

Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

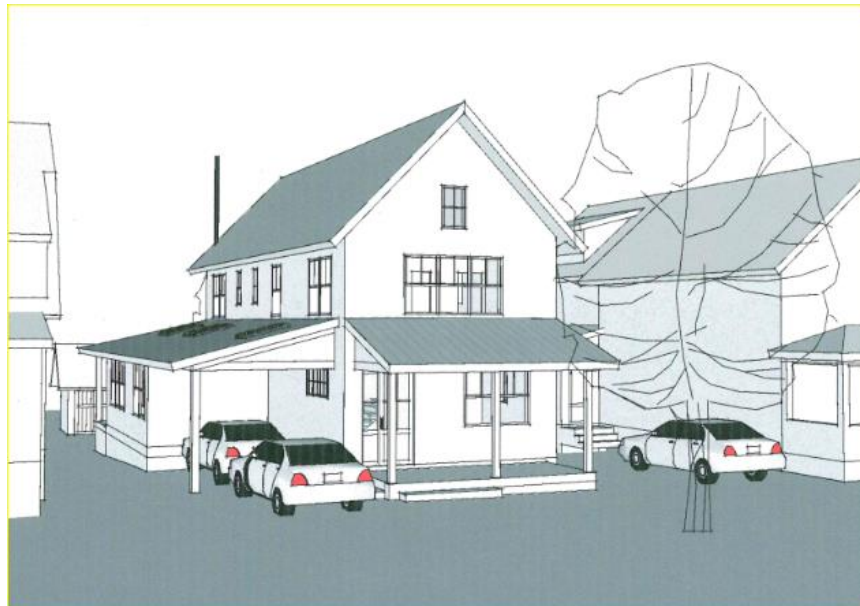
David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Shaleigh Draper, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP19-0284CA; 69 Charlotte Street
Date: October 9, 2018

File: ZP19-0284CA
Location: 69 Charlotte Street
Zone: RL **Ward:** 5S
Parking District: Neighborhood
Date application accepted: September 24, 2018
Applicant/ Owner: Selin & Selin Architects / Sa & Paul Budnitz
Request: Demolish and replace existing single family home and accessory structure.



Background:

- ◆ **Zoning Permit 12-0886CA;** replacement of deck. April 2012.
- ◆ **Zoning Permit 12-0463CA;** replace asphalt shingle roof with new metal roof. October 2011.
- ◆ **Zoning Permit 07-707FC;** replace existing chain link fence with 6 ft. tall cedar fence. May 2007.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- ◆ **Zoning Permit 06-364CA**; replace front door with new door of same dimensions, different design. November 2005.
- ◆ **Zoning Permit 84-287**; Construct a 964 sf. addition to the rear of the existing house to be one story in height. June 1984.
- ◆ **Zoning Permit 79-584**; renovate and update existing structure and utilities, siding, windows, roof, wiring and plumbing. October 1979.

Overview: 69 Charlotte Street is a single family home constructed in 1921 and most likely built by a carpenter named Edward Paya. Although within the Five Sisters / New Harlem neighborhood, this structure was considered non-contributing as a historic resource due to alterations. The application proposes demolition of the house and construction of a new single family dwelling and accessory structure.

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

A mature maple in the rear yard and bushes on the north and southeast boundaries of the lot will be retained.

(b) Topographical Alterations:

None proposed. Not applicable.

(c)Protection of Important Public Views:

There are no protected viewed from or through this parcel. Not applicable.

(d) Protection of Important Cultural Resources:

Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application precludes the use of wind, water, solar, geothermal, or other renewable energy resource.

(f) Brownfield Sites:

Not applicable.

(g)Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

The proposed open front and back porches will provide a welcome respite from inclement weather, or the heat of the sun.

There is room for snow storage next to the driveway.

(h) Building Location and Orientation:

The replacement house will front a public street and maintain the existing development pattern and rhythm of structures along Charlotte Street. The principal structure will have a main entrance clearly identifiable from the public street.

Where a front yard setback is required, any street-facing garage wall containing garage doors shall be set back a minimum of 25' from the front property line to prevent parked vehicles from blocking the public sidewalk.

A front setback is required and observed. The garage is set back 20' from the front property line. While this standard requires a 25' setback for garage walls containing doors; this project has no garage doors and can still provide tandem parking. Placement is therefore acceptable.

The garage does not constitute more than 50% of the width of the street facing façade of the entire structure, and does not exceed 24 feet.

The opening of the garage is not more than 10 in width.

The proposed replacement accessory structure is located so as to be secondary and subordinate in scale and design.

(i) Vehicular Access:

The project will utilize the existing curb cut on Charlotte Street. The width, at 12', will not exceed the maximum of 18' allowed by this standard.

(j) Pedestrian Access:

A well defined pedestrian route has been provided from the residence to the street.

(k) Accessibility for the Handicapped:

Although not a requirement for single family homes, handicap accessibility is encouraged. "Visitability" standards may apply. The building inspector has the authority for compliance with ADA standards.

(l) Parking and Circulation:

The site plan provides for the two required parking spaces; one in the open garage and one in the driveway.

(m) Landscaping and Fences:

No landscaping plan has been provided. The relatively constrained site will retain a mature maple in the rear yard, and shrubs on the north and southeast of the lot. Some landscaping or screening is recommended for the HVAC unit.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Modest residential scale lighting is proposed. See attached images.



(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

HVAC equipment is illustrated on the south elevation, observing the required setback. Screening may be appropriate due to the visibility of the unit from the public way. The location of the electric meter is on the north (side) elevation. Aerial electrical service will be maintained as the line comes from a pole across the street. The location of the mailbox has not been defined.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Utility connections shall be undergrounded if feasible. Although not defined, it is assumed that trash and recycling will be located either in the open garage or the new accessory structure and therefore enclosed on all sides. If within the open garage, trash shall be secured and screened from view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

The proposed condensing unit shall meet required setbacks so as to avoid the introduction of nuisance noise and minimize any impact to neighboring properties.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed 2 story massing is very much consistent with the character of surrounding residences and the overall neighborhood.

2. Roofs and Rooflines.

An eaves-front gable roof with shed roofed garage and porches is similarly in character with the neighborhood.

3. Building Openings

The windows are symmetrically and regularly placed around the structure. The double hung sash reflect the character and typical design feature of neighboring buildings.

The entrance door is clearly identifiable from the public street.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

Not applicable.

(c) Protection of Important Public Views:

There are no protected or important public views from this property. Not applicable.

(d) Provide an active and inviting street edge:

The building façade provides interest with the shed roofed porch, posts, raised decking, steps, and a pleasing rhythm of openings. Both visual interest and a transition from public to private space are afforded in the design.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Roofing is proposed to be metal, with board and batten siding and fiberglass double hung windows. All are considered of acceptable durability for new construction.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

Not applicable.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

The project shall meet all required building and life safety code as defined by the building inspector and/or fire marshal.

Items for the Board's consideration:

