain

134 North Champlain

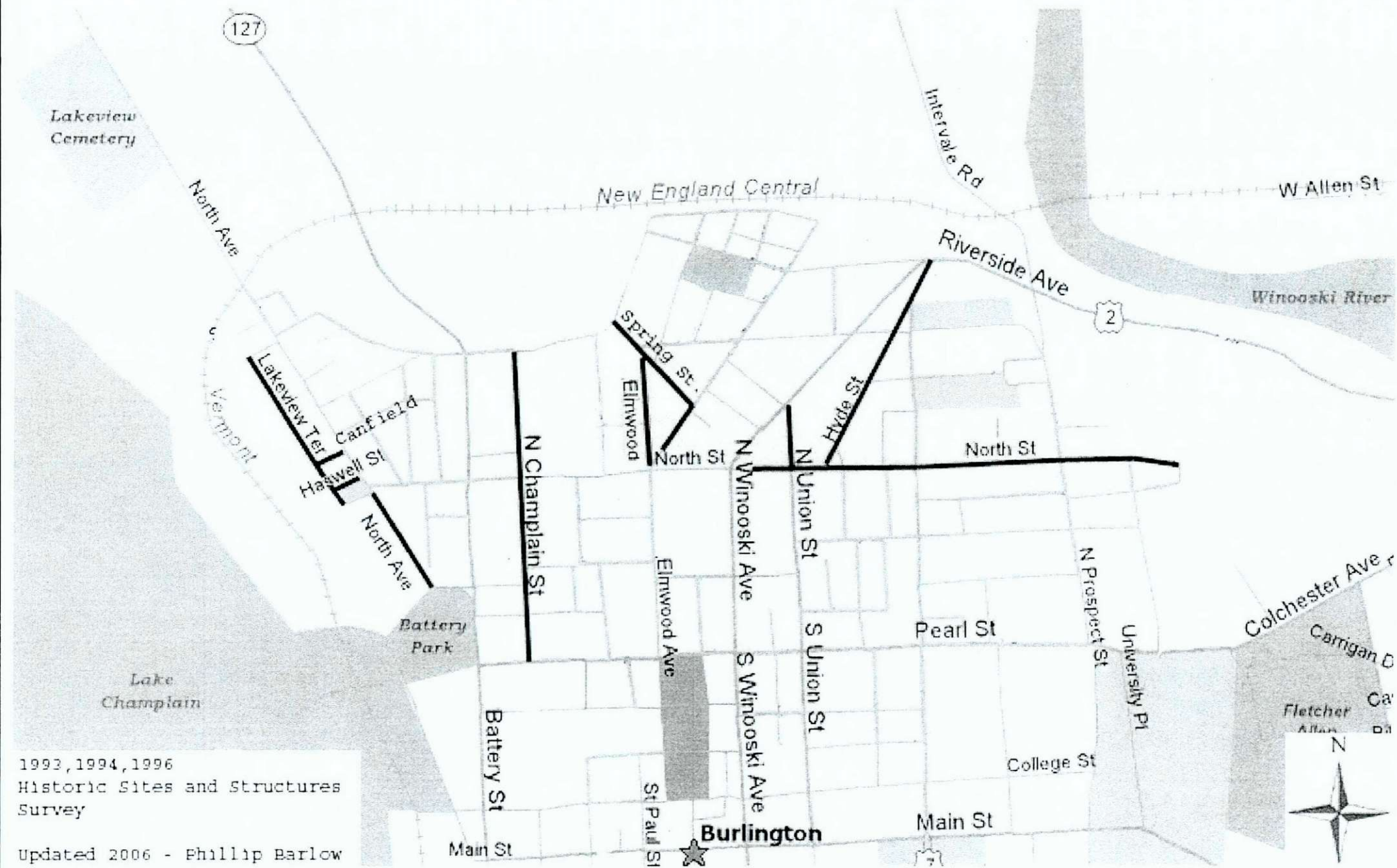
135 North Champlain

138 North Champlain – Solid rail porch has been replaced with a balustrade and treated, unpainted posts. Decorative shutters have been removed.

**St. Paul Street**

230 St. Paul –

Non-contributing apartment building in original survey has been replaced by another non-contributing apartment building



1993, 1994, 1996  
Historic Sites and Structures  
Survey

Updated 2006 - Phillip Barlow



**POOR QUALITY**

**ORIGINAL\_\_\_\_\_**



1993, 1994, 1996  
Burlington  
Survey Area



City of Burlington  
Historic Sites and Structures Survey - 2000  
Survey Report

### *Introduction*

The Historic Sites and Structure Survey - Summer 2000, was conducted by Pamela Daly, a 36 CFR 61 qualified Architectural Historian and David Provost, a summer intern graduate student from the Historic Preservation Program at the University of Vermont, working for the City of Burlington. The survey was conducted during the months of June 2000 through May 2001. The survey was done for the City of Burlington and the Vermont Division for Historic Preservation through a grant received by the City under the Certified Local Government Program.

Of the city's over 10,000 buildings, only about 2,500 are currently identified in the Burlington Register of Historic Resources (BRHR) as having national, state, or local historic significance. Much of the original survey work was completed in the 1970's with the assistance of the VT Division for Historic Preservation as part of a statewide initiative. The City of Burlington is resuming the efforts to complete a survey of the historic sites and structures following the format and recommendations of the *Burlington Historic Sites and Structures Survey Plan* completed in 2000.

### *Project Area*

The area surveyed followed the recommendations of the *Burlington Historic Sites and Structures Survey Plan* completed in 2000. The survey work for the Summer 2000 project consisted of the following streets:

Shelburne Street	Convent Square
North Willard Street	Manhattan Drive
Pomeroy Street	North Avenue
North Street	Archibald Street
North Prospect Street	Colonial Square
North Willard Street	Germain Street
Volz Street	
Washington Street	

### *Methodology*

The Vermont Historic Sites and Structures Survey, begun in 1971 and strengthened by provisions of the 1975 Vermont Historic Preservation Act, is the official state inventory of all buildings and structures that are significant locally, statewide, or nationally for their historic, architectural, or engineering merit. After the survey of all the towns in a county is completed, it is reviewed by the Vermont Advisory Council on Historic Preservation, which officially enters it on the State Register of Historic Places.



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The goal of the Vermont Historic Sites and Structures Survey is to adequately document all historic structures in the state that appear to meet the State Register of Historic Places criteria (as of November 2000) and thereby provide data on historic resources that can be used in planning, protection and research activities. The Survey is generally conducted on a systematic town-by-town basis. More recently, a survey project involves less than an entire town. In those cases, the survey area is carefully and fully defined before the survey begins. In recent years, some survey projects have involved updating and refining previously completed Surveys.

To perform the work for the survey, architectural historians are employed to research the history of the town using old maps, historic photographs, written histories, and the oral histories provided by knowledgeable older town residents. They then look at every structure in the assigned area, identifying which appear to be historic, i.e., more than fifty years old. The background research points the way to the locations of many historic structures. The surveyor then more fully investigates each identified site, inspects the exteriors of each building, and where possible, talks with building occupants about its history. If the building or structure appears to meet the state Register of Historic Places criteria, the architectural historian photographs it and records information on its architectural features and history on a survey form. The information includes data on location, construction date, architectural style, materials, approximate size, height, decorative design features, architect or builder (when known), names of original or historic owners, historic uses of the building, and architectural significance. Information is also collected on associated structures like garages, barns, sheds and other outbuildings.

Complementing the written descriptions of buildings, black and white photographs are used to illustrate their architectural character and setting. An individual photograph, usually a three-quarters view, is taken of each contributing primary building and outbuilding. A single photograph may show both the primary building and outbuilding(s) if both appear clearly in the frame. In the cases of buildings that possess extraordinary stylistic features, additional photographs may be taken to record such features in detail. Photographs are generally not taken of buildings that are judged non-contributing either by age or alteration.

In an urban format survey, such as has been conducted in Burlington, recording of buildings proceeds street-by-street, with structures identified and located according to street address. Normally all structures on a historic street (a street in existence prior to 1950) are recorded and classified as contributing or non-contributing. Within a project area, non-historic streets (those laid out after 1950) or historic streets on which no historic structures remain will be recorded only in the index for the survey and in the survey



report. On historic streets where the vast majority of structures postdate 1950, or have become non-contributing due to alteration, the surveyor may elect to only record the contributing structures on the street while noting the existence of the other structures in the Statement of Significance and the Building Descriptions for the street. For historic streets that have non-historic extensions, a combination of the above-mentioned three treatments may be prescribed for distinct, specified portions of the streets.

### *The Criteria*

The criteria for inclusion in the State Register of Historic Places cover four areas: architectural merit, engineering merit, association with an important historic person or group, association with important events, trends and patterns of history.

Buildings with architectural merit are defined as those that are noteworthy examples of historic architectural styles and/or methods of construction, the work of significant architects and master builders, rare or one-of-a-kind buildings, or historic districts made up of structures that may not be individually important but as a group create a significant historic environment. Elaborate houses, churches, and public buildings are easily evaluated on the basis of architectural merit. Their complex ornament, fine quality materials, substantial or innovative structural systems, and/or evidence of skilled craftsmanship and advanced concepts or architectural design and style set them apart from other buildings. These landmark buildings represent only a small part of Vermont's historic structures, however. Most of the architectural fabric of the state is made up of buildings that are more common or have less elaborate architectural detail, but are equally important and equally eligible for the State Register. They may be vernacular interpretations of formal architectural styles, good examples of traditional building forms (such as Classic cottage houses or bank barns), or good or unusual examples of building types (such as factories, silos, or early gas stations). By today's standards, these more common historic structures also exhibit high quality materials, design, and workmanship. Such historic resources as Cape Cod houses, rows of identical homes built for industrial workers, 19<sup>th</sup> century middle-class neighborhoods, and small commercial buildings each proclaim their status as architecture built to serve the need of people in their everyday lives. They are what make up most of the cities, villages, and rural landscapes that merit preservation.

Engineering significance applies to structures that are not buildings. Covered bridges, metal truss bridges, and masonry arch bridges, carefully designed and built of sturdy materials to span long distances, withstand inclement weather, and carry heavy loads may be important for their engineering merit. Also eligible for inclusion on the State Register are historic dams and docks,



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engineering systems such as the intake and outflow of water in water-powered mills and in hydroelectric facilities, and industrial properties that retain machinery in place, thus illustrating historic technological solutions to production needs and problems.

Structures associated with important historic figures or groups are also eligible for the State Register. The figure may be a well-known historical character such as Vermont hero Ethan Allen. Oftentimes, however, he or she may be important for a contribution in a smaller sphere, perhaps as the owner of a major local industry. Critical in the assessment of a building under this criterion is whether or not the building has a direct relationship to the years when the person was most productive or achieved his or her greatest reputation. Therefore, a birthplace might not be as significant as the home the person lived in while running the biggest factory in town. Buildings and historic districts can also be important for their associations with ethnic groups, for example, who left behind diverse neighborhoods, churches, schools and farms bearing their distinctive imprints.

Also of significance are structures that have associations with important events, trends, and patterns in local, regional, state, and /or national history. The events may be ones that occurred on a single day, such as a meeting that shaped the lives of people for many years thereafter. Historic resources associated with such events might include the meeting site or the homes of the key people involved in the meeting. Buildings can also be significant for their association with broad patterns of history. The growth of government and development of county seats is reflected, for example, in village centers that developed around county courthouses. Readily visible evidence of the impact of the railroad can be seen in the historic train stations remaining throughout the state, but is perhaps even more noticeable in the rapid construction of adjoining ware houses and commercial buildings, the establishment of nearby industries that procured and shipped goods by rail, and even in the relocation of village centers to trackside sites.

The criteria for inclusion in the State Register are modified by several factors. One is age of the resource. In general, a structure must be fifty years old, the length of time generally acknowledged by historians as necessary to establish the importance of past events and trends and evaluate the resources associated with them in an unbiased way. Rare exceptions to this guideline may be made if a more recent resource is particularly fragile and scholarship has already established its importance. Some studies on such structures as motor courts, diners, gas stations, and World War II - related sites have already been conducted, partly in response to the destruction of so many, and allows for their evaluation and listing on the State Register now.



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The second consideration applied to properties evaluated under the State Register criteria is integrity: the degree to which a structure retains its historic characteristics. To be eligible, structures must retain most of their important historic characteristics. These include location and setting (is it on its original site?), design, materials, and workmanship (does it retain its original important historic features, its original detailing, its evidence of historic craftsmanship?), and feeling and association (would people who knew the site or district during its period of historic significance recognize it today and does it still evoke that link with history?). In historic districts, while most properties meet both significance and integrity considerations and thus "contribute" to the historic character of the district, a minority of properties may not. They may either have been built too recently to be considered historic, or may have been remodeled, altered, or moved to a new and inappropriate site. Because such structures are either too new or lack a sufficient degree of integrity to merit status as contributing components of the district, they are classified as "non-contributing": they are not protected by state and federal preservation laws and are not eligible for preservation grants.

*National Register/Vermont Register Criteria and Themes*

The buildings and communities surveyed in this project met or addressed the following criteria and themes:

Criteria: Criteria C - The properties embody 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.

Themes: Religious Trends, Immigration - Second Phase (1870-1920), Good Example - Architectural Style, Good Example - Architectural Type, Good Example - Porch, Good Example - Garage, Streetcar Developments, Automobile Suburbs, Small Manufacturers.

*Recommendations for further study.*

It is recommended that the City of Burlington continue to survey and record historic sites and structures in accordance with the *Burlington Historic Sites and Structures Survey Plan* completed in 2000.

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*Location of Survey Information*

Copies of the City of Burlington Historic Sites and Structures Survey - Summer 2000 are filed at the Vermont Division for Historic Preservation, Montpelier, Vermont.



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Historic Sites and Structures Survey - 2000  
Survey Report

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Winooski

Archibald St.  
North Street  
North Street  
Colonial St. & Ave

North Ave.  
Manhattan Dr.  
Volz St.  
Convent Square  
Washington St.

Burlington

Burlington Bay

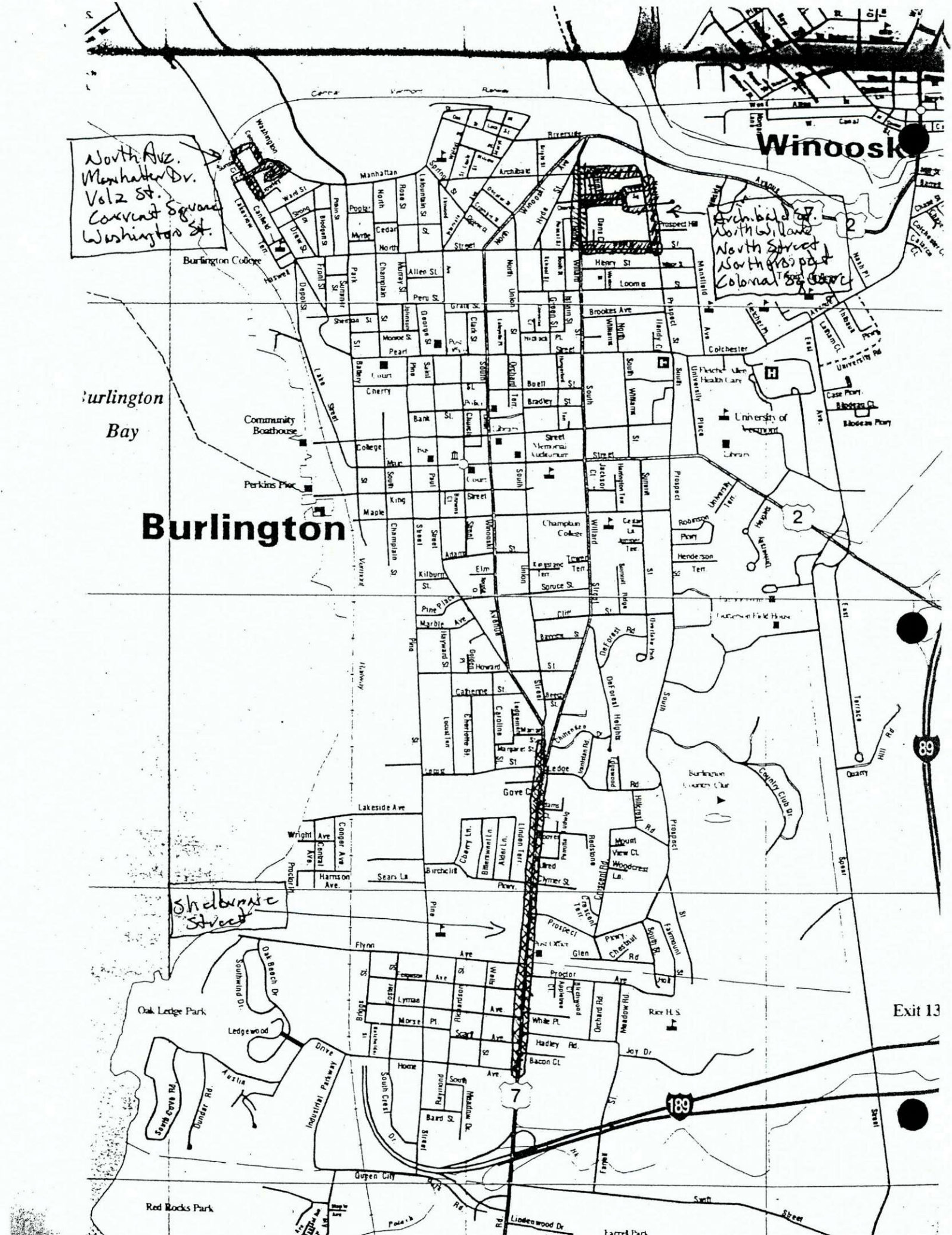
Shelburne Street

Exit 13

189

7

89





Burlington Historic Sites and Structures Survey

2001

City of Burlington  
Historic Sites and Structures Survey - 2001  
Survey Report

## ***Introduction***

The Historic Sites and Structure Survey - Summer 2001, was conducted by Pamela Daly, a 36 CFR 61 qualified Architectural Historian and Michael Bowman, a summer intern graduate student from the Historic Preservation Program at the University of Vermont, working for the City of Burlington. The survey was conducted during the months of June 2001 through May 2002. The survey was done for the City of Burlington and the Vermont Division for Historic Preservation through a grant received by the City under the Certified Local Government Program.

Of the city's over 10,000 buildings, only about 2,800 are currently identified in the Burlington Register of Historic Resources (BRHR) as having national, state, or local historic significance. Much of the original survey work was completed in the 1970's with the assistance of the VT Division for Historic Preservation as part of a statewide initiative. The City of Burlington is resuming the efforts to complete a survey of the historic sites and structures following the format and recommendations of the *Burlington Historic Sites and Structures Survey Plan* completed in 2000. The first phase of the survey plan was conducted in 2000-2001 and is on file with the City of Burlington and the VT Division for Historic Preservation.

The areas surveyed in the summer of 2001 followed the recommendations of the *Burlington Historic Sites and Structures Survey Plan*.



## ***Project Area***

The project area consisted of 14 streets and includes 179 buildings. The number of acres surveyed was 20 +/-:

Adams Court - Both sides of the street from its beginning at the intersection with Shelburne Street to its terminus.

Alfred Street - Both sides of the street from its beginning at the intersection with Shelburne Street to its terminus with Perrotta Place.

Bright Street - Both sides of the street from its beginning on the west side of Little Park (the intersection of Archibald Street and North Winooski Street) to its terminus at the intersection with Oak Street.

Clymer Street - Both sides of the street from its beginning at the intersection with Shelburne Street to its terminus.

Hoover Street - Both sides of the street from its beginning at the intersection with Shelburne Street to its terminus at the intersection with Redstone Terrace.

Hyde Street - Both sides of the street from its beginning at the intersection with North Street to its terminus at the intersection with North Willard Street.

Ludwig Crescent - Both sides of the street from its beginning at the intersection with Hoover Street to its terminus.

Mansfield Avenue - This survey covers the houses at #85 to #146 Mansfield Ave. These are the houses from its approximate mid-section to its terminus at the intersection with North Street. Houses on Mansfield Ave. from its beginning at the intersection with Colchester Avenue to the start of this survey had been covered in an earlier report.

North Street - Both sides of the street from its intersection with North Willard Street to its terminus at the intersection with Mansfield Avenue.

Perrotta Street - Both sides of the street from its beginning at the intersection with Hoover Street to its terminus at the intersection with Alfred Street.

Prospect Hill - Both sides of the street from its beginning at the intersection with Prospect Street to its terminus.

Redstone Terrace - All houses on the street from its beginning at the intersection with Hoover Street to its terminus.

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Wilson Street - Both sides of the street from its beginning at the intersection with Prospect Street to its terminus at the intersection with Mansfield Avenue.

North Winooski Street - This survey covers the houses at #256 to #340 North Winooski Street. These are the houses from just north of the intersection of North Winooski Street and Decatur Street to its terminus at the intersection with Riverside Avenue. Houses on North Winooski Street south of Decatur Street have been covered in earlier survey reports.



## ***Methodology***

The Vermont Historic Sites and Structures Survey, begun in 1971 and strengthened by provisions of the 1975 Vermont Historic Preservation Act, is the official state inventory of all buildings and structures that are significant locally, statewide, or nationally for their historic, architectural, or engineering merit. After the survey of all the towns in a county is completed, it is reviewed by the Vermont Advisory Council on Historic Preservation, which officially enters it on the State Register of Historic Places.

The goal of the Vermont Historic Sites and Structures Survey is to adequately document all historic structures in the state that appear to meet the State Register of Historic Places criteria (as of November 2000) and thereby provide data on historic resources that can be used in planning, protection and research activities. The Survey is generally conducted on a systematic town-by-town basis. More recently, a survey project may involve less than an entire town. In those cases, the survey area is carefully and fully defined before the survey begins. In recent years, some survey projects have involved updating and refining previously completed Surveys.

To perform the work for the survey, architectural historians are employed to research the history of the town using old maps, historic photographs, written histories, and the oral histories provided by knowledgeable older town residents. They then look at every structure in the assigned area, identifying which appear to be historic, i.e., more than fifty years old. The background research points the way to the locations of many historic structures. The surveyor then more fully investigates each identified site, inspects the exteriors of each building, and where possible, talks with building occupants about its history. If the building or structure appears to meet the State Register of Historic Places criteria, the architectural historian photographs it and records information on its architectural features and history on a survey form. The information includes data on location, construction date, architectural style, materials, approximate size, height, decorative design features, architect or builder (when known), names of original or historic owners, historic uses of the building, and architectural significance. Information is also collected on associated structures like garages, barns, sheds and other outbuildings.

Complementing the written descriptions of buildings, black and white photographs are used to illustrate their architectural character and setting. An individual photograph, usually a three-quarters view, is taken of each contributing primary building and outbuilding. A single photograph may show both the primary building and outbuilding(s) if both appear clearly in the frame. In the cases of buildings that possess extraordinary stylistic features, additional photographs may be taken to record such features in detail. Photographs are generally not taken of buildings that are judged non-contributing either by age or alteration.



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In an urban format survey, such as has been conducted in Burlington, recording of buildings proceeds street-by-street, with structures identified and located according to street address. Normally all structures on a historic street (a street in existence prior to 1950) are recorded and classified as contributing or non-contributing. Within a project area, non-historic streets (those laid out after 1950) or historic streets on which no historic structures remain will be recorded only in the index for the survey and in the survey report. On historic streets where the vast majority of structures postdate 1950, or have become non-contributing due to alteration, the surveyor may elect to only record the contributing structures on the street while noting the existence of the other structures in the Statement of Significance and the Building Descriptions for the street. For historic streets that have non-historic extensions, a combination of the above-mentioned three treatments may be prescribed for distinct, specified portions of the streets.

### ***The Criteria***

The criteria for inclusion in the State Register of Historic Places cover four areas: architectural merit, engineering merit, association with an important historic person or group, association with important events, trends and patterns of history.

Buildings with architectural merit are defined as those that are noteworthy examples of historic architectural styles and/or methods of construction, the work of significant architects and master builders, rare or one-of-a-kind buildings, or historic districts made up of structures that may not be individually important but as a group create a significant historic environment. Elaborate houses, churches, and public buildings are easily evaluated on the basis of architectural merit. Their complex ornament, fine quality materials, substantial or innovative structural systems, and/or evidence of skilled craftsmanship and advanced concepts or architectural design and style set them apart from other buildings. These landmark buildings represent only a small part of Vermont's historic structures, however. Most of the architectural fabric of the state is made up of buildings that are more common or have less elaborate architectural detail, but are equally important and equally eligible for the State Register. They may be vernacular interpretations of formal architectural styles, good examples of traditional building forms (such as Classic cottage houses or bank barns), or good or unusual examples of building types (such as factories, silos, or early gas stations). By today's standards, these more common historic structures also exhibit high quality materials, design, and workmanship. Such historic resources as Cape Cod houses, rows of identical homes built for industrial workers, 19<sup>th</sup> century middle-class neighborhoods, and small commercial buildings each proclaim their status as architecture built to serve the need of people in their everyday lives. They are what make up most of the cities, villages, and rural landscapes that merit preservation.

Engineering significance applies to structures that are not buildings. Covered bridges, metal truss bridges, and masonry arch bridges, carefully designed and built of sturdy materials to span long distances, withstand inclement weather, and carry heavy loads



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may be important for their engineering merit. Also eligible for inclusion on the State Register are historic dams and docks, engineering systems such as the intake and outflow of water in water-powered mills and in hydroelectric facilities, and industrial properties that retain machinery in place, thus illustrating historic technological solutions to production needs and problems.

Structures associated with important historic figures or groups are also eligible for the State Register. The figure may be a well-known historical character such as Vermont hero Ethan Allen. Oftentimes, however, he or she may be important for a contribution in a smaller sphere, perhaps as the owner of a major local industry. Critical in the assessment of a building under this criterion is whether or not the building has a direct relationship to the years when the person was most productive or achieved his or her greatest reputation. Therefore, a birthplace might not be as significant as the home the person lived in while running the biggest factory in town. Buildings and historic districts can also be important for their associations with ethnic groups, for example, who left behind diverse neighborhoods, churches, schools and farms bearing their distinctive imprints.

Also of significance are structures that have associations with important events, trends, and patterns in local, regional, state, and /or national history. The events may be ones that occurred on a single day, such as a meeting that shaped the lives of people for many years thereafter. Historic resources associated with such events might include the meeting site or the homes of the key people involved in the meeting. Buildings can also be significant for their association with broad patterns of history. The growth of government and development of county seats is reflected, for example, in village centers that developed around county courthouses. Readily visible evidence of the impact of the railroad can be seen in the historic train stations remaining throughout the state, but is perhaps even more noticeable in the rapid construction of adjoining ware houses and commercial buildings, the establishment of nearby industries that procured and shipped goods by rail, and even in the relocation of village centers to trackside sites.

The criteria for inclusion in the State Register are modified by several factors. One is age of the resource. In general, a structure must be fifty years old, the length of time generally acknowledged by historians as necessary to establish the importance of past events and trends and evaluate the resources associated with them in an unbiased way. Rare exceptions to this guideline may be made if a more recent resource is particularly fragile and scholarship has already established its importance. Some studies on such structures as motor courts, diners, gas stations, and World War II - related sites have already been conducted, partly in response to the destruction of so many, and allows for their evaluation and listing on the State Register now.

The second consideration applied to properties evaluated under the State Register criteria is integrity: the degree to which a structure retains its historic characteristics. To be eligible, structures must retain most of their important historic characteristics. These



include location and setting (is it on its original site?), design, materials, and workmanship (does it retain its original important historic features, its original detailing, its evidence of historic craftsmanship?), and feeling and association (would people who knew the site or district during its period of historic significance recognize it today and does it still evoke that link with history?). In historic districts, while most properties meet both significance and integrity considerations and thus "contribute" to the historic character of the district, a minority of properties may not. They may either have been built too recently to be considered historic, or may have been remodeled, altered, or moved to a new and inappropriate site. Because such structures are either too new or lack a sufficient degree of integrity to merit status as contributing components of the district, they are classified as "non-contributing": they are not protected by state and federal preservation laws and are not eligible for preservation grants.

### ***National Register/Vermont Register Criteria and Themes***

The buildings and communities surveyed in this project met or addressed the following criteria and themes:

Criteria: Criteria C - The properties embody 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.

Themes: Religious Trends, Immigration - Second Phase (1870-1920), Education (1790-1940), Good Example - Architectural Style, Good Example - Architectural Type, Good Example - Porch, Good Example - Garage, Streetcar Developments, Automobile Suburbs, Small Manufacturers, Commercial Development (urban, 1790-1940).

### ***Project Personnel***

The survey of sites included in this report was conducted by:

Intern: Michael Bowman, a student in the Master of Science in Historic Preservation program at the University of Vermont. The survey fulfilled the internship requirement of the Masters Degree program.

Supervisor: Pamela Daly who received a Master of Science in Historic Preservation from the University of Vermont in 1998. She is a 36 CFR 61 qualified Architectural Historian.

City of Burlington: David White, Department of Planning and Zoning.



### ***Number of Properties Surveyed***

A total of 179 buildings were surveyed as part of this survey. Of this 174 buildings were contributing structures and 5 were designated as non-contributing.

### ***Location of Survey Information***

Copies of the City of Burlington Historic Sites and Structures Survey - Summer 2001 are filed at the Vermont Division for Historic Preservation, Montpelier, Vermont. They are available in Burlington at the Division of Planning and Zoning, City of Burlington, and at Fletcher Free Library.

### ***Summary of Survey Information***

The survey work conducted in the summer of 2001 and spring of 2002, was based upon the *Burlington Historic Sites and Structures Survey Plan* that was completed in 2000. The goal of the of Plan was to systematically survey those areas of the city that should be included in the database of architectural resources starting with those structure in the most immediate danger of removal and the oldest resources. Urban growth and significant alterations are also a serious threat to Burlingtons architectural heritage and this report is to record individual buildings and neighborhoods for future planning needs.

To that end, this year's survey work included three diverse areas of the city. They are:

Redstone Quarry - The boundaries are: north - Adams Court, south - Clymer Street, east- Redstone Terrace, west - Shelburne Street. The other streets included in this area are Alfred Street, Hoover Street, Ludwig Crescent and Perrotta Street.

The Redstone Quarry area developed as the city of Burlington expanded south from its waterfront origins and became Vermont's largest and most populated city. A number of important businesses established themselves in the Industrial South End in the late nineteenth and twentieth centuries. While Lumiere, the Vermont Milk Chocolate Company, McAuliffe's, and E. B. and A. C. Whiting Company were or are important employers, probably the Queen City Cotton Company (later the site of General Electric) was this area's most significant business concern. Built in 1894, this factory not only helped foster the creation of a French-Canadian parish based on Flynn Avenue's St. Anthony's Church (constructed in 1902), it also spurred the development of a company-sponsored worker tenement community west of the Rutland Railroad tracks between Lakeside Avenue and Harrison Avenue. The development of this area tended to follow the industrial expansion of Burlington along the lake. As late as the 1880's, the Shelburne Street area was largely farm and pastureland, with several isolated houses and mansions sprinkled here and there among the open spaces. Substantial residential development only occurred in the twentieth century, with a concerted effort by developers to lay out residential developments.



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The buildings in this area reflect the architectural designs of late nineteenth century to the 1920's and 1930's. The houses are representative of the small farmsteads supported by agriculture to those built in response to a growing and booming economic future. Much of the district's architecture is in the vernacular architectural tradition with the homeowner or developer using builders manuals or pattern books as inspiration for their building designs. The houses in the Redstone district are primarily single family with some that were built as multi-family and some that have been converted to this use. With its close proximity to Shelburne Street, there is one commercial building in this district.

Good architectural examples in this district are:

Queen Anne Style - 21 Clymer Street, 22 Clymer Street.

Bungalow Style - 28 Adams Court, 21 Adams Court, 11 Ludwig Crescent,  
16 Ludwig Crescent, 19 Perrotta Street, 24 Hoover Street.

Colonial Revival Style - 20 Adams Court, 4 Perrotta Street, 12 Perrotta Street,  
15 Perrotta Street, 22 Perrotta Street, 30 Alfred Street, 35 Alfred Street,  
35 Clymer Street, 41 Clymer Street, 45 Clymer Street.

International Style (commercial) - 12 Alfred Street.

Old North End - prior survey work has included buildings for which there is no question as to its architectural and design value. This year's survey continues to record those buildings that comprise the majority of buildings in the district, as the loss of those buildings not deemed immediately significant *would destroy the historic fabric and integrity of the area*. The majority of buildings in this area date from the last quarter of the nineteenth century and span into the early twentieth century. The streets that were surveyed are heavily traveled so there is a mixture of residential and commercial style buildings.

The area north of the city center of Burlington saw little commercial or residential development before the second half of the nineteenth century, remaining sparsely populated and rural until the period of Burlington's commercial expansion after the Civil War. The influx of Irish, French-Canadian, and Russian (largely Jewish) immigrants reflected the availability of ready employment in Burlington's lumber yards, along the Burlington water front generally, and in the Winooski mills. Always a poorer area, Hyde Street and North Winooski Street saw the proliferation of worker housing from the 1860s onward. Houses were mostly wooden structures, vernacular in style, one-and-a-half to two-stories in height, and located close together on small lots. Earlier more elegant (and rare) structures tended to be Greek Revival and Gothic Revival in style, while later in the century Queen Anne and Italianate structures were constructed.



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Always a magnet for new arrivals, the Old North End was distinguished by the arrival of three ethnic groups in particular during the nineteenth century. Large numbers of Irish began to arrive from the 1840's on, and they, by and large, occupied enclaves along Battery Street and the lower portion of North Street up to North Champlain Street. French-Canadian immigration swelled after the Civil War, and the area around the intersection of North Avenue and Elmwood Avenue served as the focal point for an ethnic community spiritually and socially grounded by the presence of St. Joseph's Church on Allen Street. By the 1880's, a sizable Jewish community began to grow up adjacent to North Street. This influx of Lithuanian, Polish and Russian Jews was triggered by persecutions in Russia, with most Burlington Jewish social activity centering on the area around the intersection of Hyde and Archibald Streets (where Ohavi Zedek Synagogue was erected in 1887).

The area saw a steady increase in its commercial and economic vitality up until the 1920's, when it experienced probably its greatest period of prosperity. During this period the Old North End presented a healthy mix of commercial and residential development, but the area soon suffered heavily from the advent of the Depression. By the 1940's, the old ethnic characteristics had begun to blur, and the area began an era of economic decline. This period of decline finally began to reverse itself in the 1980's.

Ironically, due to the limited financial resources of some of the residents of this area, some of the houses have undergone little change or have received maintenance that reflects the "latest idea" of the early 20<sup>th</sup> century. The house sidings range from the original narrow wood clapboards to asbestos shingles, aluminum siding and vinyl siding.

The streets included in this survey are North Winooski Street, Bright Street and Hyde Street.

Good architectural examples in this district are:

Greek Revival Style: 15 Hyde St.

Single ell house: 262 N. Winooski St., 280 N. Winooski St.

Italianate Style: 269 N. Winooski St., 299 N. Winooski St., 140 Hyde St.

Queen Anne Style: 17 Hyde St., 75 Hyde St., 79 Hyde St.

Colonial Revival Style: 264 N. Winooski St., 3 Hyde St.

North Willard Area - many of the buildings in this area have been surveyed and are recorded in the Vermont Division of Historic Preservation. This year's effort was to record those not having been previously reviewed and formally surveyed.

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This area contains an abundance of houses in the Colonial Revival style dating from 1900 to 1935. They range in styles from houses that still have some of the elaborate details of the Queen Anne to very conservative development housing. There are a few exceptional examples on Wilson Street and North Street of houses that seem to step out of the pages of a pattern book of the early 20<sup>th</sup> century. This area also has some excellent example of early automobile garages still intact.

The streets included in this survey include: Mansfield Avenue, North Street, Prospect Hill, Wilson Street.

Good architectural examples include:

Queen Anne Style: 515 North St., 127 Mansfield Ave.

Colonial Revival Style: 506 North St., 530 North St., 131 Mansfield Ave.,  
43 Prospect Hill, 32 Wilson St.

Tudor Revival Style: 502 North St.

***Recommendations for further study***

It is recommended that the City of Burlington continue to survey and record historic sites and structures in accordance with the *Burlington Historic Sites and Structures Survey Plan* completed in 2000.



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# Lake



Miles

Kilometers

LONG RUN  
Point

Toll Free to BUREAU, N.Y.

*Burlington*  
*Bay*

# Burlington





STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form		SURVEY NUMBER: 109	
COUNTY: Chittenden		Part of: <input type="checkbox"/> District <input type="checkbox"/> Complex	
TOWN: Burlington VILLAGE:		Contributing <input type="checkbox"/> Non-Contributing <input type="checkbox"/>	
LOCATION: 8 Strong Street		Listed on: State Register of Historic Places National Register of Historic Places	
PROPERTY TYPE: House		CRITERIA: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	
OWNER: David Filipowski -8A & John Thompson Figuero		NEGATIVE FILE NUMBER:	
ADDRESS:		COORDINATES:	
ACCESSIBILITY TO PUBLIC:		UTM (ZONE 18) E 0 N 0	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>		VSP (NAD 83) E 442478 44251 N 220877.02674	
HISTORIC CONTEXT:		E911 E N	
Physical Patterns of Communities; Immigration-First Phase		PRESENT FORMAL NAME:	
SIGNIFICANCE:		COMMON NAME: 8 Strong Street	
Architectural <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Archeological <input type="checkbox"/> Engineering <input type="checkbox"/>		ORIGINAL FORMAL NAME:	
LEVEL OF SIGNIFICANCE:		PRESENT USE: House	
Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>		ORIGINAL USE: House	
PHYSICAL CONDITION OF STRUCTURE:		ARCHITECT/ENGINEER:	
Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>		BUILDER/CONTRACTOR:	
GENERAL DESCRIPTION:		STYLE: Italianate;	
1. Foundation: Stone <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/>		PLAN: sidehall plan	
2. Wall Structure:		DATE BUILT: ca 1880	
a. Wood Frame: Post & Beam <input type="checkbox"/> Balloon <input checked="" type="checkbox"/>			
b. Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Bonding Pattern:			
c. Iron <input type="checkbox"/> Steel <input type="checkbox"/> e. Other:			
3. Wall Covering: Clapboard <input checked="" type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Shiplap <input type="checkbox"/>			
Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Aluminum & Asphal Siding <input type="checkbox"/>			
Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Bonding Pattern: Other:			
4. Roof Structure:			
a. Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> b. Other:			
5. Roof Covering: Slate <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Built Up <input type="checkbox"/>			
Rolled <input checked="" type="checkbox"/> Tile <input type="checkbox"/> Other:			
6. Engineering Structure:		7. Other: *	
8. Appendages: Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input type="checkbox"/> Chimneys <input type="checkbox"/> Shed <input type="checkbox"/>			
Ells <input type="checkbox"/> Wings <input checked="" type="checkbox"/> Bay Window <input type="checkbox"/> Other:			
9. Roof Styles: Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/>			
Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/>			
Other:			
Number of Stories: 2		Entrance Location: right	
Number of Bays: 7x3		Approximate Dimensions: 30x18	



#### ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

##### Additional Features:

cornice brackets; door hood; entry columns; entry pediment; 1/1

##### Additional Description:

The two-story, flat-roof main block of this Italianate style structure features a Colonial Revival entry porch sheltering the right-bay entrance, one-over-one, double-hung sash windows with architrave moldings, and brackets beneath the cornice. A large, two-story, eaves-front wing extends off the westerly elevation, featuring one-over-one, double-hung sash windows and boxed eaves on the gable end. A wide frieze board lines the cornice and small, flat pediments top the two entrances.