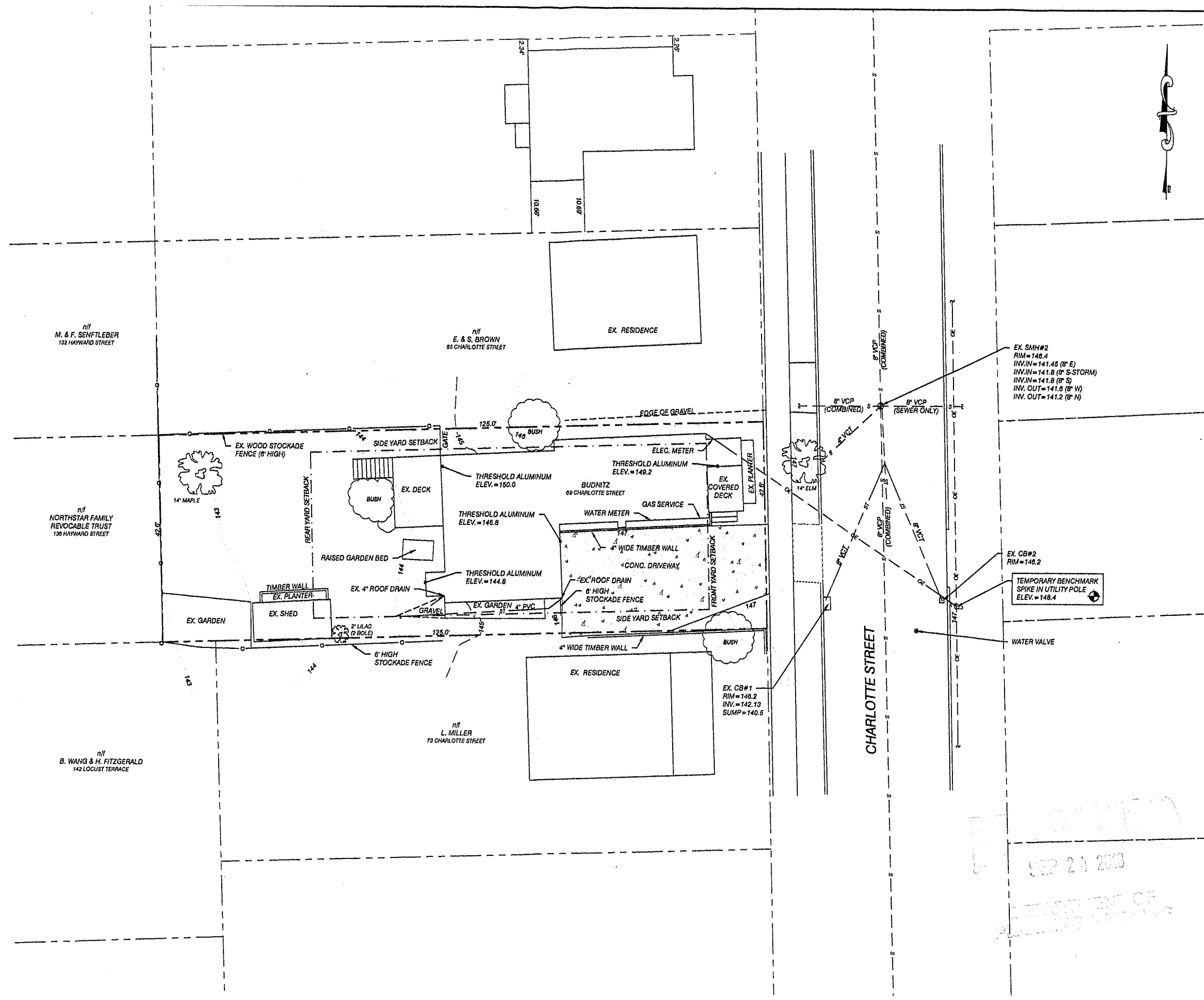
1. The HVAC shall be screened from public view.
2. Utility connections shall be undergrounded if possible. The location of all meters and utility connections shall be provided on the site plan and building elevations as appropriate.
3. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
4. If trash and recycling are proposed for the open garage structure, it shall be secured and screened from public view.
5. Standard Permit Conditions 1-15.



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LEGEND

---	APPROXIMATE PROPERTY LINE
---	APPROXIMATE SETBACK LINE
---	EXISTING CONTOUR
---	EXISTING CURB
---	EXISTING STOCKADE FENCE
---	EXISTING GRAVEL
---	EXISTING PAVEMENT
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING STORM
---	EXISTING GRAVITY SEWER
---	EXISTING SEWER MANHOLE
---	EXISTING CATCH BASIN
---	EXISTING SHUT OFF
---	EXISTING UTILITY POLE
---	EXISTING DECIDUOUS TREE
---	EXISTING CONIFEROUS TREE
---	PROJECT BENCHMARK



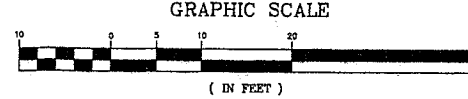
ZONING REQUIREMENTS:

ZONING DISTRICT: RESIDENTIAL - LOW DENSITY (RL)

CATEGORY	REQUIRED	EXISTING
LOT FRONTAGE	60' MIN	42.6'
LOT SIZE	8,000 S.F. MIN	5,327 S.F.
COVERAGE		
LOT COVERAGE	35% MAX.	48%
BUILD TO ZONE		
FRONT YARD	AVE. OF 2 ADJ. LOTS ON BOTH SIDES - 12' ± 5'	± 12'
SIDE YARD	10% OF LOT WIDTH OR AVE. SIDE YARD SETBACK 2 ADJ. LOTS (MAX 20') - 4.2	± 4'
REAR YARD	25% OF LOT DEPTH (20 MIN, 75 MAX) - 31.2	± 54.5

NOTES

- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
- PROPERTY LINE INFORMATION IS BASED ON INFORMATION ABSTRACTED FROM THE CITY OF BURLINGTON LAND RECORDS. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
- SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC. JUNE 18, 2018. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT.



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-854-3323 FAX: 802-854-2271 web: www.civil-engineering-associates.com

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DRAWN

MAB

CHECKED

JLM

APPROVED

JLM

CLIENT:

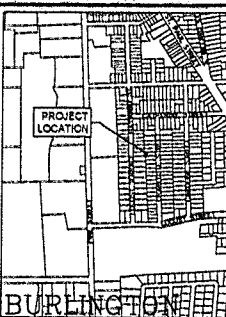
BUDNITZ

888 FALLS ROAD
SHELBURNE, VERMONT

PROJECT:

BUDNITZ
RESIDENCE

69 CHARLOTTE STREET
BURLINGTON, VERMONT



LOCATION MAP

DATE	CHECKED	REVISION

EXISTING
CONDITIONS SITE
PLAN

DATE

--

SCALE

1" = 10'

DRAWING NUMBER

C1

ZONING REQUIREMENTS

69 CHARLOTTE STREET
BURLINGTON, VT 05401

OWNERS

SA AND PAUL BUDNITZ

ZONING DISTRICT

RESIDENTIAL LOW DENSITY (RL)

SETBACKS

REQUIRED

FRONT: 12'-6" +/- 5'
SIDE: 10% X 42.6' = 4'-3"
REAR: 25% X 125' = 31'-3"
ACCESSORY: 5' ON SIDE AND BACK

PROPOSED:

FRONT: 17'-6" TO BUILDING FACE
9'-6" TO PORCH FACE
SIDE: 4'-6"
REAR: 47'-6"
ACCESSORY: 5' ON SIDE AND BACK

LOT COVERAGE CALCULATION

EXISTING:

HOUSE: 1,334 SF
PORCHES: 256 SF
ACCESSORY: 130 SF
DRIVE: 824 SF

TOTAL: 2,544 SF

LOT SIZE: 5,327 SF

EXISTING
COVERAGE: 2,544/5,327 = 48%

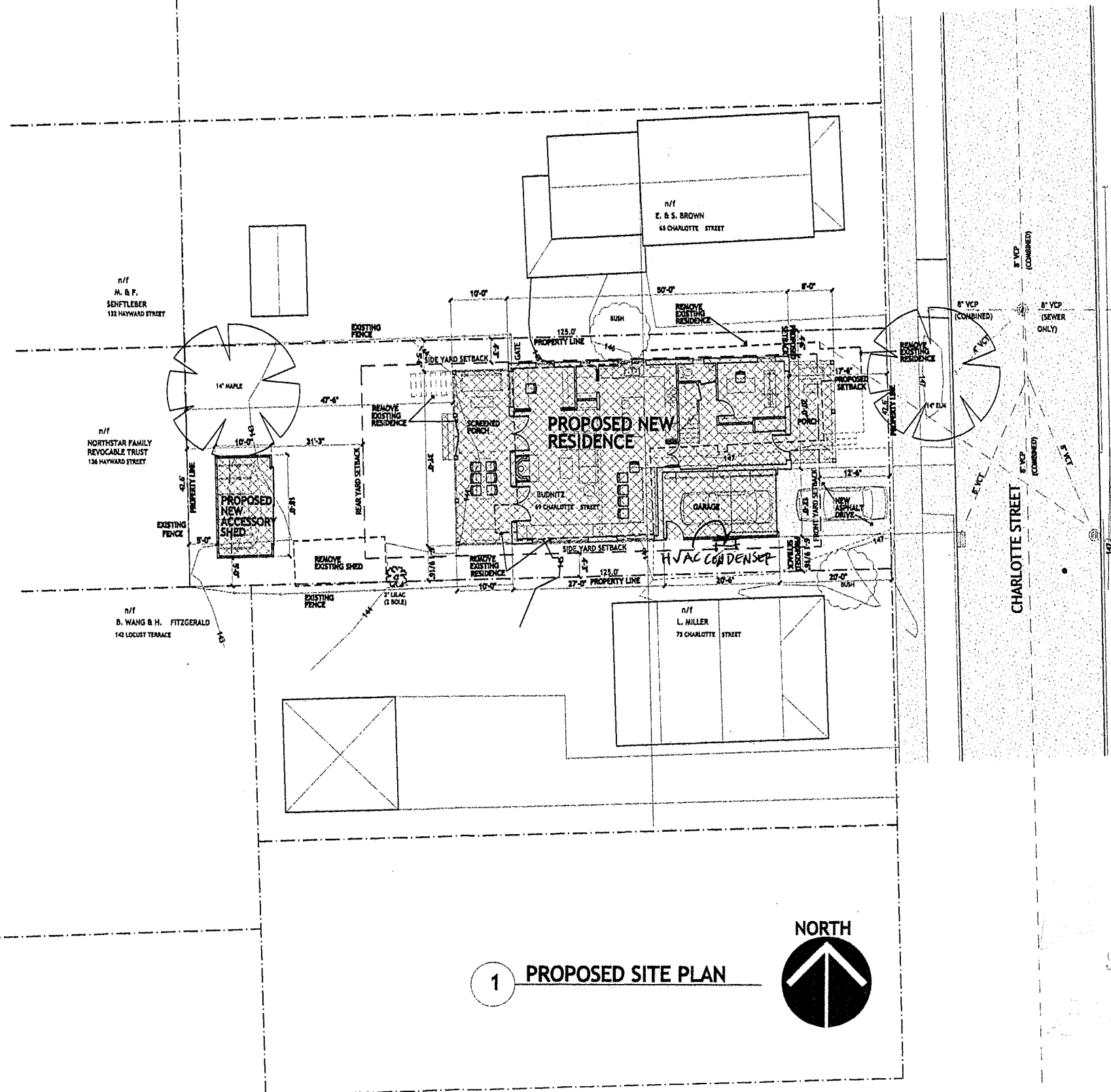
PROPOSED:

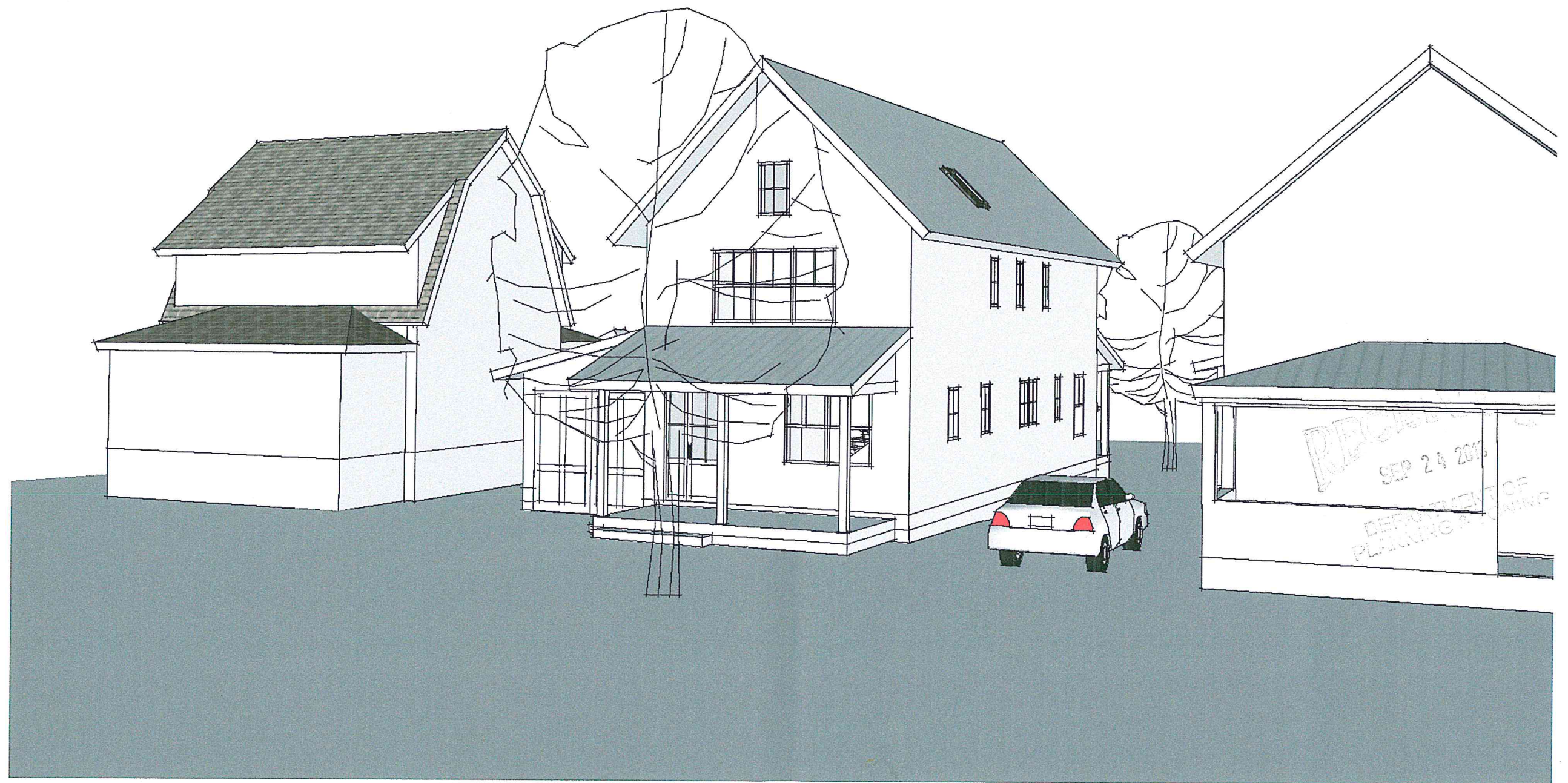
HOUSE: 1,570 SF
FRONT PORCH: 144 SF
ACCESSORY: 180 SF
DRIVE: 240 SF
OPEN STEPS: 38 SF
SCREENED PORCH: 310 SF

TOTAL: 2,468 SF

LOT SIZE: 5,327 SF

PROPOSED
COVERAGE: 2,468/5,327 = 46%





PERSPECTIVE FROM NORTHEAST

September 21, 2018

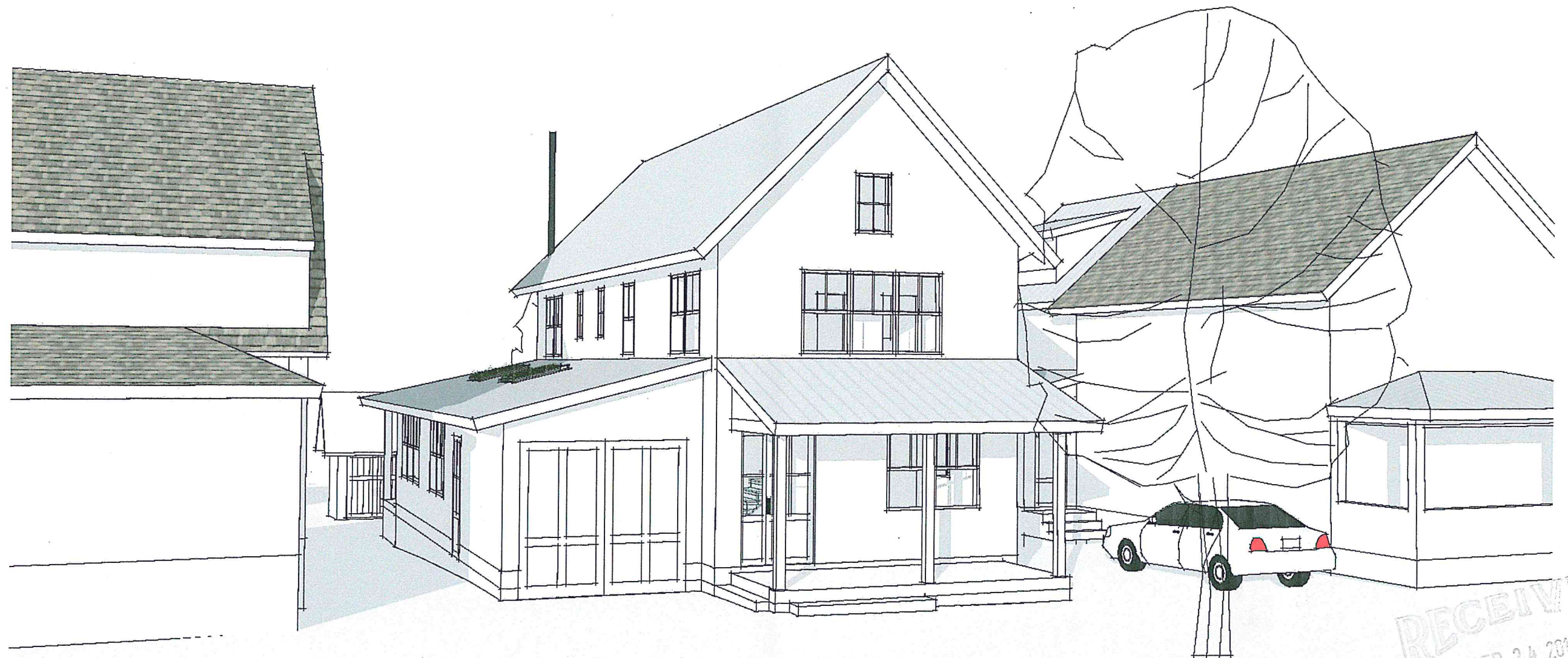
BURLINGTON VERMONT RESIDENCE FOR SA + PAUL BUDNITZ

A



SELIN + SELIN ARCHITECTURE

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www.selinandselin.com

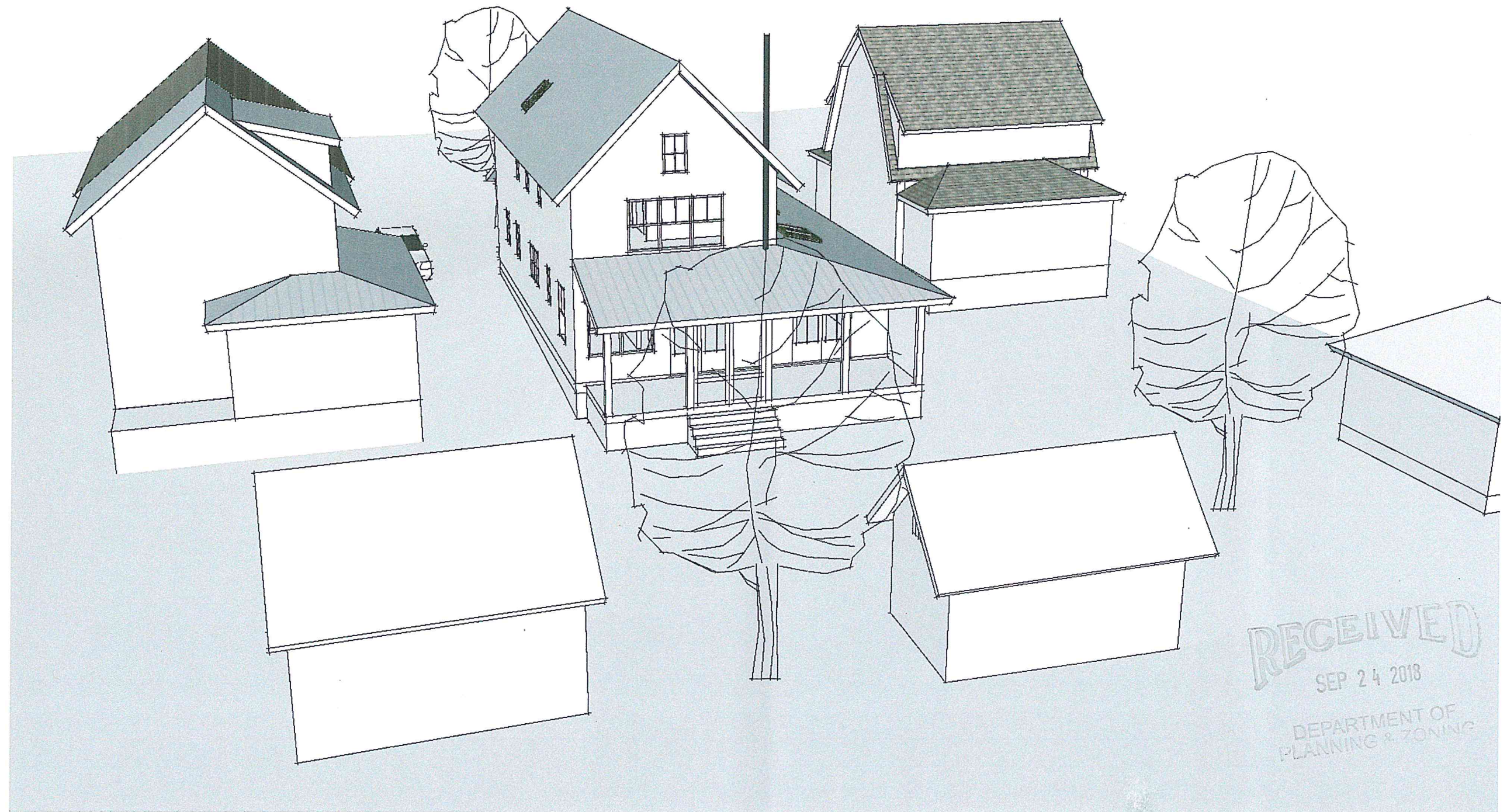


PERSPECTIVE FROM SOUTHEAST

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PERSPECTIVE FROM NORTHWEST

September 21, 2018

SHREVEPORT, VERMONT RESIDENCE FOR SA + PAUL BUDNITZ

A 03

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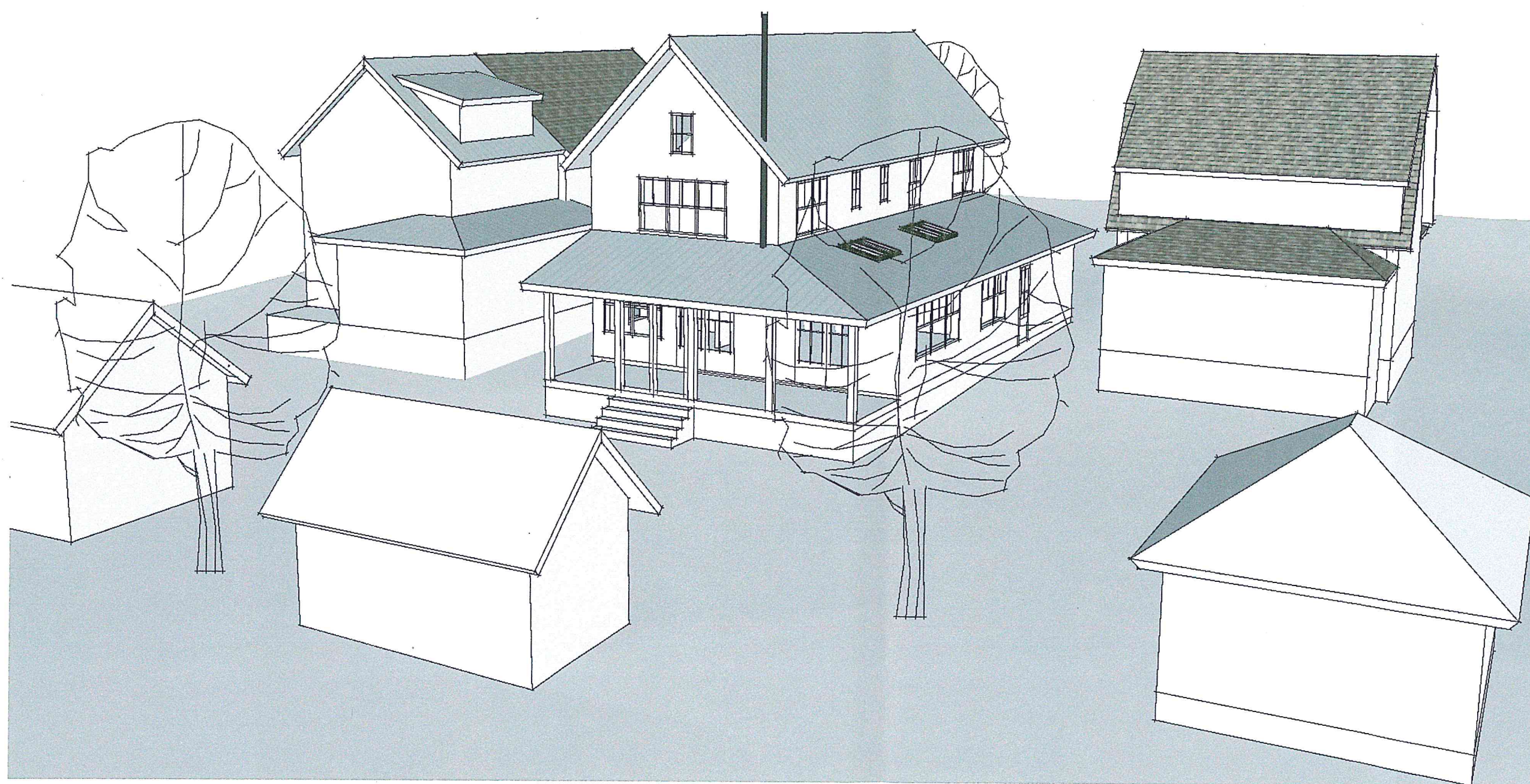
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PERSPECTIVE FROM SOUTHWEST