#### RELATED STRUCTURES:

#### STATEMENT OF SIGNIFICANCE:

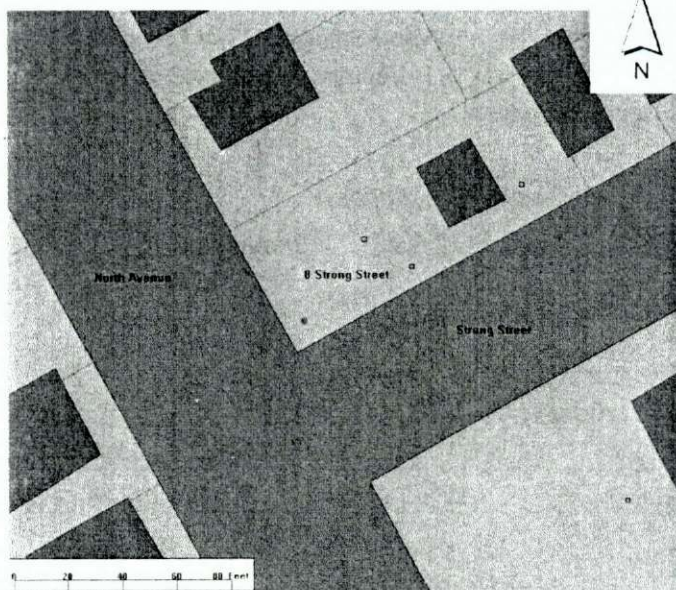
Elzar Marcelais, a carter, is most likely the first resident of 8 Strong Street. Marcelais remained at this address until the 1910s.

Constructed in the late 19th century to accommodate the surge of immigrant workers, 8 Strong Street is exemplary of the type of modest, vernacular housing constructed in Burlington's Old North End; the Italianate style has been distilled into a simple, rectangular, flat-roofed block with cornice brackets and unadorned windows and door. Although altered from its original condition, having replacement windows, Colonial Revival entry porch, and a large addition, the structure retains its original character. The date of the large, eaves-front wing is unknown, but is characteristic of the building trends in Burlington's Old North End; houses were continually expanded to accommodate additional tenants during the late 19th and early 20th century wave of immigration.

#### REFERENCES:

Mannings Burlington City Directories; Sanborn Fire Insurance Maps; Burlington Free Press archives; 1869 Beer's Atlas Map; 1877 Bird's Eye Map; 1890 Hopkins Map

#### MAP: (Indicate North in Circle)



#### SURROUNDING ENVIRONMENT:

- |  |  |
|--|--|
| Open <input type="checkbox"/>                        | Woodland <input type="checkbox"/>            |
| Scattered Buildings <input type="checkbox"/>         | Moderately Built Up <input type="checkbox"/> |
| Densely Built Up <input checked="" type="checkbox"/> |  |
| Residential <input checked="" type="checkbox"/>      | Commercial <input type="checkbox"/>          |
| Agricultural <input type="checkbox"/>                | Industrial <input type="checkbox"/>          |
| Roadside Strip Development <input type="checkbox"/>  |  |
| Designed Landscape Features <input type="checkbox"/> |  |
| Other:   |  |

#### RECORDED BY:

Elizabeth Mary Andre

#### ORGANIZATION:

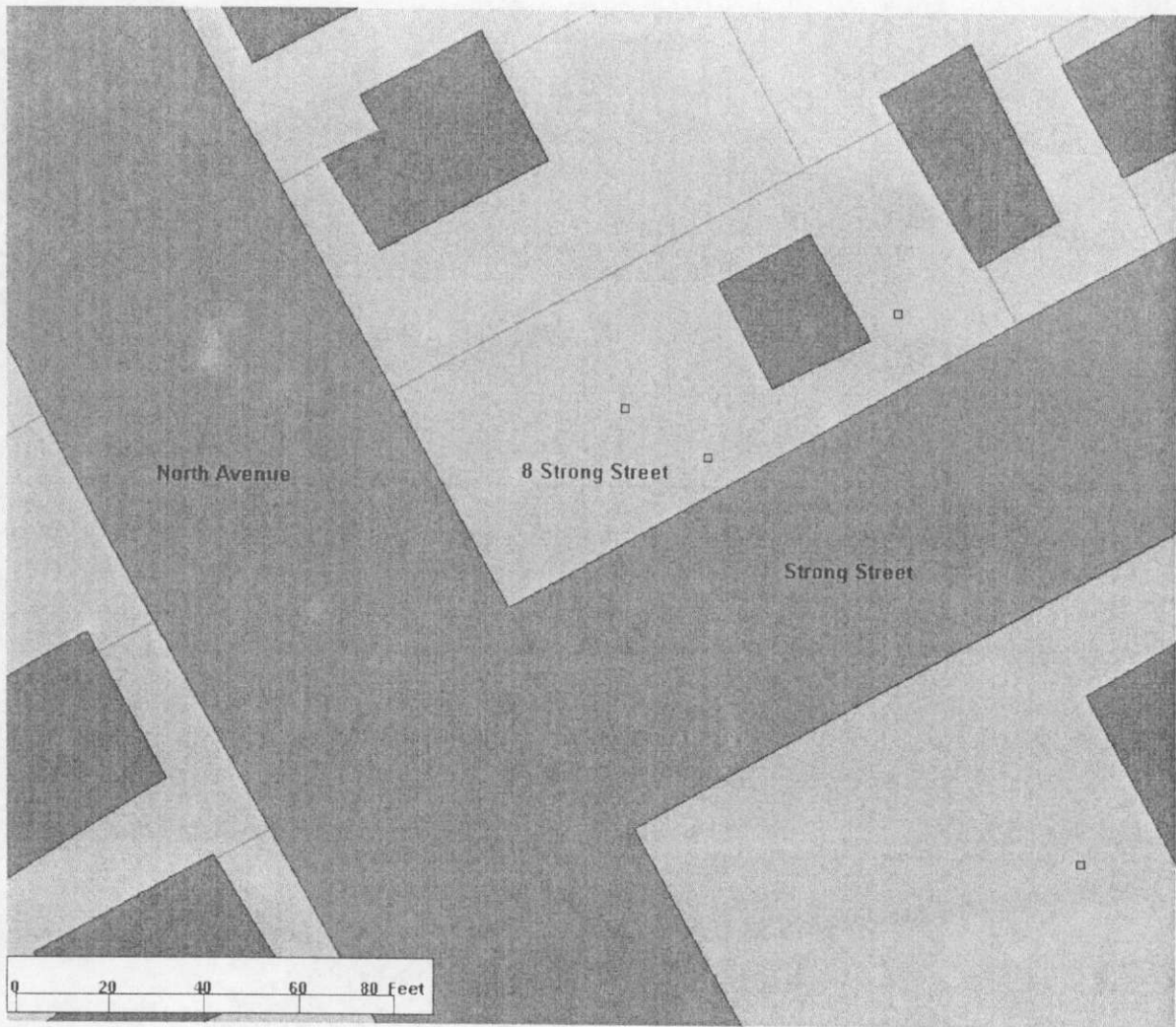
Burlington Planning & Zoning

DATE RECORDED:

12/01/2005

LAST UPDATED:





VERMONT DIV. FOR HISTORIC PRESERVATION

Location map

Property Name: LocaMap\_0605262356\_1649 Survey #: Direction of View:

Filename: LocaMap\_0605262356\_1649.jpg Photographer:



VERMONT DIV. FOR HISTORIC PRESERVATION

8 Strong Street; Three-Quarter View; 2005

Property Name: 8\_Strong\_Street Survey #: 109 Direction of View: W

Filename: 8\_Strong\_Street.jpg Photographer: Elizabeth Andre



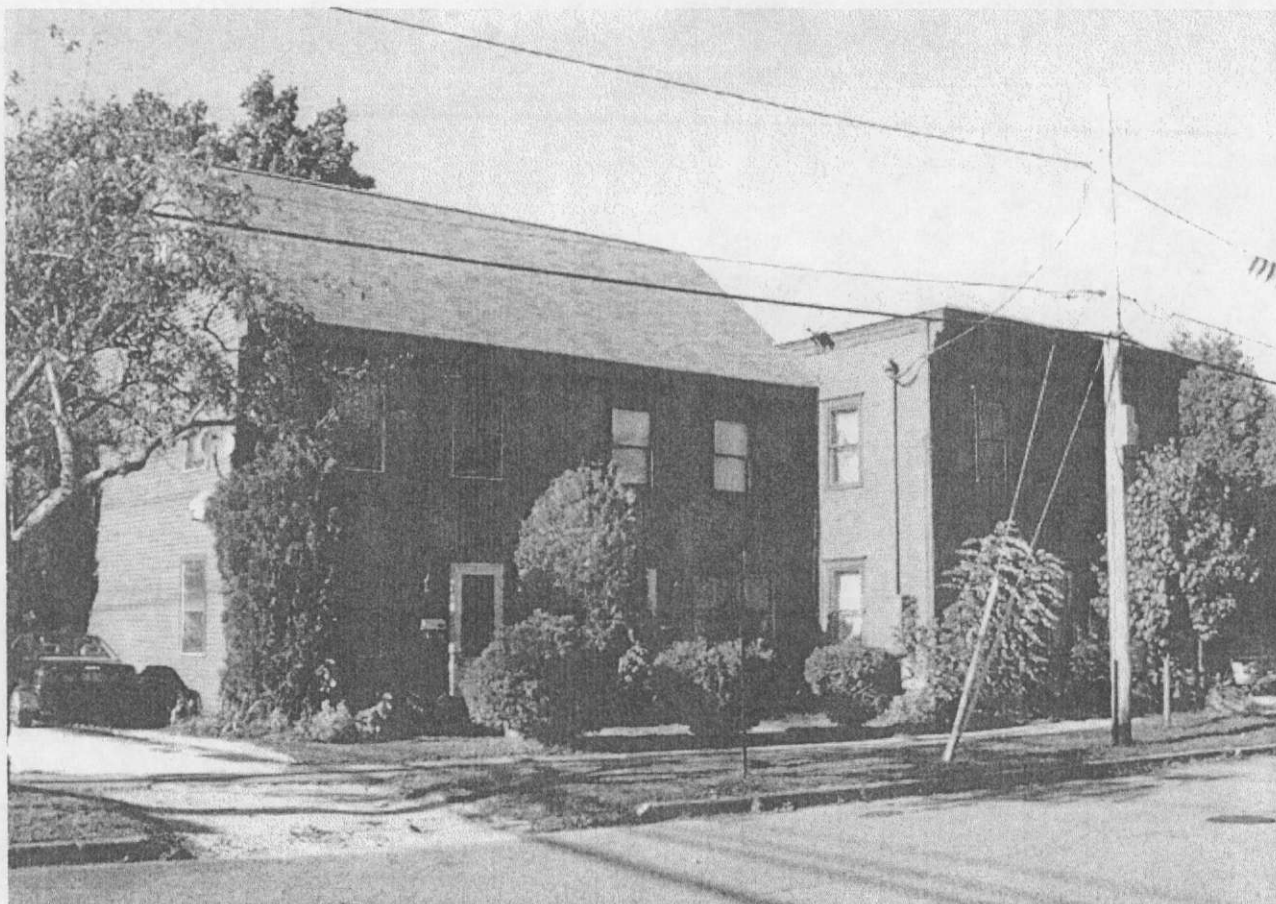


VERMONT DIV. FOR HISTORIC PRESERVATION

8 Strong Street; Southwesterly Wing; 2005

Property Name: 8\_Strong\_Street\_2 Survey #: 109 Direction of View: NW

Filename: 8\_Strong\_Street\_2.jpg Photographer: Elizabeth Andre



VERMONT DIV. FOR HISTORIC PRESERVATION

8 Strong Street; Three-Quarter View; 2005

Property Name: 8\_Strong\_Street\_3 Survey #: 109 Direction of View: N

Filename: 8\_Strong\_Street\_3.jpg Photographer: Elizabeth Andre



STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 <b>HISTORIC SITES &amp; STRUCTURES SURVEY</b> Individual Structure Survey Form		SURVEY NUMBER: 110 Part of: <input type="checkbox"/> District <input type="checkbox"/> Complex Contributing <input type="checkbox"/> Non-Contributing <input type="checkbox"/>	
COUNTY: Chittenden		Listed on: State Register of Historic Places National Register of Historic Places	
TOWN: Burlington VILLAGE:		CRITERIA: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	
LOCATION: 14 Strong Street		NEGATIVE FILE NUMBER:	
PROPERTY TYPE: House		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 442502 55685 N 220889.7185 E911 E N	
OWNER: Anya Schwartz ADDRESS:		PRESENT FORMAL NAME:	
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>		COMMON NAME: 14 Strong Street	
HISTORIC CONTEXT: Physical Patterns of Communities		ORIGINAL FORMAL NAME:	
SIGNIFICANCE: Architectural <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Archeological <input type="checkbox"/> Engineering <input type="checkbox"/>		PRESENT USE: House	
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>		ORIGINAL USE: House	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>		ARCHITECT/ENGINEER:	
GENERAL DESCRIPTION: 1. Foundation: Stone <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> 2. Wall Structure: a. Wood Frame: Post & Beam <input type="checkbox"/> Balloon <input checked="" type="checkbox"/> b. Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Bonding Pattern: c. Iron <input type="checkbox"/> Steel <input type="checkbox"/> e. Other: 3. Wall Covering: Clapboard <input checked="" type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input checked="" type="checkbox"/> Shiplap <input type="checkbox"/> Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Aluminum & Asphal Siding <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Bonding Pattern: Other: 4. Roof Structure: a. Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> b. Other: 5. Roof Covering: Slate <input checked="" type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Built Up <input type="checkbox"/> Rolled <input type="checkbox"/> Tile <input type="checkbox"/> Other: 6. Engineering Structure: 7. Other: 8. Appendages: Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input type="checkbox"/> Chimneys <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Ells <input type="checkbox"/> Wings <input type="checkbox"/> Bay Window <input type="checkbox"/> Other: 9. Roof Styles: Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/> Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/> Other:		BUILDER/CONTRACTOR:	
Number of Stories: 2 Number of Bays: 2x2		STYLE: Colonial Revival; Queen Anne; PLAN: sidehall plan DATE BUILT: ca.1900 Entrance Location: gable left Approximate Dimensions: 15x25	

## ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

### Additional Features:

Queen Anne window; pedimented gable; door hood; entry columns; 1/1

### Additional Description:

14 Strong Street is a two-story, gable-front, side-hall structure in the Queen Anne to Colonial Revival transitional style. A Colonial Revival entry porch shelters the left-bay entrance, and a large picture window topped with a stained glass transom opens into the right bay. A pediment roof tops the wood shingled second story, while wood clapboards sheath the first story. An enclosed porch shelters a side entrance on the easterly elevation.

## RELATED STRUCTURES:

## STATEMENT OF SIGNIFICANCE:

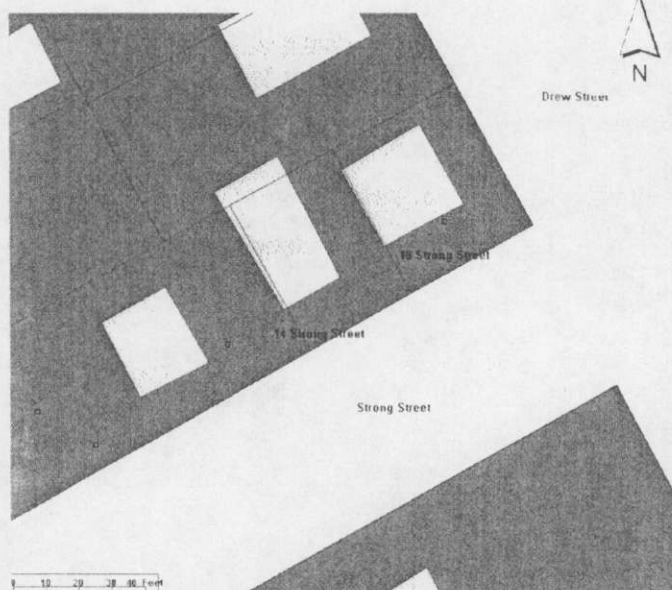
14 Strong Street did not appear in the Burlington City Directories until 1921, but its style suggests a date of circa 1900. Wallace F. Robair, a contractor, is listed at this address from 1921 through 1946. After 1946, the structure was turned into a duplex.

14 Strong Street is a well-preserved example of a circa 1900 transitional structure, evolving from the late 19th century Queen Anne style to the early 20th century Colonial Revival style. The narrow, two-story massing, capped with a gable-front pediment roof, mix of wood shingles on the second story and clapboards on the first story are all characteristic of this style. The Queen Anne details have been distilled and the restrained order of Colonial architecture begins to appear. Notable are the plate glass window with stained glass transom, a defining Queen Anne feature often found on transitional style buildings, and the Colonial Revival entry porch. The simplicity of the structure is characteristic of the building trends of the Old North End in Burlington.