WEST ELEVATION
SCALE 1/8" = 1'-0"

BOARD + BATTEN SIDING

CLAD WINDOWS

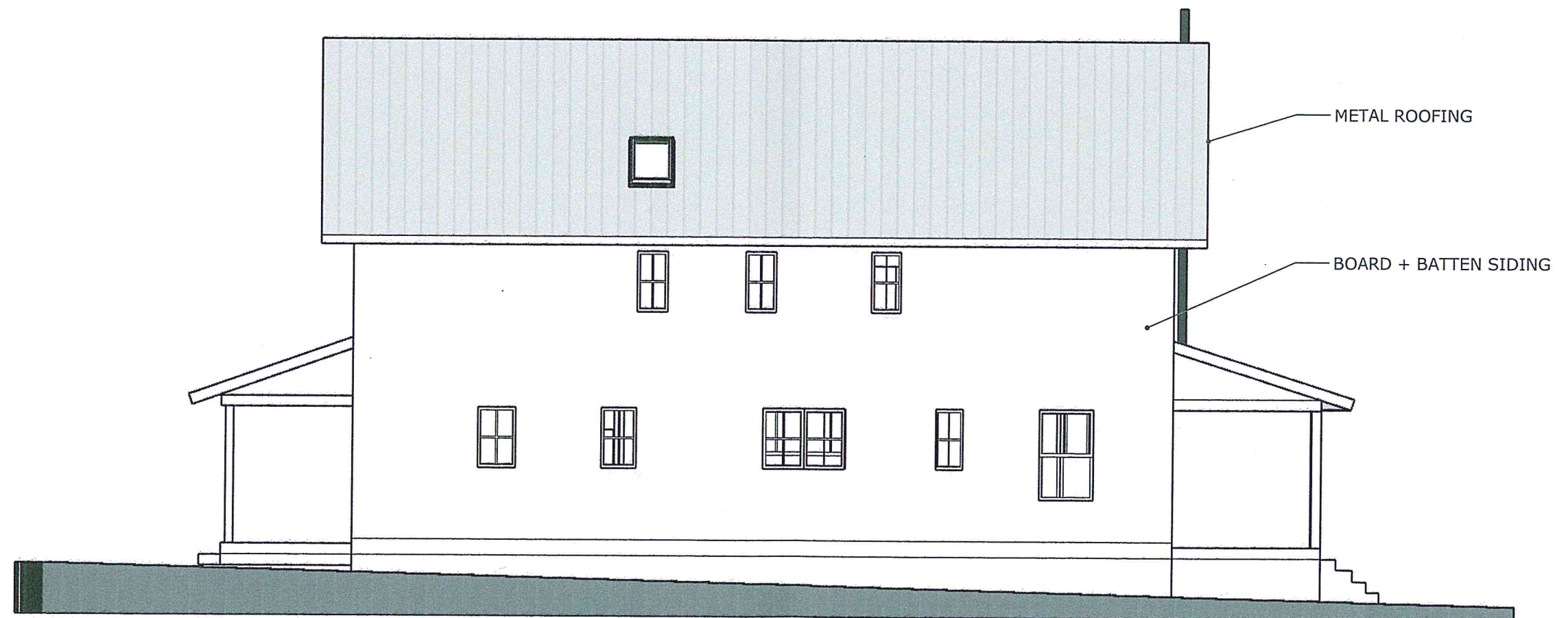
METAL ROOFING



EAST ELEVATION
SCALE 1/8" = 1'-0"

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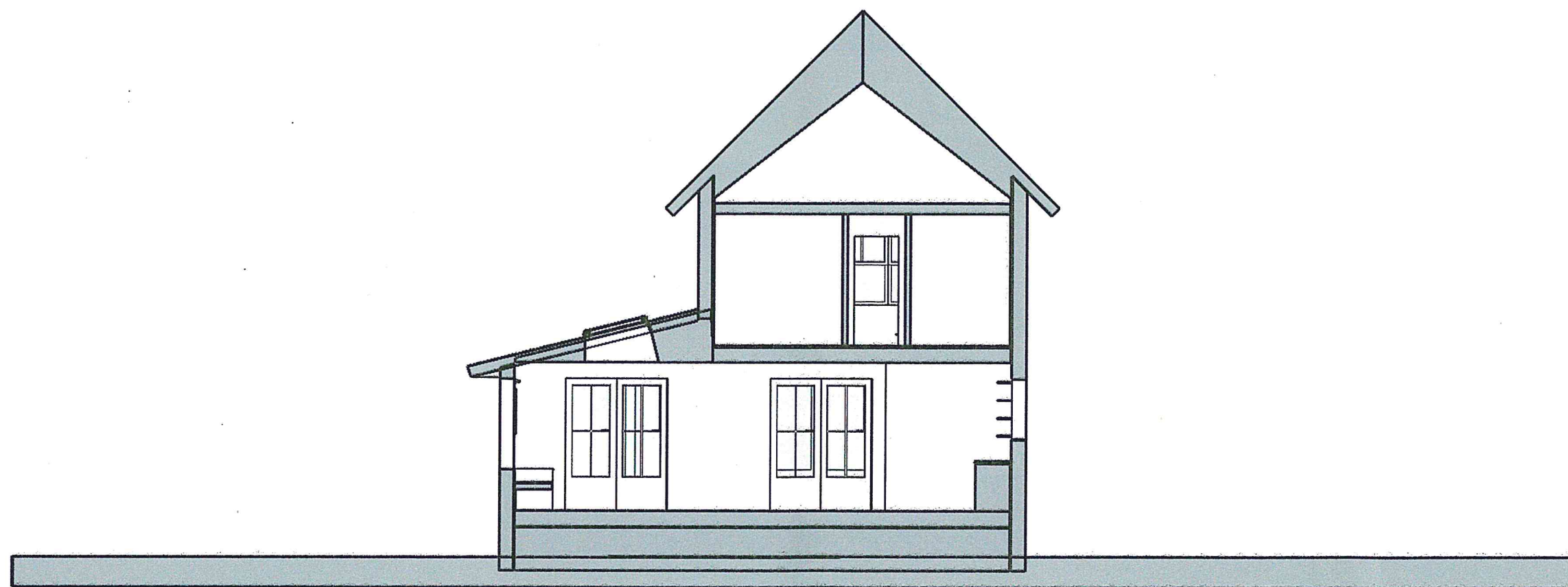