## REFERENCES:

Mannings Burlington City Directories; Sanborn Fire Insurance Maps; Burlington Free Press archives; 1869 Beer's Atlas Map; 1877 Bird's Eye Map; 1890 Hopkins Map

## MAP: (Indicate North in Circle)



## SURROUNDING ENVIRONMENT:

- |  |  |
|--|--|
| Open <input type="checkbox"/>                        | Woodland <input type="checkbox"/>            |
| Scattered Buildings <input type="checkbox"/>         | Moderately Built Up <input type="checkbox"/> |
| Densely Built Up <input checked="" type="checkbox"/> |  |
| Residential <input checked="" type="checkbox"/>      | Commercial <input type="checkbox"/>          |
| Agricultural <input type="checkbox"/>                | Industrial <input type="checkbox"/>          |
| Roadside Strip Development <input type="checkbox"/>  |  |
| Designed Landscape Features <input type="checkbox"/> |  |
| Other:   |  |

## RECORDED BY:

Elizabeth Mary Andre

## ORGANIZATION:

Burlington Planning & Zoning

## DATE RECORDED:

12/01/2005

## LAST UPDATED:



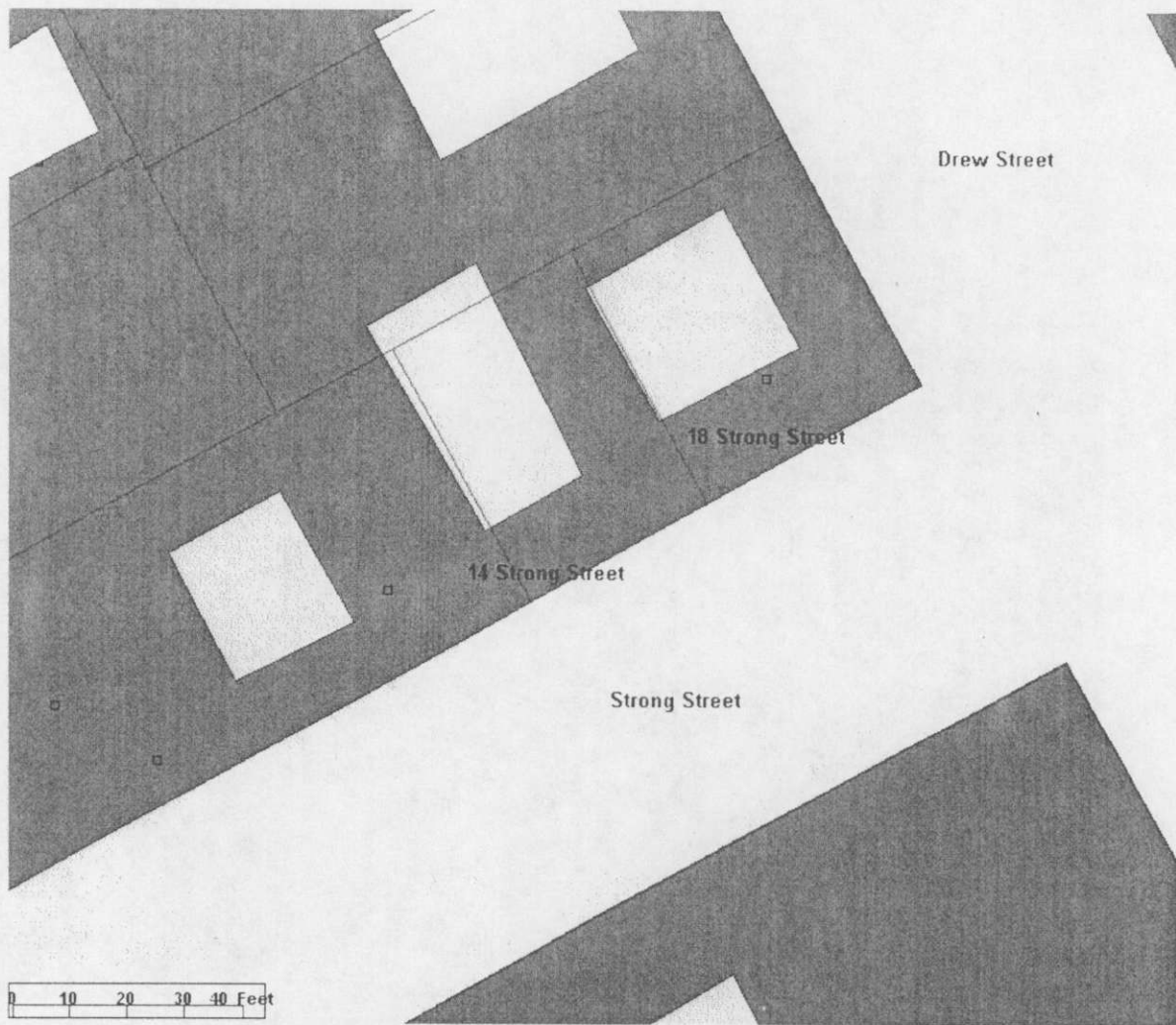


VERMONT DIV. FOR HISTORIC PRESERVATION

14 Strong Street; Three-Quarter View; 2005

Property Name: 14\_Strong\_Street\_2 Survey #: 110 Direction of View: NW

Filename: 14\_Strong\_Street\_2.jpg Photographer: Elizabeth Andre



VERMONT DIV. FOR HISTORIC PRESERVATION

Location map

Property Name: LocaMap\_0605292248\_1650 Survey #: Direction of View:

Filename: LocaMap\_0605292248\_1650.jpg Photographer:





VERMONT DIV. FOR HISTORIC PRESERVATION

14 Strong Street, Main Facade; 2005

Property Name: 14\_Strong\_Street Survey #: 110 Direction of View: NE

Filename: 14\_Strong\_Street.jpg Photographer: Elizabeth Andre



VERMONT DIV. FOR HISTORIC PRESERVATION

14 Strong Street; Window; 2005

Property Name: 14\_Strong\_Street\_window Survey #: 110 Direction of View:

Filename: 14\_Strong\_Street\_window.jpg Photographer: Elizabeth Andre



STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 <b>HISTORIC SITES &amp; STRUCTURES SURVEY</b> Individual Structure Survey Form		SURVEY NUMBER: 111 Part of: <input type="checkbox"/> District <input type="checkbox"/> Complex Contributing <input type="checkbox"/> Non-Contributing <input type="checkbox"/>	
COUNTY: Chittenden		Listed on: State Register of Historic Places National Register of Historic Places	
TOWN: Burlington VILLAGE:		CRITERIA: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	
LOCATION: 18 Strong Street		NEGATIVE FILE NUMBER:	
PROPERTY TYPE: House		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 442516.09472 N 220894.37214 E911 E N	
OWNER: Angelina L. Dutra		PRESENT FORMAL NAME:	
ADDRESS:		COMMON NAME: 18 Strong Street	
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>		ORIGINAL FORMAL NAME:	
HISTORIC CONTEXT: Physical Patterns of Communities;		PRESENT USE: House	
SIGNIFICANCE: Architectural <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Archeological <input type="checkbox"/> Engineering <input type="checkbox"/>		ORIGINAL USE: House	
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>		ARCHITECT/ENGINEER:	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>		BUILDER/CONTRACTOR:	
GENERAL DESCRIPTION:		STYLE: Craftsman; Colonial Revival	
1. Foundation: Stone <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/>		PLAN: Foursquare	
2. Wall Structure: a. Wood Frame: Post & Beam <input type="checkbox"/> Balloon <input checked="" type="checkbox"/> b. Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Bonding Pattern: c. Iron <input type="checkbox"/> Steel <input type="checkbox"/> e. Other:		DATE BUILT: ca.1929	
3. Wall Covering: Clapboard <input type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Shiplap <input type="checkbox"/> Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Aluminum & Asphal Siding <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Bonding Pattern: Other:			
4. Roof Structure: a. Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> b. Other:			
5. Roof Covering: Slate <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Built Up <input type="checkbox"/> Rolled <input type="checkbox"/> Tile <input type="checkbox"/> Other:			
6. Engineering Structure:		7. Other:	
8. Appendages: Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input checked="" type="checkbox"/> Chimneys <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Ells <input type="checkbox"/> Wings <input type="checkbox"/> Bay Window <input type="checkbox"/> Other:			
9. Roof Styles: Gable <input type="checkbox"/> Hip <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/> Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/> Other:			
Number of Stories: 2		Entrance Location: center	
Number of Bays: 3x3		Approximate Dimensions: 20x20	

#### ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

##### Additional Features:

rafter tails; entry pediment; corner pilasters; Bungalow porch; 6/1

##### Additional Description:

Two enclosed porches dominate the main façade of this two-story structure. The first-story porch spans the width of the main façade and features battered posts resting upon heavy, squared piers and exposed rafter tails beneath the eaves. A smaller second-story porch rests atop the lower porch, centered on the main façade, featuring exposed rafter tails and a wood shingles base. Six-over-one, double-hung sash windows open into the stucco façade, and corner pilasters, with wide flat capitals, support an irregular, nearly hipped roof with exposed rafter tails. A side entrance projects from the easterly façade and is topped with a broken pediment roof.

#### RELATED STRUCTURES:

##### STATEMENT OF SIGNIFICANCE:

Raymond T. Connor, University of Vermont professor, is likely the first resident of 18 Strong Street.

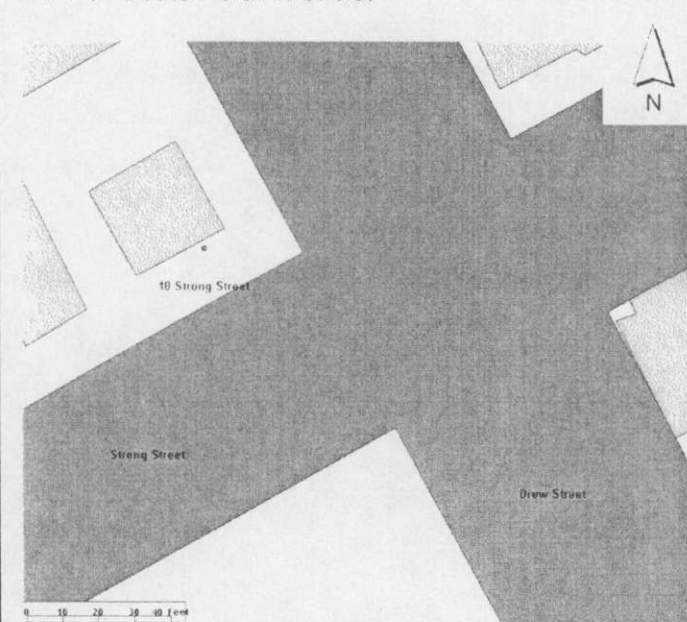
Although unusual in its form and detail, 18 Strong Street exhibits many features characteristic of its era of construction. The merging of Colonial Revival details, seen in the corner pilaster, pedimented side entrance, and six-over-one, double-hung sash windows, with Craftsman details, seen in the heavy porch posts and exposed rafter tails is typical of the architectural trends in Burlington from the 1920s through 1940s. The house has undergone minor changes, including the enclosure of the first-story porch and the addition of a second-story porch. These types of alterations are common in Burlington's Old North End, both currently and historically.

The juxtaposition of 45, 39, and 35 Strong Street, all containing similar features and all constructed in styles popular from the 1920s through 1940s, indicates a new period of growth in Burlington's Old North End.

#### REFERENCES:

Mannings Burlington City Directories; Sanborn Fire Insurance Maps; Burlington Free Press archives; 1869 Beer's Atlas Map; 1877 Bird's Eye Map; 1890 Hopkins Map

#### MAP: (Indicate North in Circle)



#### SURROUNDING ENVIRONMENT:

- |  |  |
|--|--|
| Open <input type="checkbox"/>                        | Woodland <input type="checkbox"/>            |
| Scattered Buildings <input type="checkbox"/>         | Moderately Built Up <input type="checkbox"/> |
| Densely Built Up <input checked="" type="checkbox"/> | Commercial <input type="checkbox"/>          |
| Residential <input checked="" type="checkbox"/>      | Industrial <input type="checkbox"/>          |
| Agricultural <input type="checkbox"/>                |  |
| Roadside Strip Development <input type="checkbox"/>  |  |
| Designed Landscape Features <input type="checkbox"/> |  |
| Other:   |  |

#### RECORDED BY:

Elizabeth Mary Andre

#### ORGANIZATION:

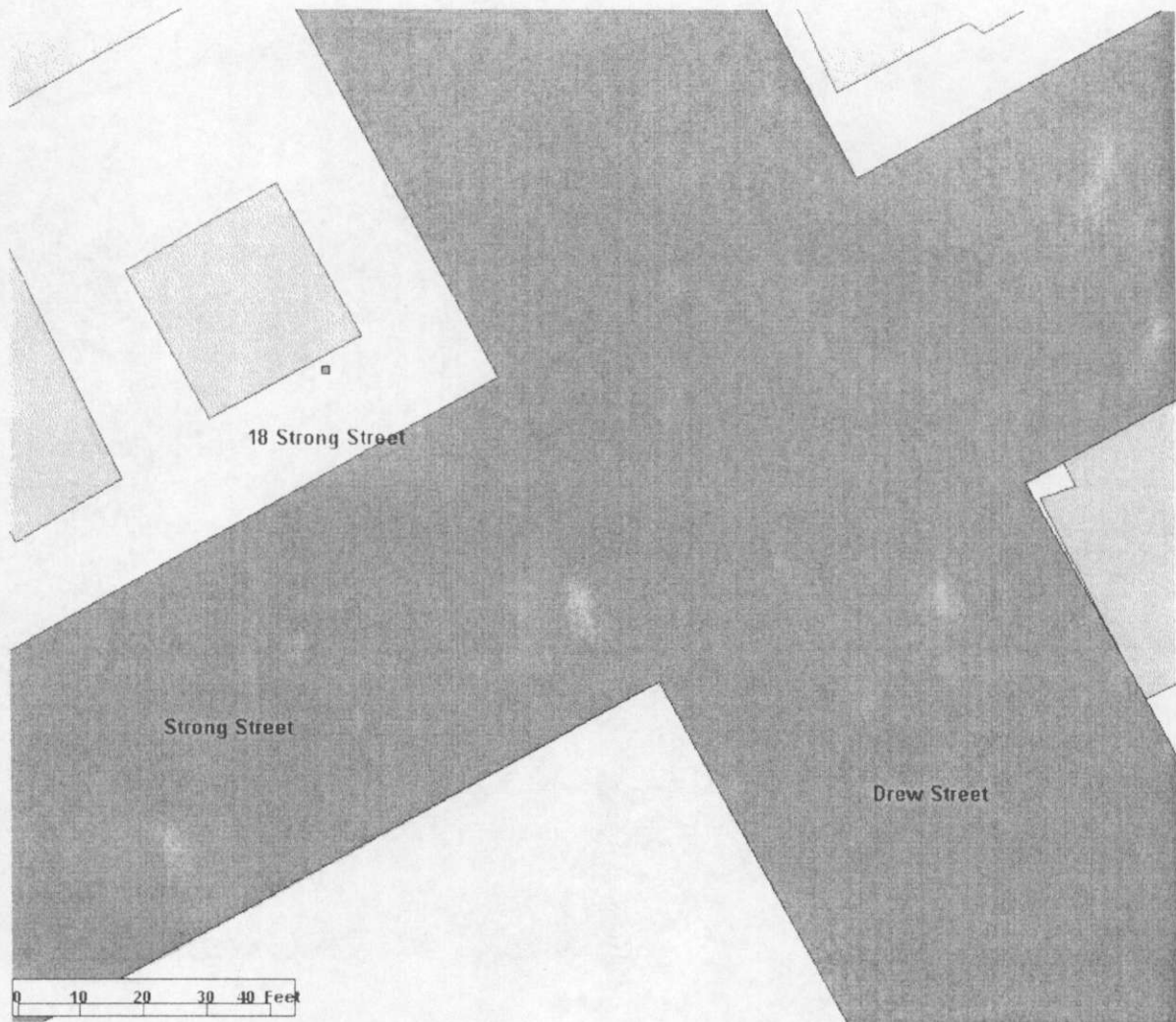
Burlington Planning & Zoning

#### DATE RECORDED:

12/01/2005

#### LAST UPDATED:





VERMONT DIV. FOR HISTORIC PRESERVATION

Location map

Property Name: LocaMap\_0605292239\_1651 Survey #: Direction of View:

Filename: LocaMap\_0605292239\_1651.jpg Photographer:



VERMONT DIV. FOR HISTORIC PRESERVATION  
18 Strong Street, Three-Quarter View, 2005  
Property Name: 18\_Strong\_Street Survey #: 111 Direction of View: N  
Filename: 18\_Strong\_Street.jpg Photographer: Elizabeth Andre





VERMONT DIV. FOR HISTORIC PRESERVATION

18 Strong Street; Three-Quarter View; 2005

Property Name: 18\_Strong\_Street\_2 Survey #: 111 Direction of View: W

Filename: 18\_Strong\_Street\_2.jpg Photographer: Elizabeth Andre

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 <b>HISTORIC SITES &amp; STRUCTURES SURVEY</b> Individual Structure Survey Form	SURVEY NUMBER: 112 Part of: <input type="checkbox"/> District <input type="checkbox"/> Complex Contributing <input type="checkbox"/> Non-Contributing <input type="checkbox"/> Listed on: State Register of Historic Places National Register of Historic Places CRITERIA: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> NEGATIVE FILE NUMBER: COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 442557 97751 N 220925 25541 E911 E N PRESENT FORMAL NAME: COMMON NAME: 30 Strong Street ORIGINAL FORMAL NAME: PRESENT USE: House ORIGINAL USE: House ARCHITECT/ENGINEER: BUILDER/CONTRACTOR: STYLE: Vernacular; PLAN: sidehall plan DATE BUILT: ca.1873
COUNTY: Chittenden	
TOWN: Burlington VILLAGE:	
LOCATION: 30 Strong Street	
PROPERTY TYPE: House	
OWNER: Max Lawrence	
ADDRESS:	
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>	
HISTORIC CONTEXT: Physical Patterns of Communities; Immigration-First Phase	
SIGNIFICANCE: Architectural <input checked="" type="checkbox"/> Historic <input checked="" type="checkbox"/> Archeological <input type="checkbox"/> Engineering <input type="checkbox"/>	
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	
GENERAL DESCRIPTION:	
1. Foundation: Stone <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> 2. Wall Structure: a. Wood Frame: Post & Beam <input type="checkbox"/> Balloon <input checked="" type="checkbox"/> b. Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Bonding Pattern: c. Iron <input type="checkbox"/> Steel <input type="checkbox"/> e. Other: 3. Wall Covering: Clapboard <input checked="" type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Shiplap <input type="checkbox"/> Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Aluminum & Asphal Siding <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Bonding Pattern: Other: 4. Roof Structure: a. Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> b. Other: 5. Roof Covering: Slate <input checked="" type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Built Up <input type="checkbox"/> Rolled <input type="checkbox"/> Tile <input type="checkbox"/> Other: 6. Engineering Structure: 7. Other: 8. Appendages: Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input type="checkbox"/> Chimneys <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Ells <input type="checkbox"/> Wings <input checked="" type="checkbox"/> Bay Window <input type="checkbox"/> Other: 9. Roof Styles: Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/> Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/> Other:	
Number of Stories: 1.5	Entrance Location: gable left
Number of Bays: 5x5	Approximate Dimensions: 15x25



## ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

### Additional Features:

1/1; porch

### Additional Description:

30 Strong Street is a one-and-one-half story, gable-front, vernacular structure, featuring one-over-one, double-hung sash windows and raking eaves. A one-story, flat-roof, enclosed porch spans the main façade; a large, one-and-one-half story, gable-front wing extends off the rear; and a small porch at the junction of the main block and the rear wing, on the westerly elevation, shelters a side entrance.

## RELATED STRUCTURES:

### STATEMENT OF SIGNIFICANCE:

James T. Brownell, employee of J.R. Booth Lumber, is likely the first resident of 30 Strong Street. Brownell is first listed at this address in 1873 and remained until his death in 1894. Several tenants resided at this location during the early 20th century, including Mrs. Julia Bixby and William Provost in 1901; Phillip Devoss, employee of B.F. Company, in 1921; and Joseph T. Rock in 1930.

Constructed between 1870 and 1877, 30, 36, 40, and 44 Strong Street were the first houses constructed along Strong Street. These one-and-one-half story vernacular style structures are exemplary of the type of housing constructed during the late 19th century in Burlington's Old North End to accommodate the influx of immigrant workers, particularly during the lumber boom of the 1860s and 1870s. The subsequent additions and porch enclosures all reflect the building trends of the late 19th and early 20th centuries in the working class neighborhoods. An increasing number of immigrants and their growing families required additional space, and a number of rapidly constructed rear and side wings fulfilled this need. A number of French-Canadian immigrants settled along Strong Street; neighborhoods often became enclaves for ethnic groups.

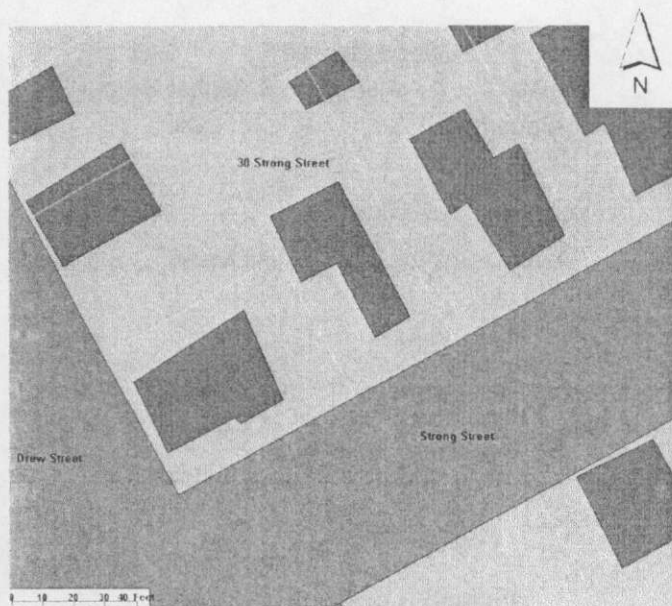
The significance of the four structures lies primarily in their similarities and their close construction dates. New streets and subdivided lots frequently received large-scale developments of nearly identical structures.

All four houses were probably originally constructed with two-over-two windows, wood clapboards, and open porches.

## REFERENCES:

Mannings Burlington City Directories; Sanborn Fire Insurance Maps; Burlington Free Press archives; 1869 Beer's Atlas Map; 1877 Bird's Eye Map; 1890 Hopkins Map

### MAP: (Indicate North in Circle)



### SURROUNDING ENVIRONMENT:

- |  |  |
|--|--|
| Open <input type="checkbox"/>                        | Woodland <input type="checkbox"/>            |
| Scattered Buildings <input type="checkbox"/>         | Moderately Built Up <input type="checkbox"/> |
| Densely Built Up <input checked="" type="checkbox"/> |  |
| Residential <input checked="" type="checkbox"/>      | Commercial <input type="checkbox"/>          |
| Agricultural <input type="checkbox"/>                | Industrial <input type="checkbox"/>          |
| Roadside Strip Development <input type="checkbox"/>  |  |
| Designed Landscape Features <input type="checkbox"/> |  |
| Other:   |  |

### RECORDED BY:

Elizabeth Mary Andre

### ORGANIZATION:

Burlington Planning & Zoning

### DATE RECORDED:

12/01/2005

### LAST UPDATED:



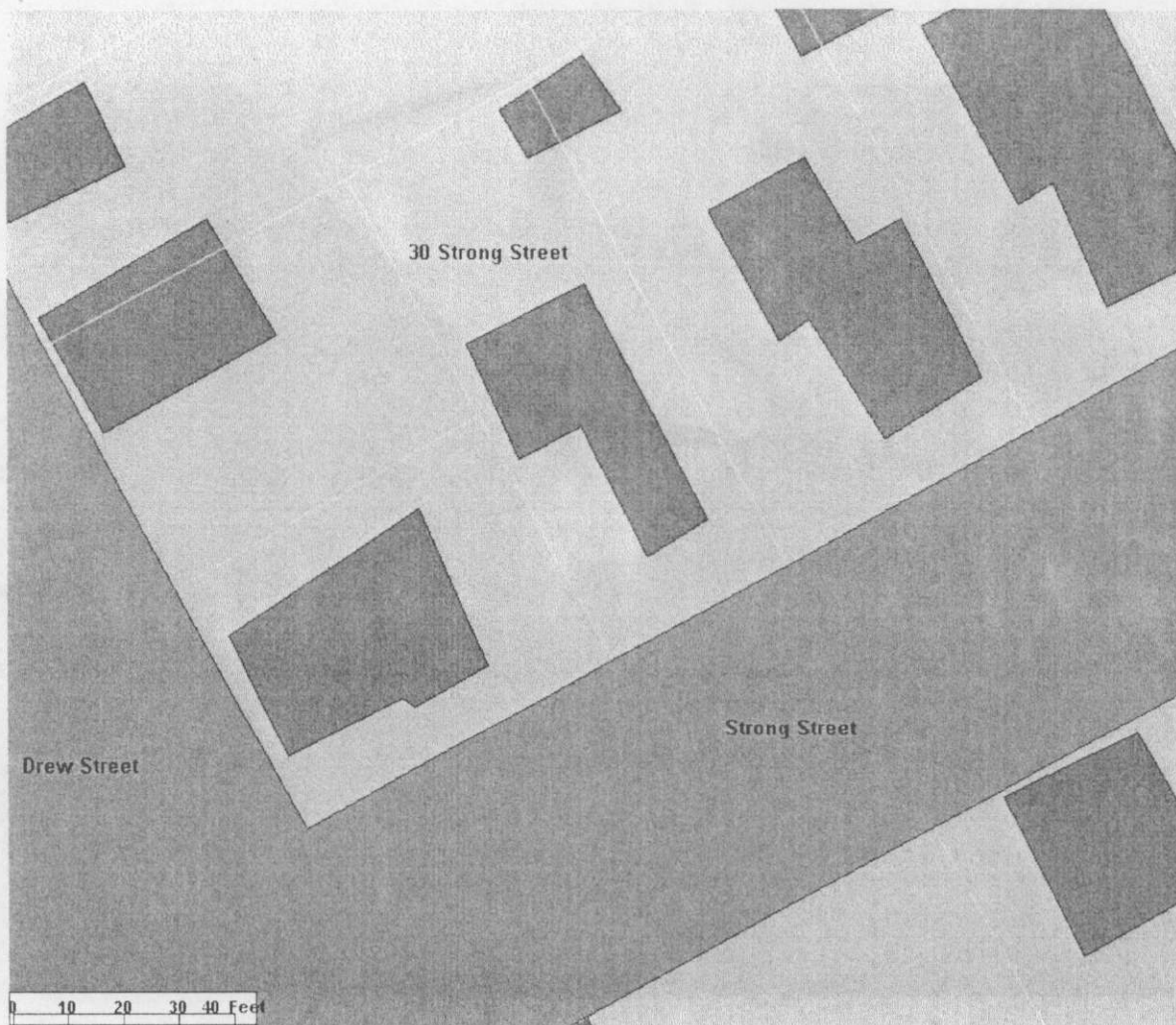
VERMONT DIV. FOR HISTORIC PRESERVATION

30 Strong Street; Three-Quarter View; 2005

Property Name: 30\_Strong\_Street Survey #: 112 Direction of View: NE

Filename: 30\_Strong\_Street.jpg Photographer: Elizabeth Andre





VERMONT DIV. FOR HISTORIC PRESERVATION

Location map

Property Name: LocaMap\_0605300101\_1652 Survey #: Direction of View:

Filename: LocaMap\_0605300101\_1652.jpg Photographer:

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 <b>HISTORIC SITES &amp; STRUCTURES SURVEY</b> Individual Structure Survey Form		SURVEY NUMBER: 108 Part of: <input type="checkbox"/> District <input type="checkbox"/> Complex Contributing <input type="checkbox"/> Non-Contributing <input type="checkbox"/>	
COUNTY: Chittenden		Listed on: State Register of Historic Places National Register of Historic Places	
TOWN: Burlington VILLAGE:		CRITERIA: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	
LOCATION: 35 Strong Street		NEGATIVE FILE NUMBER:	
PROPERTY TYPE: House		COORDINATES:	
OWNER: Aram Boyajian		UTM (ZONE 18) E 0 N 0	
ADDRESS:		VSP (NAD 83) E 442587.5916 N 220900.71802	
		E911 E N	
ACCESSIBILITY TO PUBLIC:		PRESENT FORMAL NAME:	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>		COMMON NAME: 35 Strong Street	
HISTORIC CONTEXT:		ORIGINAL FORMAL NAME:	
Physical Patterns of Communities;		PRESENT USE: House	
SIGNIFICANCE:		ORIGINAL USE: House	
Architectural <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Archeological <input type="checkbox"/> Engineering <input type="checkbox"/>		ARCHITECT/ENGINEER:	
LEVEL OF SIGNIFICANCE:		BUILDER/CONTRACTOR:	
Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>		STYLE: Bungalow; Craftsman;	
PHYSICAL CONDITION OF STRUCTURE:		PLAN: Not Assessed/Don't Know	
Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>		DATE BUILT: ca.1949	
GENERAL DESCRIPTION:			
1. Foundation: Stone <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Concrete Block <input type="checkbox"/>			
2. Wall Structure:			
a. Wood Frame: Post & Beam <input type="checkbox"/> Balloon <input checked="" type="checkbox"/>			
b. Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Bonding Pattern:			
c. Iron <input type="checkbox"/> Steel <input type="checkbox"/> e. Other:			
3. Wall Covering: Clapboard <input type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input checked="" type="checkbox"/> Shiplap <input type="checkbox"/>			
Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Aluminum & Asphal Siding <input type="checkbox"/>			
Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Bonding Pattern: Other:			
4. Roof Structure:			
a. Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> b. Other:			
5. Roof Covering: Slate <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Built Up <input type="checkbox"/>			
Rolled <input type="checkbox"/> Tile <input type="checkbox"/> Other:			
6. Engineering Structure:			
7. Other:			
8. Appendages: Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input type="checkbox"/> Chimneys <input type="checkbox"/> Shed <input type="checkbox"/>			
Ells <input type="checkbox"/> Wings <input type="checkbox"/> Bay Window <input type="checkbox"/> Other:			
9. Roof Styles: Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/>			
Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/>			
Other:			
Number of Stories: 1.5		Entrance Location: gable	
Number of Bays: 5x3		Approximate Dimensions: 20x18	



#### ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

##### Additional Features:

Bungalow porch; rafter tails; 1/1

##### Additional Description:

35 Strong Street is a one-and-one-half story, gable-front structure, featuring one-over-one, double-hung sash windows, raking eaves, and an enclosed, hipped-roof porch with exposed rafter tails beneath the eaves and wood shingled half-wall.

#### RELATED STRUCTURES:

#### STATEMENT OF SIGNIFICANCE:

Roch A. Provost, a weaver at the American Woolen Company, is likely the first resident of 35 Strong Street. Provost remained at this location through at least the 1980s.

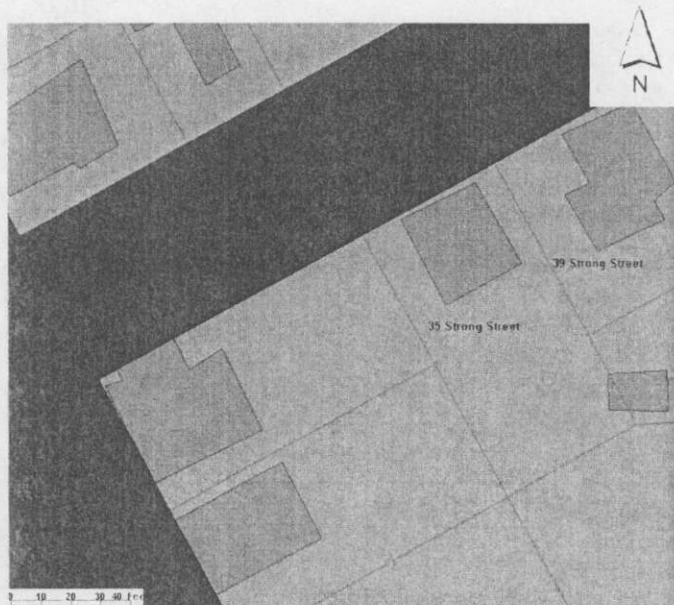
This largely altered structure displays features of the Craftsman Bungalow, a popular architectural style of the 1920s through the 1940s. A shingled half-wall and exposed rafters on the enclosed front porch indicate a Craftsman-style porch, once open, and the squat, one-and-one-half story massing with shallow gable roof suggests the Bungalow style. Vinyl siding has likely replaced original clapboards, and the windows appear to be replacements. Although the structure has been altered, its simple, modest design reflects the trends of the era and the building trends of the Old North End.

The juxtaposition of 45, 39, 35, and 18 Strong Street, all containing similar features and all constructed in styles popular from the 1920s through 1940s, indicates a new period of growth in Burlington's Old North End.

#### REFERENCES:

Mannings Burlington City Directories; Sanborn Fire Insurance Maps; Burlington Free Press archives; 1869 Beer's Atlas Map; 1877 Bird's Eye Map; 1890 Hopkins Map

#### MAP: (Indicate North in Circle)



#### SURROUNDING ENVIRONMENT:

- |  |  |
|--|--|
| Open <input type="checkbox"/>                        | Woodland <input type="checkbox"/>            |
| Scattered Buildings <input type="checkbox"/>         | Moderately Built Up <input type="checkbox"/> |
| Densely Built Up <input checked="" type="checkbox"/> |  |
| Residential <input checked="" type="checkbox"/>      | Commercial <input type="checkbox"/>          |
| Agricultural <input type="checkbox"/>                | Industrial <input type="checkbox"/>          |
| Roadside Strip Development <input type="checkbox"/>  |  |
| Designed Landscape Features <input type="checkbox"/> |  |
| Other:   |  |

#### RECORDED BY:

Elizabeth Mary Andre

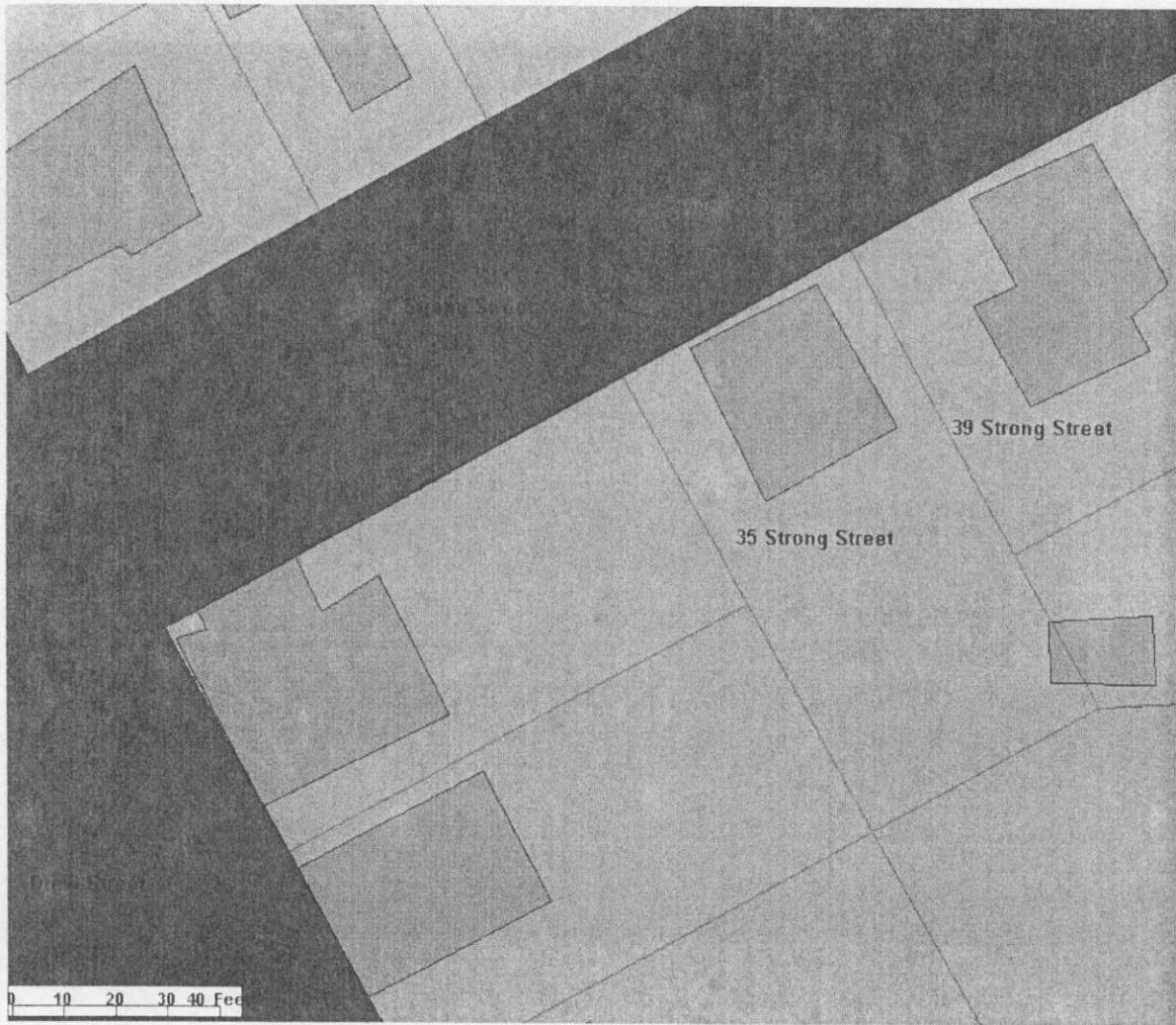
#### ORGANIZATION:

Burlington Planning & Zoning

DATE RECORDED:

12/01/2005

LAST UPDATED:



VERMONT DIV. FOR HISTORIC PRESERVATION

Location map

Property Name: LocaMap\_0605292207\_1648 Survey #: Direction of View:

Filename: LocaMap\_0605292207\_1648.jpg Photographer:





VERMONT DIV. FOR HISTORIC PRESERVATION

35 Strong Street; Three-Quarter View; 2005

Property Name: 35\_Strong\_Street Survey #: 108 Direction of View: SE

Filename: 35\_Strong\_Street.jpg Photographer: Elizabeth Andre

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form		SURVEY NUMBER: 113	
COUNTY: Chittenden		Part of: <input type="checkbox"/> District <input type="checkbox"/> Complex	
TOWN: Burlington VILLAGE:		Contributing <input type="checkbox"/> Non-Contributing <input type="checkbox"/>	
LOCATION: 36 Strong Street		Listed on: State Register of Historic Places National Register of Historic Places	
PROPERTY TYPE: House		CRITERIA: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	
OWNER: Paul Lafayette ADDRESS:		NEGATIVE FILE NUMBER:	
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 442574 05373 N 220930 33211 E911 E N	
HISTORIC CONTEXT: Physical Patterns of Communities; Immigration-First Phase		PRESENT FORMAL NAME:	
SIGNIFICANCE: Architectural <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Archeological <input type="checkbox"/> Engineering <input type="checkbox"/>		COMMON NAME: 36 Strong Street	
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>		ORIGINAL FORMAL NAME:	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>		PRESENT USE: House	
		ORIGINAL USE: House	
		ARCHITECT/ENGINEER:	
		BUILDER/CONTRACTOR:	
		STYLE: Vernacular;	
		PLAN: sidehall plan	
		DATE BUILT: ca.1870	
GENERAL DESCRIPTION:			
1. Foundation: Stone <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/>			
2. Wall Structure:			
a. Wood Frame: Post & Beam <input type="checkbox"/> Balloon <input checked="" type="checkbox"/>			
b. Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Bonding Pattern:			
c. Iron <input type="checkbox"/> Steel <input type="checkbox"/> e. Other:			
3. Wall Covering: Clapboard <input checked="" type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Shiplap <input type="checkbox"/>			
Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Aluminum & Asphal Siding <input type="checkbox"/>			
Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Bonding Pattern: Other:			
4. Roof Structure:			
a. Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> b. Other:			
5. Roof Covering: Slate <input checked="" type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Built Up <input type="checkbox"/>			
Rolled <input type="checkbox"/> Tile <input type="checkbox"/> Other:			
6. Engineering Structure:			
7. Other:			
8. Appendages: Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input type="checkbox"/> Chimneys <input checked="" type="checkbox"/> Shed <input type="checkbox"/>			
Ells <input type="checkbox"/> Wings <input type="checkbox"/> Bay Window <input type="checkbox"/> Other:			
9. Roof Styles: Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/>			
Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/>			
Other:			
Number of Stories: 1.5		Entrance Location: gable left	
Number of Bays: 3x2		Approximate Dimensions: 16x18	



#### ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

##### Additional Features:

1/1; porch

##### Additional Description:

This one-and-one-half story, gable-front, side-hall plan, vernacular structure features one-over-one, double-hung sash windows, raking eaves, and a shed-roof porch, with squared posts resting and low balustrade, spanning the main façade.

#### RELATED STRUCTURES:

#### STATEMENT OF SIGNIFICANCE:

Joel B. Thomas, employee of Joel H. Gates and Company, is most likely first resident of 36 Strong Street. Fred W. Johnson, employee of Peck Brothers, dry good and carpets, is listed at this address from 1884 to 1891. A number of other tenants resided at this location during the early 20th century, including Joseph Hammond in 1901; John Lovejoy in 1902; Peter Benoit, a teamster, in 1910; Zephire LeBlanc, a laborer, in 1921; and Michael T. Peck in 1930.

Constructed between 1870 and 1877, 30, 36, 40, and 44 Strong Street were the first houses constructed along Strong Street. These one-and-one-half story vernacular style structures are exemplary of the type of housing constructed during the late 19th century in Burlington's Old North End to accommodate the influx of immigrant workers, particularly during the lumber boom of the 1860s and 1870s. The subsequent additions and porch enclosures all reflect the building trends of the late 19th and early 20th centuries in the working class neighborhoods. An increasing number of immigrants and their growing families required additional space, and a number of rapidly constructed rear and side wings fulfilled this need. A number of French-Canadian immigrants settled along Strong Street; neighborhoods often became enclaves for ethnic groups.