NORTH ELEVATION
SCALE $\frac{1}{8}" = 1'-0"$

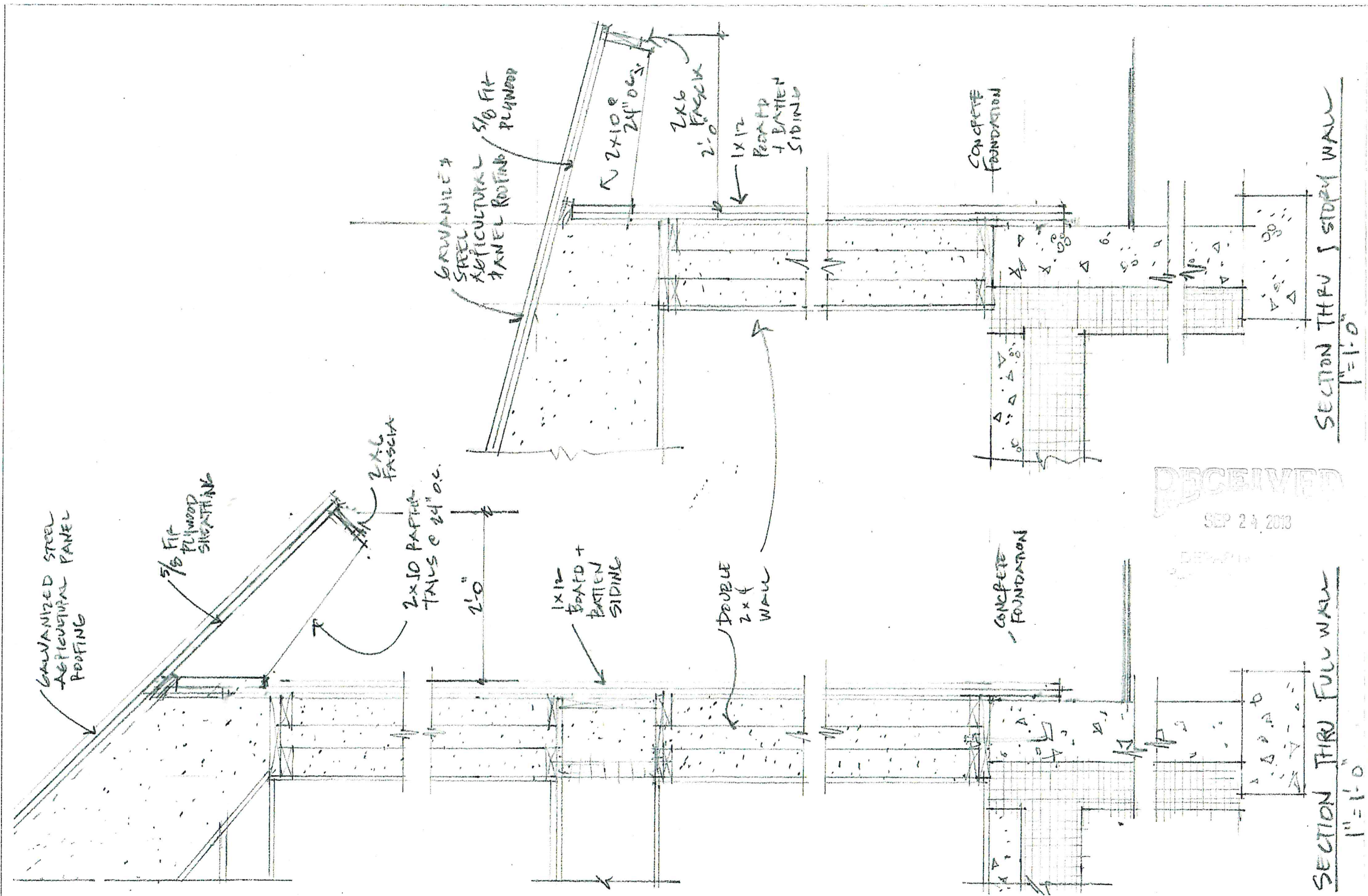
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CROSS SECTION
SCALE 1/8" = 1'-0"

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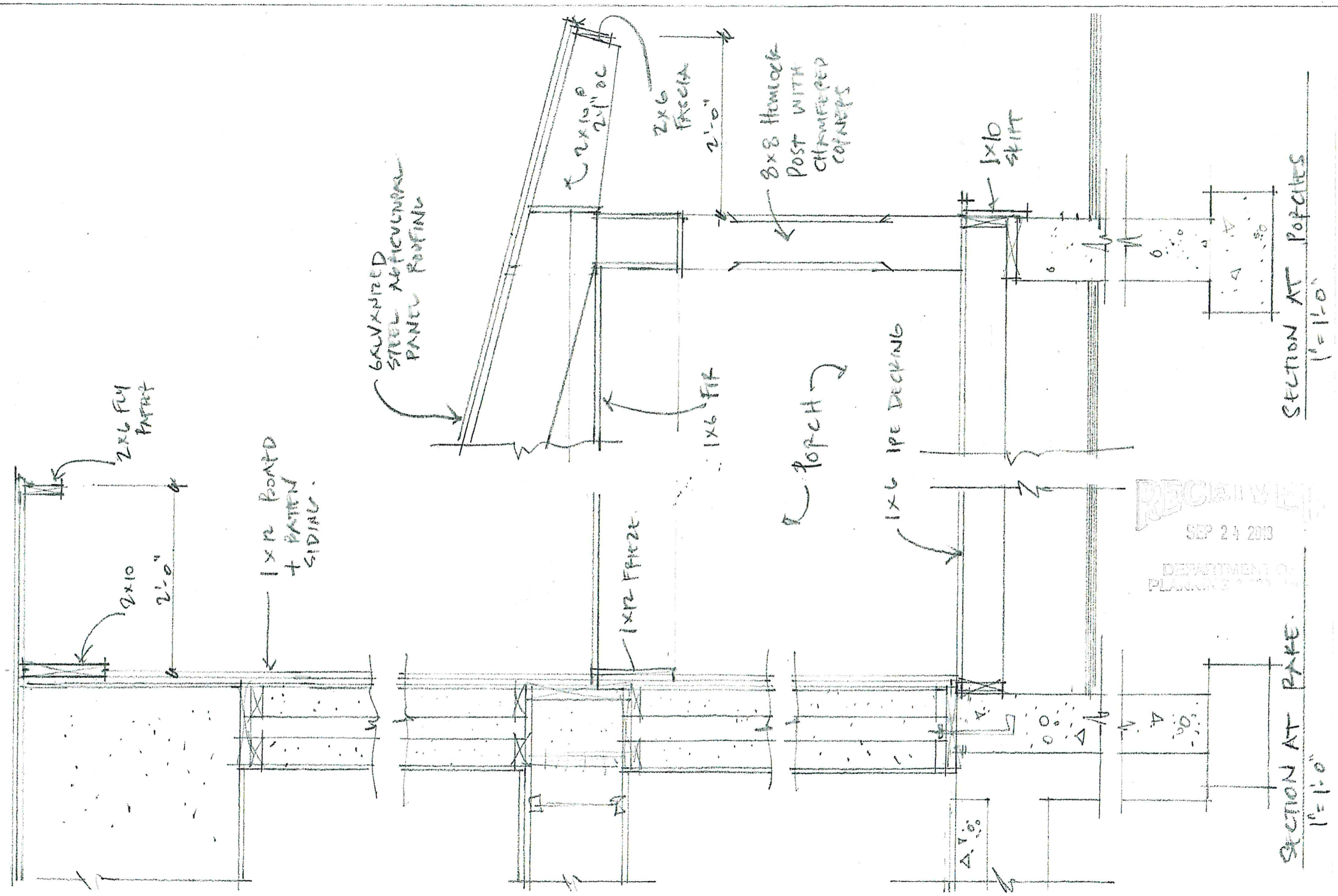
SECTION THRU GABLE WALL
1"=1'-0"

SECTION THRU DOUBLE WALL
1"=1'-0"



September 21, 2018

BURLINGTON VERMONT, RESIDENCE FOR SA + PAUL BUDNITZ



SECTION AT PORCHES
1" = 1'-0"

SECTION AT RAKE
1" = 1'-0"

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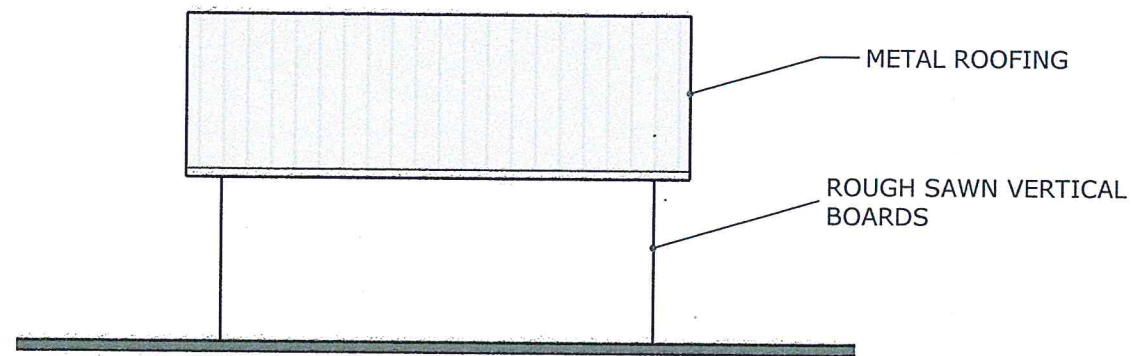


SOUTH ELEVATION
SCALE $\frac{1}{8}" = 1'-0"$

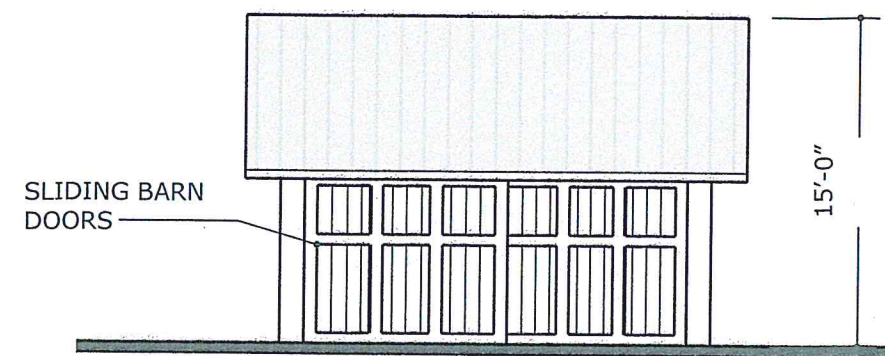
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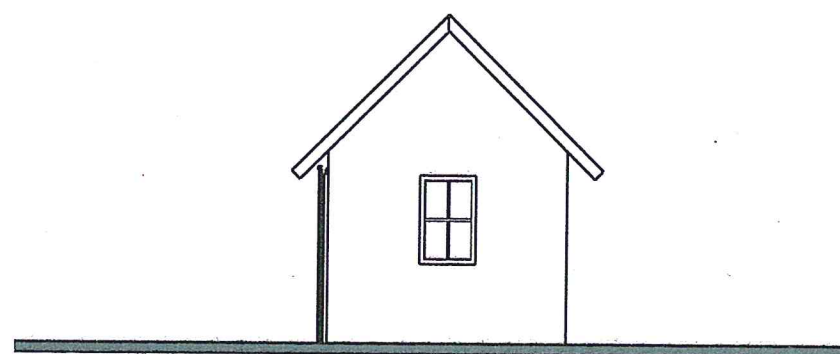
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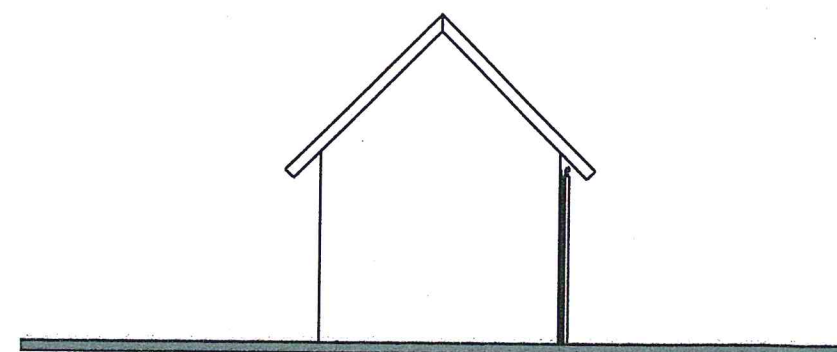
SHED - WEST ELEVATION
SCALE 1/8" = 1'-0"



SHED - EAST ELEVATION
SCALE 1/8" = 1'-0"



SHED - NORTH ELEVATION
SCALE 1/8" = 1'-0"



SHED - SOUTH ELEVATION
SCALE 1/8" = 1'-0"

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From: **Paul Budnitz** paul@superplastic.co
Subject: Light 1
Date: September 27, 2018 at 5:10 PM
To: Stephen Selin stephen@selinandselin.com

☆ Paul

\\ Superplastic \\ CEO \\ instgram \\ superplastic.co

FRONT DOOR
LIGHT FIXTURE.
BUDNITZ RESIDENCE



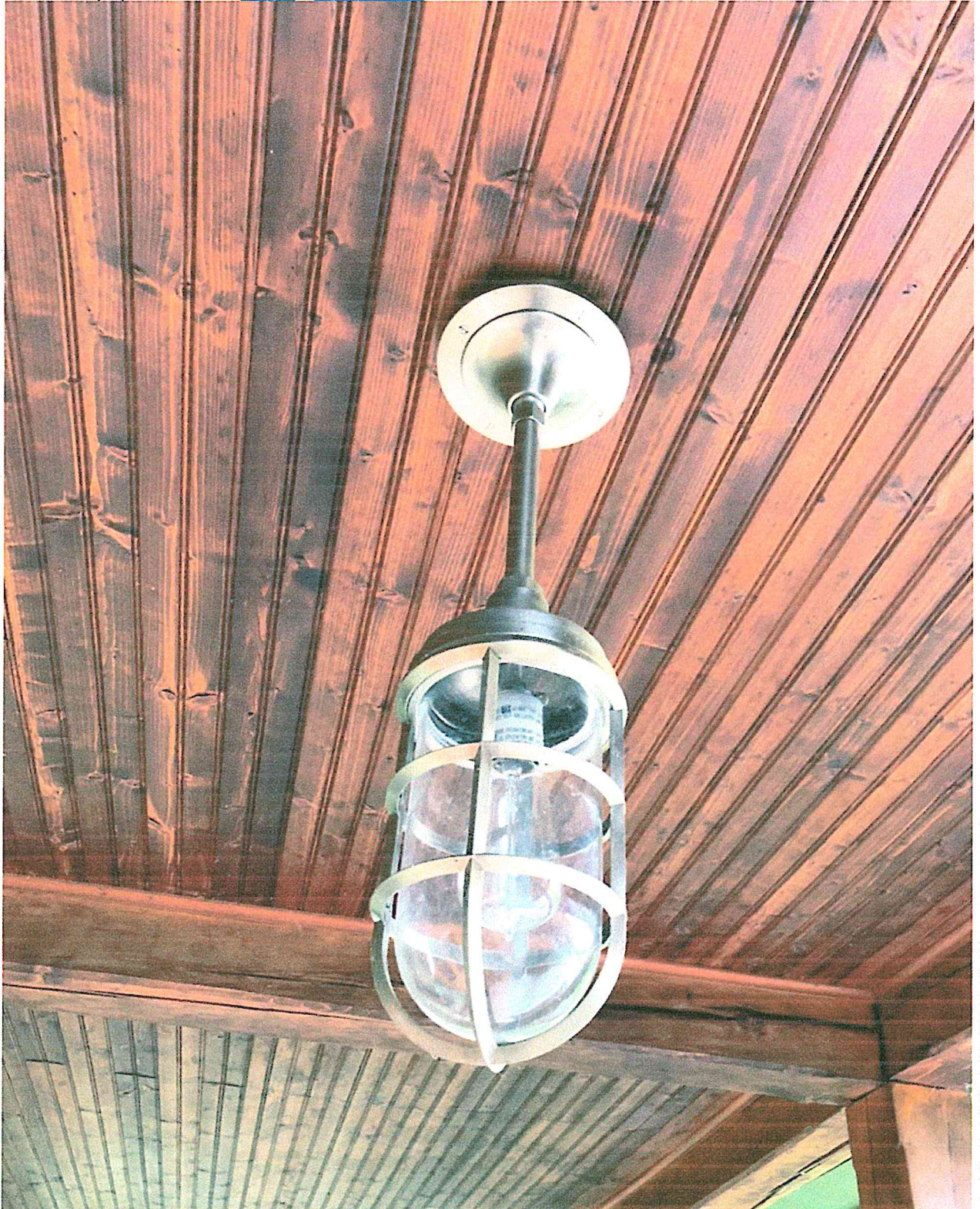
From: **Paul Budnitz** paul@superplastic.co
Subject: Light 2
Date: September 27, 2018 at 5:11 PM
To: Stephen Selin stephen@selinandselin.com

FRONT PORCH
CEILING
LIGHT FIXTURE

☆ Paul

BUDNITZ RESIDENCE

\\ Superplastic \\ CEO \\ [instgrm](#) \\ [superplastic.co](#)





from **MAX**
Windows and Doors

Built to perform

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WOOD-ULTREX® SERIES

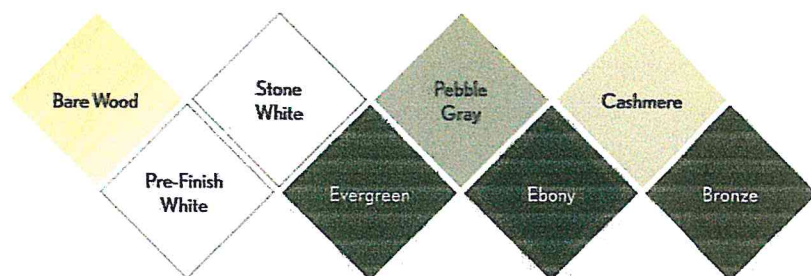
2018 PRODUCT CATALOG

EXERCISE YOUR OPTIONS

FINISHES

INTERIOR FINISHES: Standard bare wood to stain to match your interior; or a factory-applied pre-finish white for reduced job site finishing time and labor.