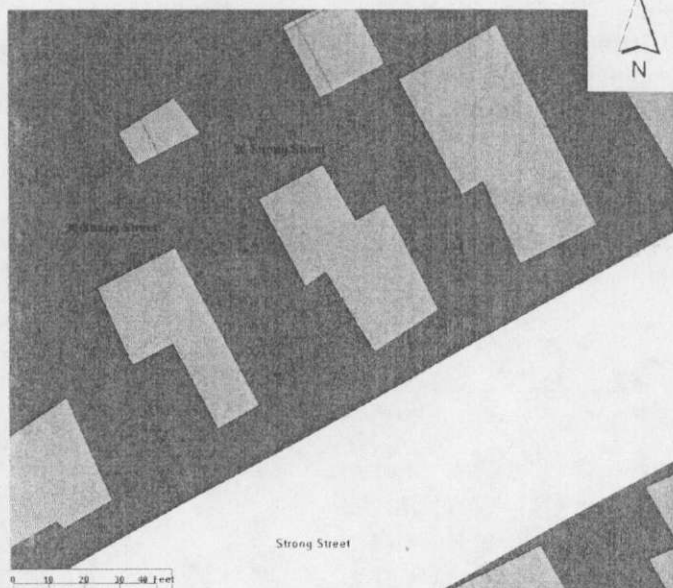
The significance of the four structures lies primarily in their similarities and their close construction dates. New streets and subdivided lots frequently received large-scale developments of nearly identical structures.

All four houses were probably originally constructed with two-over-two windows, wood clapboards, and open porches.

#### REFERENCES:

Mannings Burlington City Directories; Sanborn Fire Insurance Maps; Burlington Free Press archives; 1869 Beer's Atlas Map; 1877 Bird's Eye Map; 1890 Hopkins Map

#### MAP: (Indicate North in Circle)



#### SURROUNDING ENVIRONMENT:

- |  |  |
|--|--|
| Open <input type="checkbox"/>                        | Woodland <input type="checkbox"/>            |
| Scattered Buildings <input type="checkbox"/>         | Moderately Built Up <input type="checkbox"/> |
| Densely Built Up <input checked="" type="checkbox"/> | Commercial <input type="checkbox"/>          |
| Residential <input checked="" type="checkbox"/>      | Industrial <input type="checkbox"/>          |
| Agricultural <input type="checkbox"/>                |  |
| Roadside Strip Development <input type="checkbox"/>  |  |
| Designed Landscape Features <input type="checkbox"/> |  |
| Other:   |  |

#### RECORDED BY:

Elizabeth Mary Andre

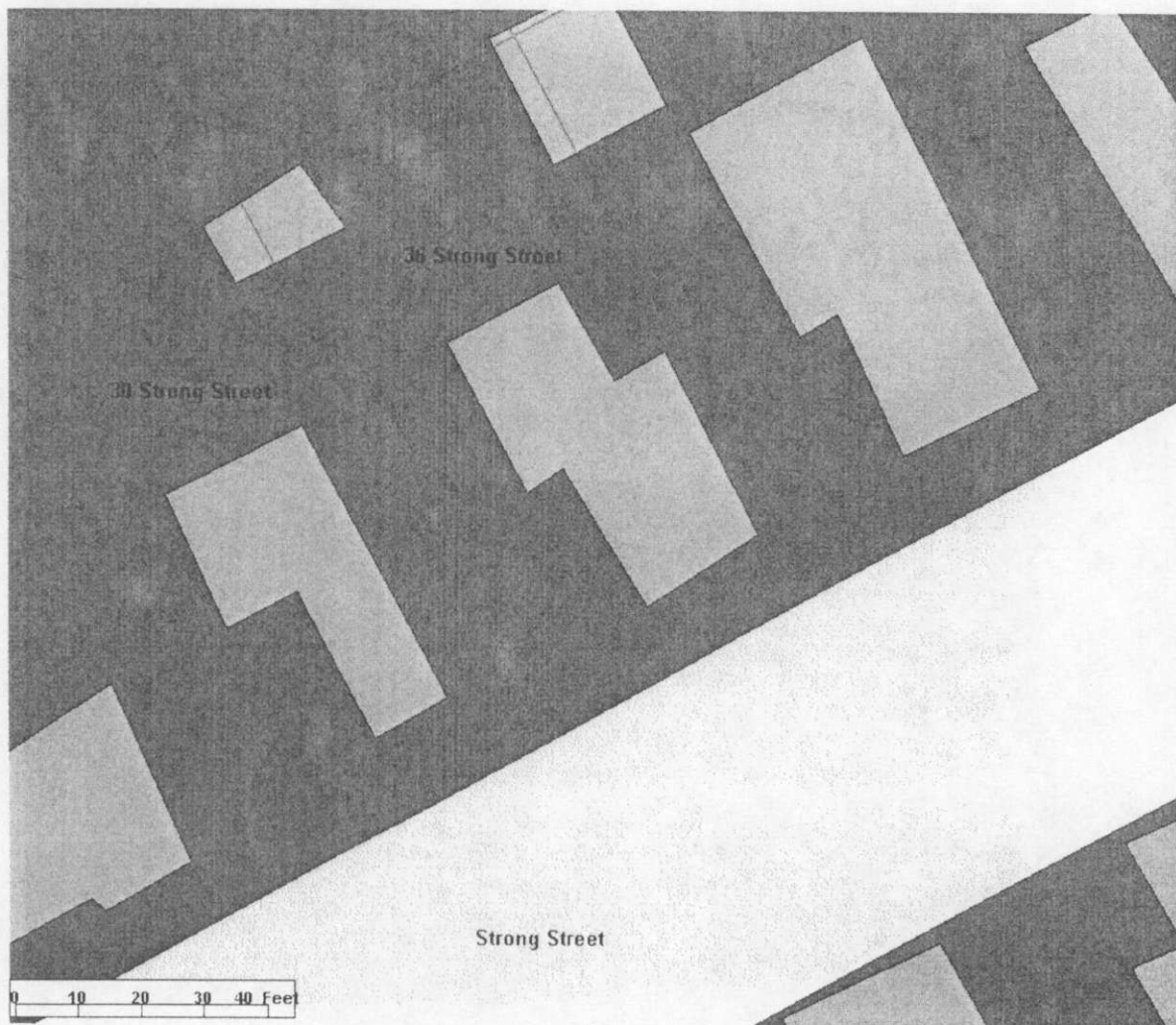
#### ORGANIZATION:

Burlington Planning & Zoning

DATE RECORDED:

12/01/2005

LAST UPDATED:



VERMONT DIV. FOR HISTORIC PRESERVATION

Location map

Property Name: LocaMap\_0605300121\_1653 Survey #: Direction of View:

Filename: LocaMap\_0605300121\_1653.jpg Photographer:





VERMONT DIV. FOR HISTORIC PRESERVATION

36 Strong Street; Main Facade; 2005

Property Name: 36\_Strong\_Street Survey #: 113 Direction of View: NW

Filename: 36\_Strong\_Street.jpg Photographer: Elizabeth Andre



VERMONT DIV. FOR HISTORIC PRESERVATION

36 Strong Street; Three-Quarter View; 2005

Property Name: 36\_Strong\_Street\_2 Survey #: 113 Direction of View: W

Filename: 36\_Strong\_Street\_2.jpg Photographer: Elizabeth Andre



STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 <b>HISTORIC SITES &amp; STRUCTURES SURVEY</b> Individual Structure Survey Form		SURVEY NUMBER: 107	
COUNTY: Chittenden		Part of: <input type="checkbox"/> District <input type="checkbox"/> Complex	
TOWN: Burlington VILLAGE:		Contributing <input type="checkbox"/> Non-Contributing <input type="checkbox"/>	
LOCATION: 39 Strong Street		Listed on: State Register of Historic Places National Register of Historic Places	
PROPERTY TYPE: House		CRITERIA: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	
OWNER: Handy Investment Group ADDRESS: 75 South Winooski Avenue Burlington		NEGATIVE FILE NUMBER:	
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 442602.82171 N 220910.44836 E911 E N	
HISTORIC CONTEXT: Physical Patterns of Communities;		PRESENT FORMAL NAME:	
SIGNIFICANCE: Architectural <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Archeological <input type="checkbox"/> Engineering <input type="checkbox"/>		COMMON NAME: 39 Strong Street	
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>		ORIGINAL FORMAL NAME:	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>		PRESENT USE: House	
		ORIGINAL USE: House	
		ARCHITECT/ENGINEER:	
		BUILDER/CONTRACTOR:	
		STYLE: Colonial Revival;	
		PLAN: Foursquare	
		DATE BUILT: ca.1928	
GENERAL DESCRIPTION:			
1. Foundation: Stone <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Concrete Block <input type="checkbox"/>			
2. Wall Structure:			
a. Wood Frame: Post & Beam <input type="checkbox"/> Balloon <input checked="" type="checkbox"/>			
b. Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Bonding Pattern:			
c. Iron <input type="checkbox"/> Steel <input type="checkbox"/> e. Other:			
3. Wall Covering: Clapboard <input checked="" type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input checked="" type="checkbox"/> Shiplap <input type="checkbox"/>			
Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Aluminum & Asphal Siding <input type="checkbox"/>			
Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Bonding Pattern: Other:			
4. Roof Structure:			
a. Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> b. Other:			
5. Roof Covering: Slate <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Built Up <input type="checkbox"/>			
Rolled <input type="checkbox"/> Tile <input type="checkbox"/> Other:			
6. Engineering Structure:			
7. Other:			
8. Appendages: Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input checked="" type="checkbox"/> Chimneys <input type="checkbox"/> Shed <input type="checkbox"/>			
Ells <input type="checkbox"/> Wings <input type="checkbox"/> Bay Window <input type="checkbox"/> Other:			
9. Roof Styles: Gable <input type="checkbox"/> Hip <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/>			
Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/>			
Other:			
Number of Stories: 2.5		Entrance Location: eave	
Number of Bays: 3x3		Approximate Dimensions: 18x20	

## ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

### Additional Features:

Colonial Revival porch; 4/1

### Additional Description:

39 Strong Street is a two-story, hipped-roof Four Square structure with Colonial Revival details. Paired and tripled four-over-one, double-hung sash windows framed by diamond pattern shutters open into the clapboard sheathed first story and wood shingled second story. A single-bay, hipped-roof dormer protrudes from the roof of the main façade. A Colonial Revival style porch of simple, Doric columns supporting a partial entablature beneath a hipped roof and resting upon a shingled half-wall spans the main façade.

## RELATED STRUCTURES:

### STATEMENT OF SIGNIFICANCE:

Zaphire P. LeBlanc, a mechanic and former resident of 36 Strong Street, is most likely the first resident of 39 Strong Street. LeBlanc remained into the 1940s.

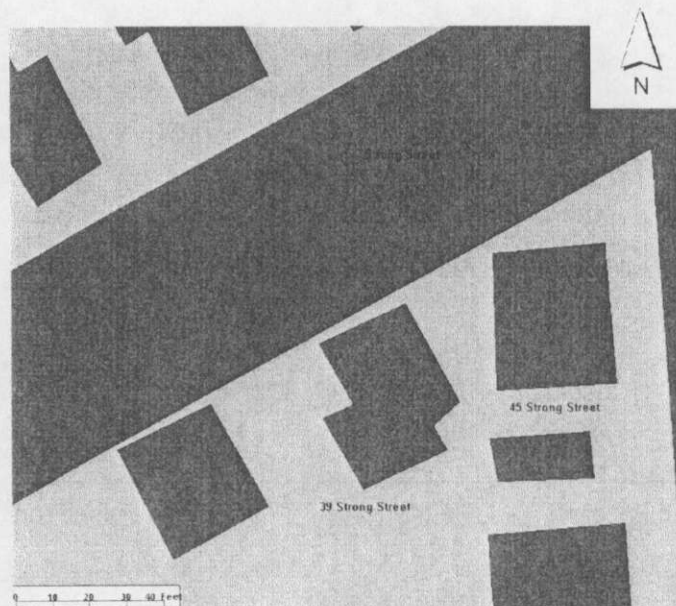
39 Strong Street is an excellent, well-preserved example of a Four Square house, as constructed during the 1920s in Burlington. The Four Square gained popularity from the 1920s through the 1940s, and the early examples often featured Colonial Revival details. The massing of the house, the two-story, cube shape, with hipped-roof, one-bay dormer, front porch with shingled half-wall, and mix of shingles and clapboard sheathing, are all characteristic to the Four Square style. The simple, Doric column porch posts recall the Colonial Revival style. Four-over-one windows, with elongated vertical panes, and decorative, diamond patterned shutters also characterize the architectural trends of the 1920s.

The juxtaposition of 45, 39, 35, and 18 Strong Street, all containing similar features and all constructed in styles popular from the 1920s through 1940s, indicates a new period of growth in Burlington's Old North End.

## REFERENCES:

Mannings Burlington City Directories; Sanborn Fire Insurance Maps; Burlington Free Press archives; 1869 Beer's Atlas Map; 1877 Bird's Eye Map; 1890 Hopkins Map

### MAP: (Indicate North in Circle)



### SURROUNDING ENVIRONMENT:

- |  |  |
|--|--|
| Open <input type="checkbox"/>                        | Woodland <input type="checkbox"/>            |
| Scattered Buildings <input type="checkbox"/>         | Moderately Built Up <input type="checkbox"/> |
| Densely Built Up <input checked="" type="checkbox"/> | Commercial <input type="checkbox"/>          |
| Residential <input checked="" type="checkbox"/>      | Industrial <input type="checkbox"/>          |
| Agricultural <input type="checkbox"/>                |  |
| Roadside Strip Development <input type="checkbox"/>  |  |
| Designed Landscape Features <input type="checkbox"/> |  |
| Other:   |  |

### RECORDED BY:

Elizabeth Mary Andre

### ORGANIZATION:

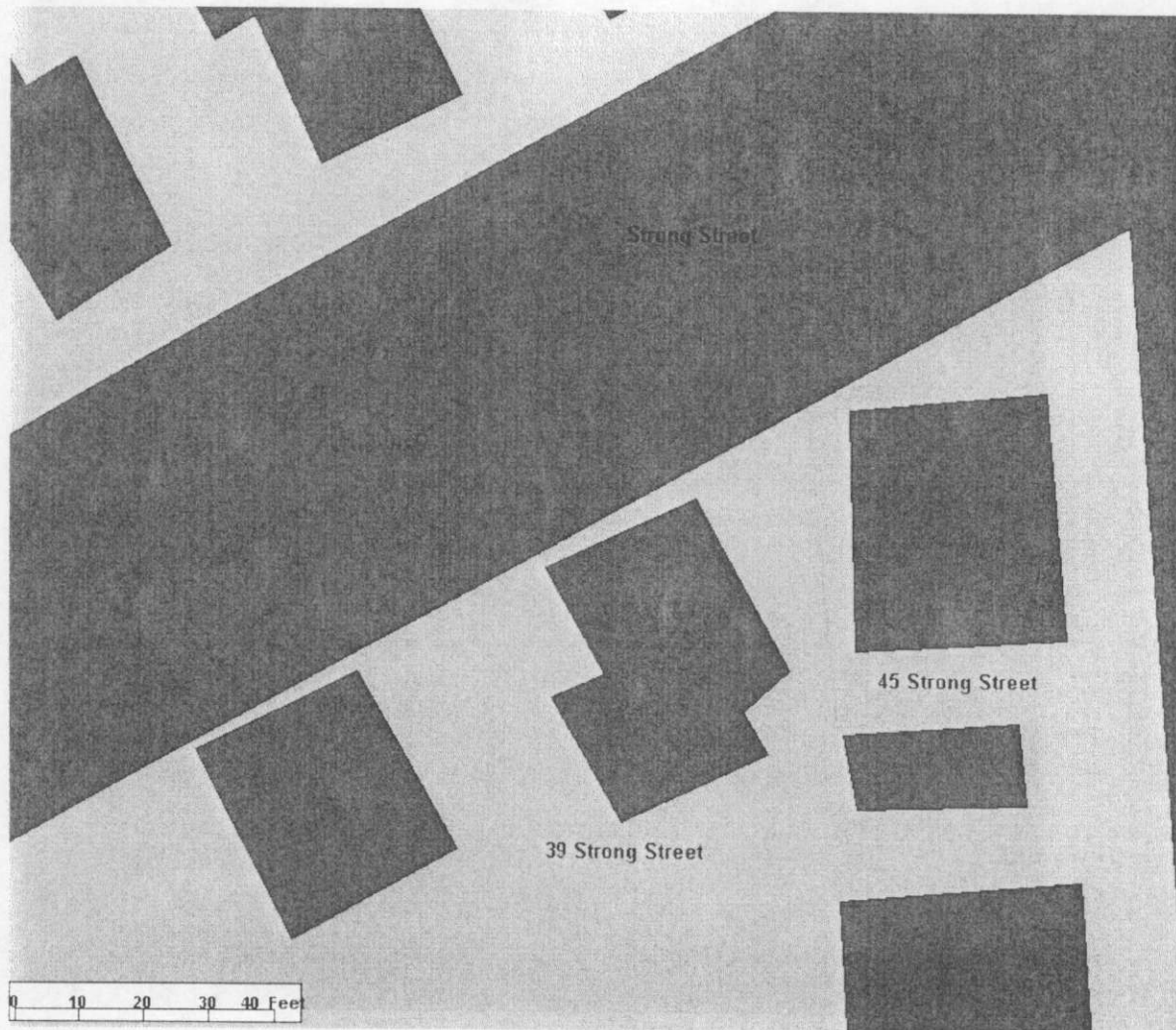
Burlington Planning & Zoning

DATE RECORDED:

12/01/2005

LAST UPDATED:





VERMONT DIV. FOR HISTORIC PRESERVATION

Location map

Property Name: LocaMap\_0605292140\_1647 Survey #: Direction of View:

Filename: LocaMap\_0605292140\_1647.jpg Photographer:



VERMONT DIV. FOR HISTORIC PRESERVATION

39 Strong Street, Main Facade, 2005

Property Name: 39\_Strong\_Street Survey #: 107 Direction of View: SE

Filename: 39\_Strong\_Street.jpg Photographer: Elizabeth Andre





VERMONT DIV. FOR HISTORIC PRESERVATION

39 Strong Street; Porch and Window Details; 2005

Property Name: 39\_Strong\_Street\_2 Survey #: 107 Direction of View: SE

Filename: 39\_Strong\_Street\_2.jpg Photographer: Elizabeth Andre

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 <b>HISTORIC SITES &amp; STRUCTURES SURVEY</b> Individual Structure Survey Form		SURVEY NUMBER: 114 Part of: <input type="checkbox"/> District <input type="checkbox"/> Complex Contributing <input type="checkbox"/> Non-Contributing <input type="checkbox"/>	
COUNTY: Chittenden		Listed on: State Register of Historic Places National Register of Historic Places	
TOWN: Burlington VILLAGE:		CRITERIA: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	
LOCATION: 40 Strong Street		NEGATIVE FILE NUMBER:	
PROPERTY TYPE: House		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 442586 32243 N 220938 79328 E911 E N	
OWNER: Dale D. Doreen ADDRESS: 1469 Argyle Montreal		PRESENT FORMAL NAME:	
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>		COMMON NAME: 40 Strong Street	
HISTORIC CONTEXT: Physical Patterns of Communities; Immigration-First Phase		ORIGINAL FORMAL NAME:	
SIGNIFICANCE: Architectural <input checked="" type="checkbox"/> Historic <input checked="" type="checkbox"/> Archeological <input type="checkbox"/> Engineering <input type="checkbox"/>		PRESENT USE: House	
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>		ORIGINAL USE: House	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>		ARCHITECT/ENGINEER:	
		BUILDER/CONTRACTOR:	
		STYLE: Vernacular;	
		PLAN: Not Assessed/Don't Know	
		DATE BUILT: ca. 1870	

**GENERAL DESCRIPTION:**  
 1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐  
 2. Wall Structure:  
   a. Wood Frame: Post & Beam ☐ Balloon ☒  
   b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐ Bonding Pattern:  
   c. Iron ☐ Steel ☐ e. Other:  
 3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐  
   Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum & Asphal Siding ☒  
   Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: , Other:  
 4. Roof Structure:  
   a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐ b. Other:  
 5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐  
   Rolled ☐ Tile ☐ Other:  
 6. Engineering Structure: 7. Other:  
 8. Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Shed ☐  
   Ells ☐ Wings ☒ Bay Window ☐ Other:  
 9. Roof Styles: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐  
   Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐  
   Other:  
 Number of Stories: 1.5 Entrance Location: gable  
 Number of Bays: 2x4 Approximate Dimensions: 24x30



#### ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

##### Additional Features:

3/1; porch

##### Additional Description:

40 Strong Street is a one-and-one-half story, gable-front, vernacular structure, featuring three-over-one, double-hung sash windows, raking eaves, an enclosed, hipped-roof porch spanning the main façade, a two-story, gable-front rear addition, and a one-story enclosed porch located at the junction of the main block and the rear block on the westerly façade.

#### RELATED STRUCTURES:

#### STATEMENT OF SIGNIFICANCE:

Julius Bergeron is possibly the first resident of 40 Strong Street and remained until at least 1890. A number of other tenants resided at this location during the early 20th century, including Dennis D. McGillicuddy in 1901, M. Gagnon in 1902, Fank Alapa in 1910, Edward Bousquet in 1921, and Joseph Benoit in 1930.

Constructed between 1870 and 1877, 30, 36, 40, and 44 Strong Street were the first houses constructed along Strong Street. These one-and-one-half story vernacular style structures are exemplary of the type of housing constructed during the late 19th century in Burlington's Old North End to accommodate the influx of immigrant workers, particularly during the lumber boom of the 1860s and 1870s. The subsequent additions and porch enclosures all reflect the building trends of the late 19th and early 20th centuries in the working class neighborhoods. An increasing number of immigrants and their growing families required additional space, and a number of rapidly constructed rear and side wings fulfilled this need. A number of French-Canadian immigrants settled along Strong Street; neighborhoods often became enclaves for ethnic groups.

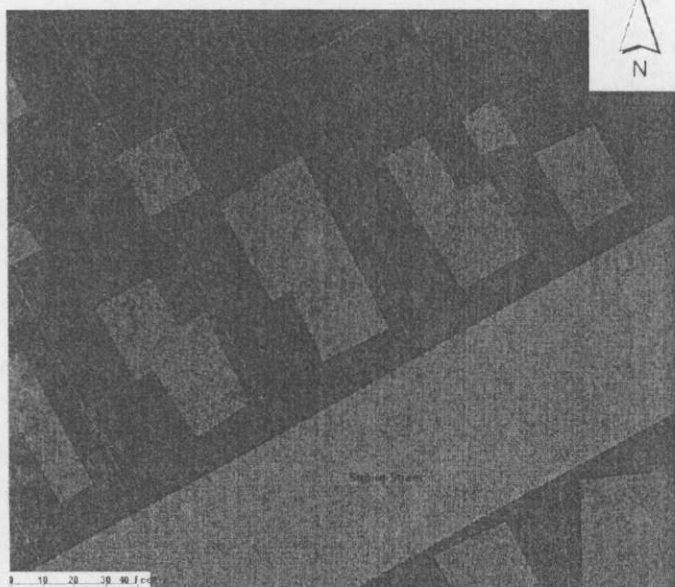
The significance of the four structures lies primarily in their similarities and their close construction dates. New streets and subdivided lots frequently received large-scale developments of nearly identical structures.

All four houses were probably originally constructed with two-over-two windows, wood clapboards, and open porches.

#### REFERENCES:

Mannings Burlington City Directories; Sanborn Fire Insurance Maps; Burlington Free Press archives; 1869 Beer's Atlas Map; 1877 Bird's Eye Map; 1890 Hopkins Map

#### MAP: (Indicate North in Circle)



#### SURROUNDING ENVIRONMENT:

- |  |  |
|--|--|
| Open <input type="checkbox"/>                        | Woodland <input type="checkbox"/>            |
| Scattered Buildings <input type="checkbox"/>         | Moderately Built Up <input type="checkbox"/> |
| Densely Built Up <input checked="" type="checkbox"/> |  |
| Residential <input checked="" type="checkbox"/>      | Commercial <input type="checkbox"/>          |
| Agricultural <input type="checkbox"/>                | Industrial <input type="checkbox"/>          |
| Roadside Strip Development <input type="checkbox"/>  |  |
| Designed Landscape Features <input type="checkbox"/> |  |
| Other:   |  |

#### RECORDED BY:

Elizabeth Mary Andre

#### ORGANIZATION:

Burlington Planning & Zoning

#### DATE RECORDED:

12/01/2005

#### LAST UPDATED:



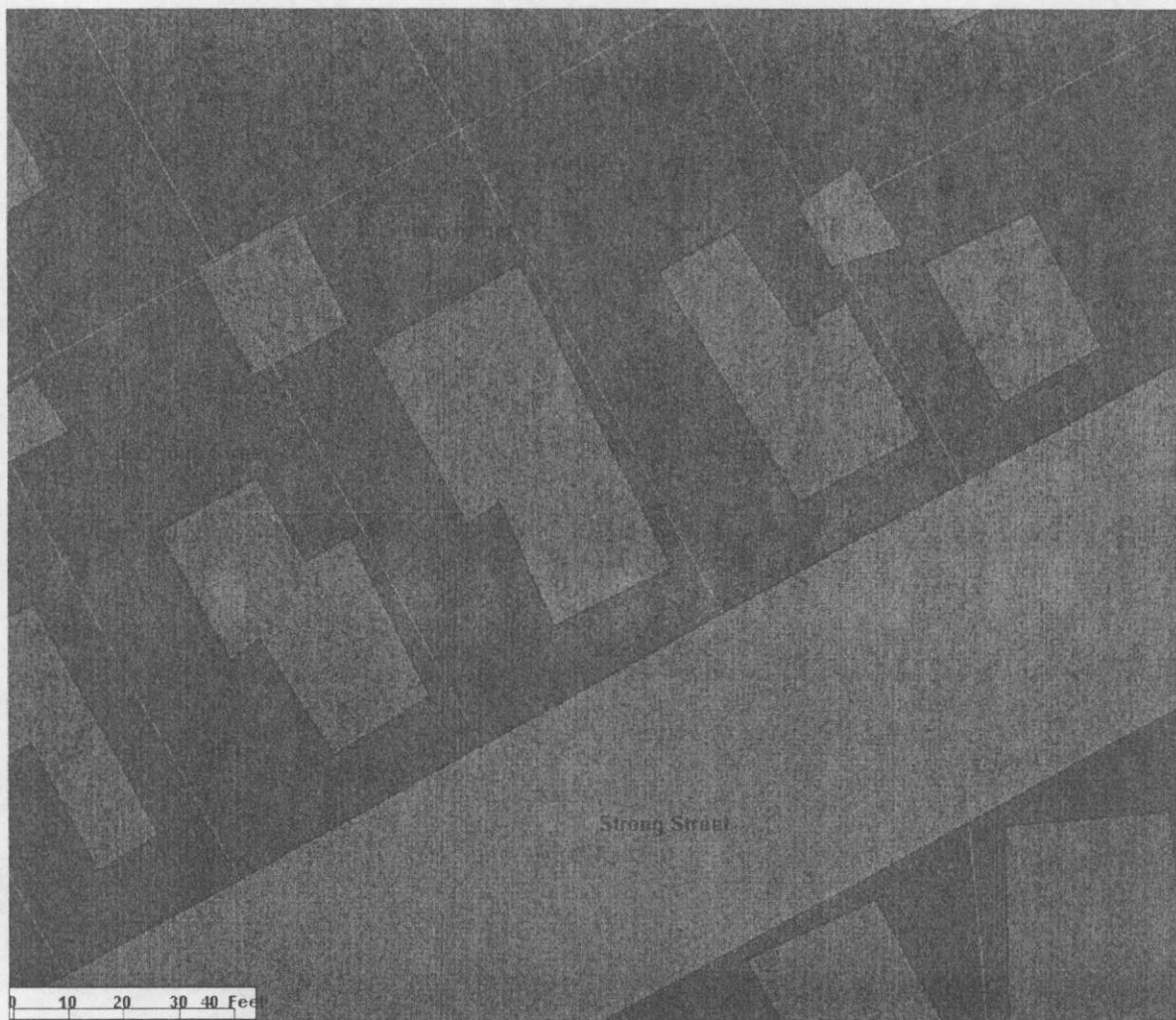
VERMONT DIV. FOR HISTORIC PRESERVATION

40 Strong Street; Three-Quarter View; 2005

Property Name: 40\_Strong\_Street Survey #: 114 Direction of View: N

Filename: 40\_Strong\_Street.jpg Photographer: Elizabeth Andre





VERMONT DIV. FOR HISTORIC PRESERVATION

Location map

Property Name: LocaMap\_0605300131\_1654 Survey #: Direction of View:

Filename: LocaMap\_0605300131\_1654.jpg Photographer:

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 <b>HISTORIC SITES &amp; STRUCTURES SURVEY</b> Individual Structure Survey Form		SURVEY NUMBER: 115 Part of: <input type="checkbox"/> District <input type="checkbox"/> Complex Contributing <input type="checkbox"/> Non-Contributing <input type="checkbox"/>	
COUNTY: Chittenden		Listed on: State Register of Historic Places National Register of Historic Places	
TOWN: Burlington VILLAGE:		CRITERIA: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	
LOCATION: 44 Strong Street		NEGATIVE FILE NUMBER:	
PROPERTY TYPE: House		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 442599 8603 N 220946 40833 E911 E N	
OWNER: Katherine P. Charles ADDRESS:		PRESENT FORMAL NAME:	
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>		COMMON NAME: 44 Strong Street	
HISTORIC CONTEXT: Physical Patterns of Communities; Immigration-First Phase		ORIGINAL FORMAL NAME:	
SIGNIFICANCE: Architectural <input checked="" type="checkbox"/> Historic <input checked="" type="checkbox"/> Archeological <input type="checkbox"/> Engineering <input type="checkbox"/>		PRESENT USE: House	
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>		ORIGINAL USE: House	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>		ARCHITECT/ENGINEER:	
		BUILDER/CONTRACTOR:	
		STYLE: Vernacular;	
		PLAN: sidehall plan	
		DATE BUILT: ca.1870	

**GENERAL DESCRIPTION:**  
 1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐  
 2. Wall Structure:  
   a. Wood Frame: Post & Beam ☐ Balloon ☒  
   b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐ Bonding Pattern:  
   c. Iron ☐ Steel ☐ e. Other:  
 3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐  
   Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum & Asphal Siding ☐  
   Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:  
 4. Roof Structure:  
   a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐ b. Other:  
 5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐  
   Rolled ☐ Tile ☐ Other:  
 6. Engineering Structure: 7. Other:  
 8. Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Shed ☐  
   Ells ☐ Wings ☒ Bay Window ☐ Other:  
 9. Roof Styles: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐  
   Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐  
   Other:

Number of Stories: 1.5 Number of Bays: 4x3	Entrance Location: gable left Approximate Dimensions: 15x30
---	--



#### ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Additional Features:

porch; 1/1

Additional Description:

44 Strong Street is a one-and-one-half story, gable-front, vernacular structure, featuring one-over-one, double-hung sash windows surrounded by slightly peaked architrave moldings, raking eaves, a one-story, gable-front rear addition, and a left-bay entrance, sheltered by a gable-roof porch and opening into a long, one-story side wing.

#### RELATED STRUCTURES:

#### STATEMENT OF SIGNIFICANCE:

The original owner and resident of 44 Strong Street is unknown. Carlos Seymour, a painter, is listed at this address in 1890. Several tenants resided at this location in the early 20th century, including Frank and Mary Alapa in 1901 and Harry Dray in 1921.

Constructed between 1870 and 1877, 30, 36, 40, and 44 Strong Street were the first houses constructed along Strong Street. These one-and-one-half story vernacular style structures are exemplary of the type of housing constructed during the late 19th century in Burlington's Old North End to accommodate the influx of immigrant workers, particularly during the lumber boom of the 1860s and 1870s. The subsequent additions and porch enclosures all reflect the building trends of the late 19th and early 20th centuries in the working class neighborhoods. An increasing number of immigrants and their growing families required additional space, and a number of rapidly constructed rear and side wings fulfilled this need. A number of French-Canadian immigrants settled along Strong Street; neighborhoods often became enclaves for ethnic groups.

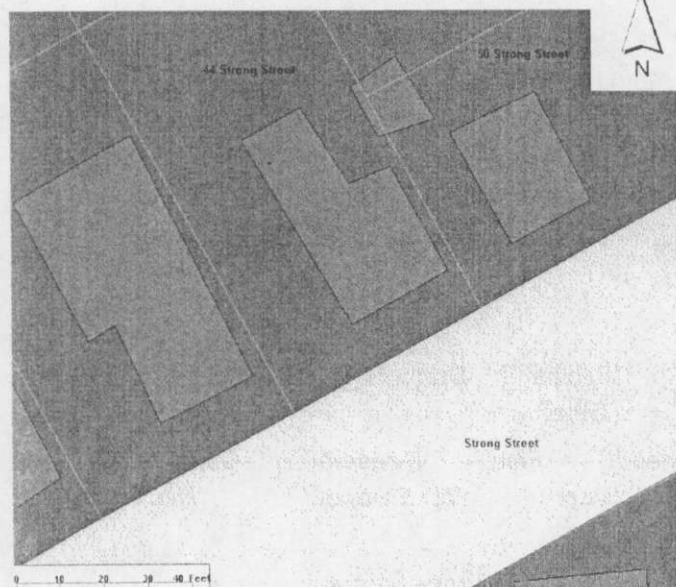
The significance of the four structures lies primarily in their similarities and their close construction dates. New streets and subdivided lots frequently received large-scale developments of nearly identical structures.

All four houses were probably originally constructed with two-over-two windows, wood clapboards, and open porches.

#### REFERENCES:

Mannings Burlington City Directories; Sanborn Fire Insurance Maps; Burlington Free Press archives; 1869 Beer's Atlas Map; 1877 Bird's Eye Map; 1890 Hopkins Map

MAP: (Indicate North in Circle)



#### SURROUNDING ENVIRONMENT:

- |  |  |
|--|--|
| Open <input type="checkbox"/>                        | Woodland <input type="checkbox"/>            |
| Scattered Buildings <input type="checkbox"/>         | Moderately Built Up <input type="checkbox"/> |
| Densely Built Up <input checked="" type="checkbox"/> |  |
| Residential <input checked="" type="checkbox"/>      | Commercial <input type="checkbox"/>          |
| Agricultural <input type="checkbox"/>                | Industrial <input type="checkbox"/>          |
| Roadside Strip Development <input type="checkbox"/>  |  |
| Designed Landscape Features <input type="checkbox"/> |  |
| Other:   |  |

#### RECORDED BY:

Elizabeth Mary Andre

#### ORGANIZATION:

Burlington Planning & Zoning

DATE RECORDED:

12/01/2005

LAST UPDATED:



VERMONT DIV. FOR HISTORIC PRESERVATION

Location map

Property Name: LocaMap\_0605290323\_1655 Survey #: Direction of View:

Filename: LocaMap\_0605290323\_1655.jpg Photographer:





VERMONT DIV. FOR HISTORIC PRESERVATION

44 Strong Street; Three-Quarter View; 2005

Property Name: 44\_Strong\_Street Survey #: 115 Direction of View: N

Filename: 44\_Strong\_Street.jpg Photographer: Elizabeth Andre



VERMONT DIV. FOR HISTORIC PRESERVATION

44 Strong Street; Main Facade; 2005

Property Name: 44\_Strong\_Street\_2 Survey #: 115 Direction of View: NW

Filename: 44\_Strong\_Street\_2.jpg Photographer: Elizabeth Andre



STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 <b>HISTORIC SITES &amp; STRUCTURES SURVEY</b> Individual Structure Survey Form		SURVEY NUMBER: 106 Part of: <input type="checkbox"/> District <input type="checkbox"/> Complex Contributing <input type="checkbox"/> Non-Contributing <input type="checkbox"/>	
COUNTY: Chittenden		Listed on: State Register of Historic Places National Register of Historic Places	
TOWN: Burlington VILLAGE:		CRITERIA: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	
LOCATION: 45 Strong Street		NEGATIVE FILE NUMBER:	
PROPERTY TYPE: House		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 442615 09041 N 220914 89048 E911 E N	
OWNER: Colin Campbell ADDRESS:		PRESENT FORMAL NAME:	
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>		COMMON NAME: 45 Strong Street	
HISTORIC CONTEXT: Physical Patterns of Communities:		ORIGINAL FORMAL NAME:	
SIGNIFICANCE: Architectural <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Archeological <input type="checkbox"/> Engineering <input type="checkbox"/>		PRESENT USE: House	
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>		ORIGINAL USE: House	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>		ARCHITECT/ENGINEER:	
GENERAL DESCRIPTION:		BUILDER/CONTRACTOR:	
1. Foundation: Stone <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Concrete Block <input type="checkbox"/>		STYLE: Craftsman; Bungalow;	
2. Wall Structure: a. Wood Frame: Post & Beam <input type="checkbox"/> Balloon <input checked="" type="checkbox"/> b. Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Bonding Pattern: c. Iron <input type="checkbox"/> Steel <input type="checkbox"/> e. Other:		PLAN: Not Assessed/Don't Know	
3. Wall Covering: Clapboard <input type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Shiplap <input type="checkbox"/> Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Aluminum & Asphal Siding <input checked="" type="checkbox"/> Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Bonding Pattern: Other:		DATE BUILT: ca.1940	
4. Roof Structure: a. Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> b. Other:		7. Other:	
5. Roof Covering: Slate <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Built Up <input type="checkbox"/> Rolled <input type="checkbox"/> Tile <input type="checkbox"/> Other:		8. Appendages: Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input checked="" type="checkbox"/> Chimneys <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Ells <input type="checkbox"/> Wings <input checked="" type="checkbox"/> Bay Window <input type="checkbox"/> Other:	
6. Engineering Structure:		9. Roof Styles: Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/> Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/> Other:	
Number of Stories: 1.5 Number of Bays: 3x4		Entrance Location: gable Approximate Dimensions: 18x25	

#### ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

##### Additional Features:

rafter tails; Bungalow porch; 6/1

##### Additional Description:

This one-and-one-half story, gable-front Craftsman Bungalow features broad eaves with exposed rafter tails, two single-bay gable dormers on the easterly elevation, one-over-one, double-hung sash windows, and a front porch of squared, battered columns supporting a hipped roof with exposed rafter tails and resting upon a half-wall.

#### RELATED STRUCTURES:

#### STATEMENT OF SIGNIFICANCE:

Carl A. St. Germaine, a painter, is most likely the first resident of 45 Strong Street. St. Germain resided at this location through the 1980s.

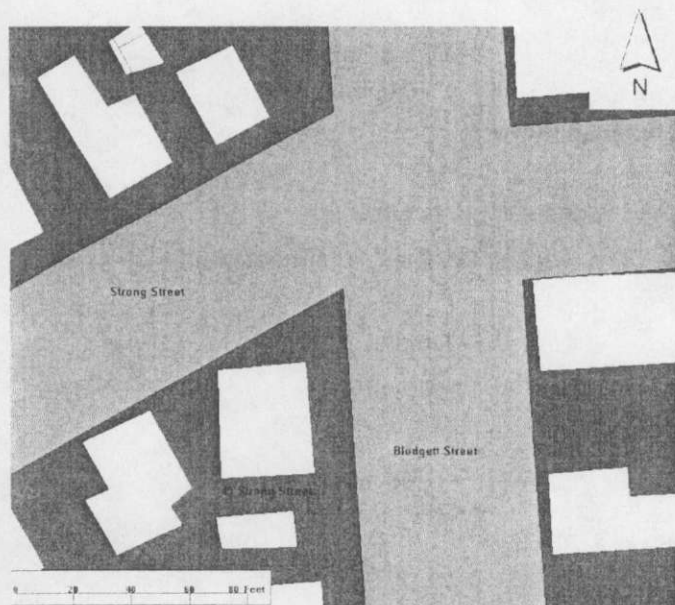
45 Strong Street is an excellent example of a modest Craftsman Bungalow in Burlington. Popular from the 1920s through the 1940s, the Bungalow style provided modest, affordable housing, with simple details that celebrate craftsmanship, for the growing middle class. Like #50, across the street, 45 Strong Street reflects the trend toward modest housing of the WWII era and reflects the continued trend of modest construction in Burlington's Old North End. Notable to the structure is the character-defining porch with battered posts and exposed rafter tails that dominates the main façade.

The juxtaposition of 45, 39, 35, and 18 Strong Street, all containing similar features and all constructed in styles popular from the 1920s through 1940s, indicates a new period of growth in Burlington's Old North End.

#### REFERENCES:

Mannings Burlington City Directories; Sanborn Fire Insurance Maps; Burlington Free Press archives; 1869 Beer's Atlas Map; 1877 Bird's Eye Map; 1890 Hopkins Map

#### MAP: (Indicate North in Circle)



#### SURROUNDING ENVIRONMENT:

- |  |  |
|--|--|
| Open <input type="checkbox"/>                        | Woodland <input type="checkbox"/>            |
| Scattered Buildings <input type="checkbox"/>         | Moderately Built Up <input type="checkbox"/> |
| Densely Built Up <input checked="" type="checkbox"/> | Commercial <input type="checkbox"/>          |
| Residential <input checked="" type="checkbox"/>      | Industrial <input type="checkbox"/>          |
| Agricultural <input type="checkbox"/>                |  |
| Roadside Strip Development <input type="checkbox"/>  |  |
| Designed Landscape Features <input type="checkbox"/> |  |
| Other:   |  |

#### RECORDED BY:

Elizabeth Mary Andre

#### ORGANIZATION:

Burlington Planning & Zoning

#### DATE RECORDED:

12/01/2005

#### LAST UPDATED:





VERMONT DIV. FOR HISTORIC PRESERVATION

45 Strong Street; Three-Quarter View; 2005

Property Name: 45\_Strong\_Street Survey #: 106 Direction of View: SW

Filename: 45\_Strong\_Street.jpg Photographer: Elizabeth Andre



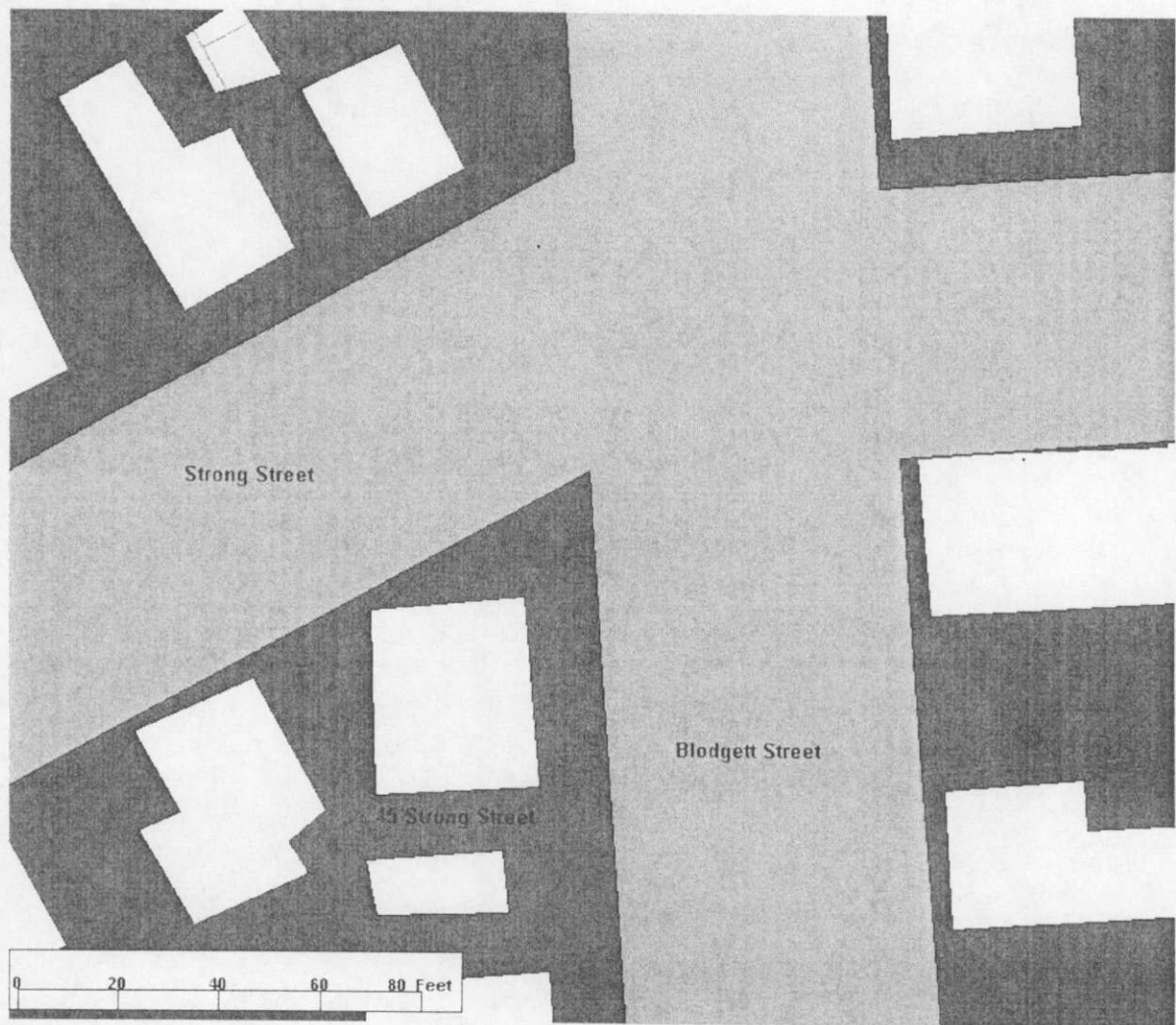
VERMONT DIV. FOR HISTORIC PRESERVATION

45 Strong Street; Three-Quarter View; 2005

Property Name: 45\_Strong\_Street\_2 Survey #: 106 Direction of View: SE

Filename: 45\_Strong\_Street\_2.jpg Photographer: Elizabeth Andre





VERMONT DIV. FOR HISTORIC PRESERVATION

Location map

Property Name: LocaMap\_0605292127\_1646 Survey #: Direction of View:

Filename: LocaMap\_0605292127\_1646.jpg Photographer:

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 <b>HISTORIC SITES &amp; STRUCTURES SURVEY</b> Individual Structure Survey Form		SURVEY NUMBER: 116 Part of: <input type="checkbox"/> District <input type="checkbox"/> Complex Contributing <input type="checkbox"/> Non-Contributing <input type="checkbox"/>	
COUNTY: Chittenden		Listed on: State Register of Historic Places National Register of Historic Places	
TOWN: Burlington VILLAGE:		CRITERIA: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	
LOCATION: 50 Strong Street		NEGATIVE FILE NUMBER:	
PROPERTY TYPE: House		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 442612 55206 N 220949 36974 E911 E N	
OWNER: James C. Trybus ADDRESS:		PRESENT FORMAL NAME:	
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>		COMMON NAME: 50 Strong Street	
HISTORIC CONTEXT: Physical Patterns of Communities		ORIGINAL FORMAL NAME:	
SIGNIFICANCE: Architectural <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Archeological <input type="checkbox"/> Engineering <input type="checkbox"/>		PRESENT USE: House	
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>		ORIGINAL USE: House	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>		ARCHITECT/ENGINEER:	
GENERAL DESCRIPTION:		BUILDER/CONTRACTOR:	
1. Foundation: Stone <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Concrete Block <input type="checkbox"/>		STYLE: Colonial Revival	
2. Wall Structure: a. Wood Frame: Post & Beam <input type="checkbox"/> Balloon <input checked="" type="checkbox"/> b. Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Bonding Pattern: c. Iron <input type="checkbox"/> Steel <input type="checkbox"/> e. Other:		PLAN: Not Assessed/Don't Know	
3. Wall Covering: Clapboard <input type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Shiplap <input type="checkbox"/> Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Aluminum & Asphal Siding <input checked="" type="checkbox"/> Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Bonding Pattern: Other:		DATE BUILT: ca. 1942	
4. Roof Structure: a. Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> b. Other:		7. Other:	
5. Roof Covering: Slate <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Built Up <input type="checkbox"/> Rolled <input type="checkbox"/> Tile <input type="checkbox"/> Other:		8. Appendages: Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input type="checkbox"/> Chimneys <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Ells <input type="checkbox"/> Wings <input type="checkbox"/> Bay Window <input type="checkbox"/> Other:	
6. Engineering Structure:		9. Roof Styles: Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/> Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/> Other:	
Number of Stories: 1.5 Number of Bays: 4x2		Entrance Location: center Approximate Dimensions: 18x15	



#### ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

##### Additional Features:

porch, 1/1

##### Additional Description:

50 Strong Street is a one-and-one-half story, eaves-front Colonial Revival style structure with a steeply pitched roof and one-over-one, double-hung sash windows. An enclosed porch with central entrance flanked by casement windows and a shed roof extends off the center of the main façade. A shed dormer spans the roof on the rear elevation.

#### RELATED STRUCTURES:

#### STATEMENT OF SIGNIFICANCE:

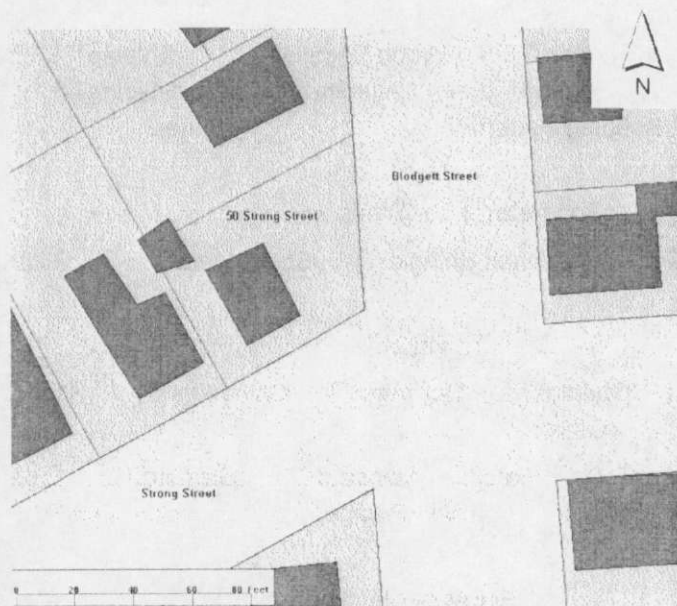
Rolla B. Hardy, employee of Bullock's Laundry, is likely the first resident of 50 Strong Street. Hardy remained at this location until through at least the 1970s.

The addition of an enclosed front porch and large rear dormer have altered the massing and character of this WWII era Colonial Revival Cape Cod style house, although the steeply pitched, eaves front roof and symmetry are still discernable. The Cape Cod Revival style was popular during the 1920s through the 1940s in Burlington, and the modest size and lack of detail characterize both the evolution of housing during the war years and the trend of construction in the Old North End.

#### REFERENCES:

Mannings Burlington City Directories; Sanborn Fire Insurance Maps; Burlington Free Press archives; 1869 Beer's Atlas Map; 1877 Bird's Eye Map; 1890 Hopkins Map

#### MAP: (Indicate North in Circle)



#### SURROUNDING ENVIRONMENT:

- |  |  |
|--|--|
| Open <input type="checkbox"/>                        | Woodland <input type="checkbox"/>            |
| Scattered Buildings <input type="checkbox"/>         | Moderately Built Up <input type="checkbox"/> |
| Densely Built Up <input checked="" type="checkbox"/> | Commercial <input type="checkbox"/>          |
| Residential <input checked="" type="checkbox"/>      | Industrial <input type="checkbox"/>          |
| Agricultural <input type="checkbox"/>                |  |
| Roadside Strip Development <input type="checkbox"/>  |  |
| Designed Landscape Features <input type="checkbox"/> |  |
| Other:   |  |

#### RECORDED BY:

Elizabeth Mary Andre

#### ORGANIZATION:

Burlington Planning & Zoning

DATE RECORDED:

12/01/2005

LAST UPDATED:



VERMONT DIV. FOR HISTORIC PRESERVATION

50 Strong Street; Three-Quarter View; 2005

Property Name: 50\_Strong\_Street Survey #: 116 Direction of View: NW

Filename: 50\_Strong\_Street.jpg Photographer: Elizabeth Andre





VERMONT DIV. FOR HISTORIC PRESERVATION

Location map

Property Name: LocaMap\_0605292121\_1656 Survey #: Direction of View:

Filename: LocaMap\_0605292121\_1656.jpg Photographer:



**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 9:30 a.m. on Thursday, December 14, 2006 at the National Life Building, Calvin Coolidge Conference Room, 6th Floor, Montpelier, Vermont.

I. Schedule Meeting Dates	9:30
II. Minutes – November 21, 2006	9:35
III. CLG Grant Selection	9:40
IV. Barn Grant Selection	10:00
Working Lunch	12:00
IV. Barn Grant Selection (continued)	12:15
V. Old Business	3:00
A. Update on Act 250 Discussion	
B. Follow-up on Old North End State Register Designations	





State of Vermont  
**Advisory Council on Historic Preservation**  
National Life, Drawer 20  
Montpelier, VT 05620-0501  
Draft

December 14, 2006

**Members Present:** Elizabeth Boepple  
George Turner, Vice Chair  
Ron Kilburn, Citizen Member  
Peter Thomas, Archeologist  
Glenn Andres, Architectural Historian  
David Donath, Historian

**Members Absent:** Susan Hayward, Citizen Member

**Staff Members:** Nancy Boone, State Architectural Historian  
Eric Gilbertson, Deputy SHPO  
Devin Coleman, Temporary Grant Assistant  
Jane Lendway, SHPO  
Diane McInerney, Executive Administrative Assistant

This meeting was brought to order by the Chairman at 9:30 a.m. in the Mt Independence conference room, 6<sup>th</sup> floor, National Life Building, Montpelier.

### **I. Schedule Meeting Dates**

Meeting dates were confirmed for: January 18, and February 14, Historic Preservation Grants. A tentative date of March 14<sup>th</sup> or 21<sup>st</sup> was arranged for a joint meeting and the discussion of barns with New Hampshire; location is yet to be determined.

### **II. Minutes**

Glenn moved to approve the minutes for the November meeting and Peter seconded. The minutes were unanimously approved.

### **III. CLG Grant Approval**

Jane explained that Congress has not yet authorized the amount of CLG grant funds for FY07, but expected that it would be approximately \$45,000. Therefore, current application requests have no competition. The Council had received a summary of the grant applications prior to the meeting (see attached). A correction was made to the Burlington application from the North to South End Survey. David motioned to approve the applications and Peter seconded. The Council unanimously approved all applications.

**Advisory Council for Historic Presentation  
2007 CLG Grant Approval**

Grant	Community	Project	Request	Match	TPC
VT-07-010	Bennington	NR District Expansion	4,800	3,202	8,002
VT-07-011	Burlington	South End Survey	4,620	3,080	7,700
VT-07-012	Calais	Printing Design Guidelines	2,135	1,500	3,635
VT-07-013	Hartford	PR Brochures for NR Districts	7,600	5,070	12,670
VT-07-014	Rockingham	Basic Program/Signage Design/NR	9,892	6,594	16,486
VT-07-015	Shelburne	Streetscape Design	9,500	29,260	38,760
			38,547	48,706	87,253
			06 Un-obligated	1729	
			07 CLG Allocation	unknown	

**V. Old Business**

**A. Update on Act 250 Discussion**

Jane discussed her recent Natural Resources Board meeting with regard to Act 250. Scott Dillon was present at the meeting and described the pre-application process as it has been utilized in the past. DHP believes that training for District Coordinators can be beneficial for understanding the Predicted Model and may bring regional thought and experience to the process. The NR Board did not say no to the pre-application process, and was interested in statistics that Scott presented on the number of projects requiring Phase I, II, or III. NR Board would like to change some language in the "Testament" document and expand their guide for uniformity between agencies.

Eric related to the Council the most current information concerning the Blair House in Williston. On December 4, 2006 Eric and John Kessler attended the Environmental Court proceedings where Judge Wright orally ruled that changes made to the road and intersection were sufficient basis for rehearing the owners request to move his house. John Kessler will be requesting a formal written opinion from the Judge and his intentions are to take this issue to the Supreme Court if necessary. Information about the Sheffield Wind Towers was also disseminated at this time. Eric noted that the Governor has openly expressed his belief that there is an adverse impact of the towers on the Crystal Lake ridgeline despite the plan for reduction of said towers.

**IV. Barn Grant Selection**

Eric Gilbertson and Devin Colman began the review by explaining the scoring process and urging Council members to be consistent during this procedure. Eric noted that the Legislature has allocated \$150,000.00 to the Barn Grant Program, and with recaptured



money from previous grant years, there is \$170,000.00 to award in grants. The Council systematically reviewed each application through a Power Point Presentation organized by Eric and Devin. During the presentation Council members scored projects individually except for the Mt. Holly barns that were scored as one project. Projects were numbered randomly, and the scores were recorded by Nancy Boone and totaled at the end of the presentation. Nancy compiled the scored projects and depicted the location of each one on the state map to show an extensive and even spread of counties involved in the Council's final approval of those projects. The Council expressed appreciation for a DVD of the presentation that accompanied the scoring packet allowing members to view pictures of the barns prior to the meeting. A discussion ensued concerning money for planning grants that may assist applicants with more detailed applications as well as realistic work plans. The Council felt that several projects were in need of consultant evaluation. The Bennett/Dion - North & East Barn project was approved by the Council stipulating assistance from Eric on the foundation repair requested. Since the Whitcomb Barn only received a partial grant with the remaining funds, Eric was asked by the Council to assist with a work plan that can be achieved by this amount of funding.

**Advisory Council for Historic Preservation  
2007 Barn Grant Approval**

<b>Barn Grant #</b>	<b>Points Scored</b>	<b>Project</b>	<b>Town</b>	<b>Amount Funded</b>
05	104	Moore Farm	Pomfret	\$10,000
20	102	Scott Farm	Dummerston	\$9,250
30	101	Bennett/Dion - North & East Barn	Cornwall	\$10,000
28	99	Mt Holly Barns	Mt Holly	\$10,000
46	98	Whitcomb Farm	Essex Junction	\$9,250
38	97	Cherry Hill Farm	Springfield	\$4,500
22	96	Wahler Farms	Wolcott	\$10,000
18	96	Benu Sheep & Horse Barn	Bridport	\$10,000
31	96	Brookside	Orwell	\$10,000
44	96	Tylor Farm	Newbury	\$10,000
17	95	Estabrook Farm	Randolph	\$10,000
29	95	Pratt Farm	Richfield	\$7,080
32	95	Crisman/Shedd Farm	Peacham	\$10,000
40	94	Baker Farm	Grand Isle	\$10,000
39	93	Brown Farm	Derby	\$9,275
13	92	Boyden Farm	Cambridge	\$7,375
21	91	Sprague Farm	Craftsbury	\$3,750
10	90	Hen View Farms	Colchester	\$10,000
33	89	Wild Rose Farm	Ryegate	\$5,000
15	88	Whitcomb Barn	Marshfield	Remainder of funds \$4520+

David moved that the above projects be approved for funding and Glenn seconded. The Council unanimously approved 19 projects. A second motion was made that all properties are eligible for the National Register and Peter moved for approval. Ron seconded and the Council unanimously approved the motion.

The meeting was adjourned at 2:45 p.m.