EXTERIOR FINISHES: Stone White, Evergreen, Pebble Gray, Ebony, Cashmere, or Bronze. All are AAMA 624 verified and fully paintable without affecting the durability. The Ultrex® fiberglass exterior holds dark colors better than vinyl or vinyl/wood composites.



GLAZING

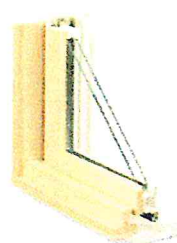
Available in Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.*

TEMPERED GLASS: Standard on large units and doors. Available on most other units.

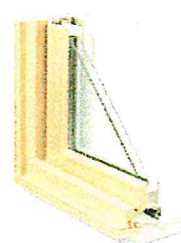
OBSCURE GLASS: Provides privacy without sacrificing energy efficiency and light.

SOUND ABATEMENT: Variable thickness glass provides enhanced STC and OITC sound abatement performance.

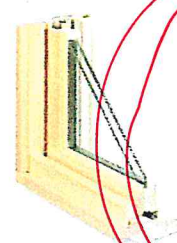
TRIPANE GLASS: Three panes of glass provide superior energy efficiency.



Tempered Glass



Obscure Glass



Variable Thickness Glass



Trip-pane Glass

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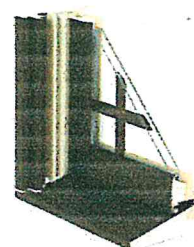
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GRILLES

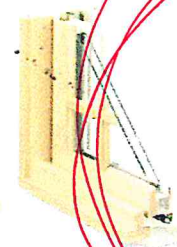
PROFILED GRILLES-BETWEEN-THE-GLASS (GBG): Grilles between two glass panels. GBG are available in several lite cut options with either White or Bronze interior finish.

SIMULATED DIVIDED LITES (SDL): Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.

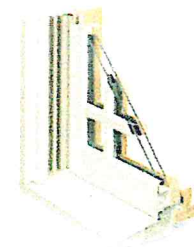
WOOD INTERIOR GRILLES (WIG): Removable grilles. Available in bare wood or factory applied pre-finish white on interior or exterior.



Grilles-Between-the-Glass®



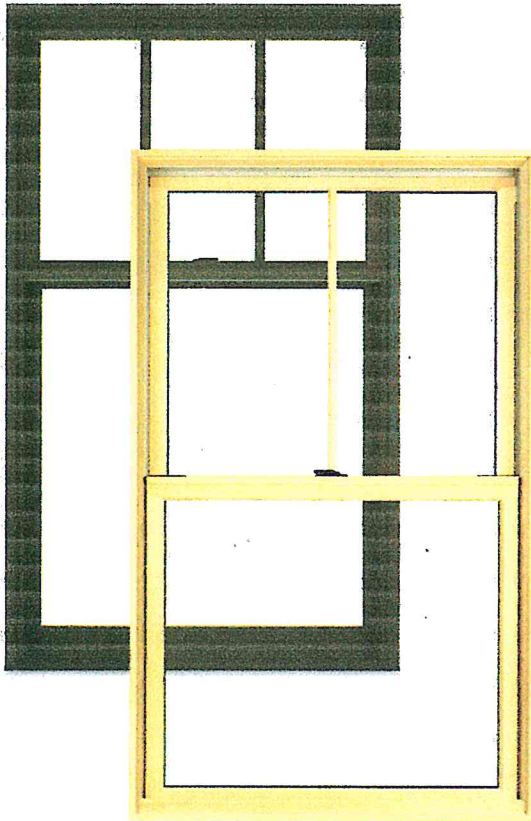
Wood Interior Grilles



Simulated Divided Lite (with or without spacer bar)

DOUBLE HUNG

TRADITIONAL LOOK, ADVANCED ENGINEERING



BOTH SASH TILT
AND REMOVE EASILY,
WITH NO TOOLS OR
STRINGS TO DETACH.

Features two movable sash with
the versatility to create ventilation
at the top, bottom, or both.

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- The Double Hung is equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate making tilting and cleaning effortless.
- Sash lock provides a positive detent, reassuring user that the window is either locked or unlocked.
- PG50 performance rating on a majority of sizes.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Factory, reinforced, and field mulling kits available.
- Available in standard and special sizes up to 4 feet 6 inches wide by 6 feet high.
- Coordinating Picture and Transom Windows available in sizes up to 5 feet wide by 6 feet high.

CASEMENT AND AWNING

BEAUTY THAT HINGES ON PERFORMANCE



COMBINE WITH OTHER
CASEMENTS, AWNINGS,
PICTURES, AND TRANSOMS
FOR VERSATILITY.

Casements and Awnings
provide large daylight openings,
clean sightlines, and a great
contemporary feel.

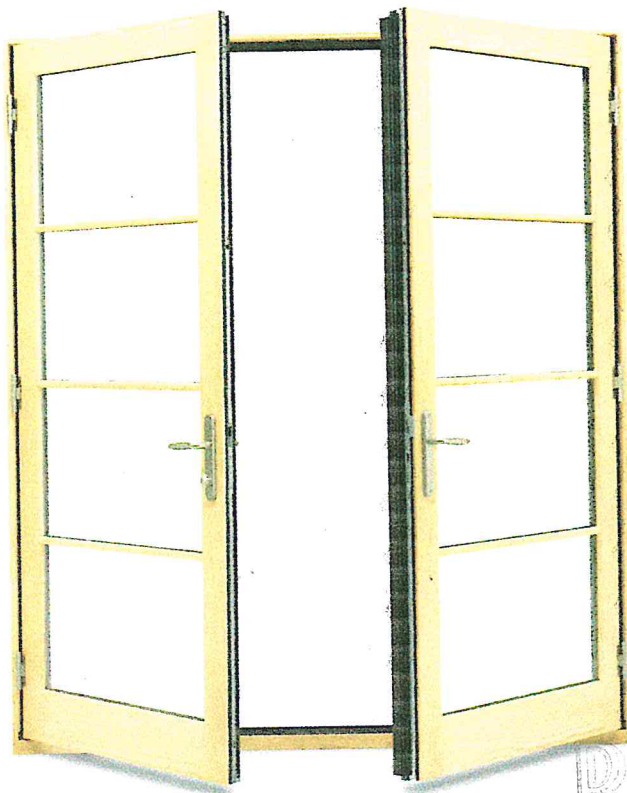
RECEIVED
SEP 24 2013

DEPARTMENT OF
PLANNING & ZONING

- Multi-point sequential locking system provides superior PG50 performance rating with single lever operation.
- ENERGY STAR® certified and available with Low E1, Low E2, or Low E3 insulated glass. Tripane glass is also an option.
- Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics.
- Stationary, operating, transom, and picture units available.
- Folding handle neatly stows out of the way. Stainless steel coastal hardware available.
- Casements available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awnings available in standard and special sizes up to 4 feet wide by 4 feet high.
- Coordinating Picture and Transom Windows available up to 5 feet wide by 6 feet high.

INSWING FRENCH DOOR

INVITE THE OUTDOORS IN



AN ELEGANT WAY
TO SAY WELCOME.

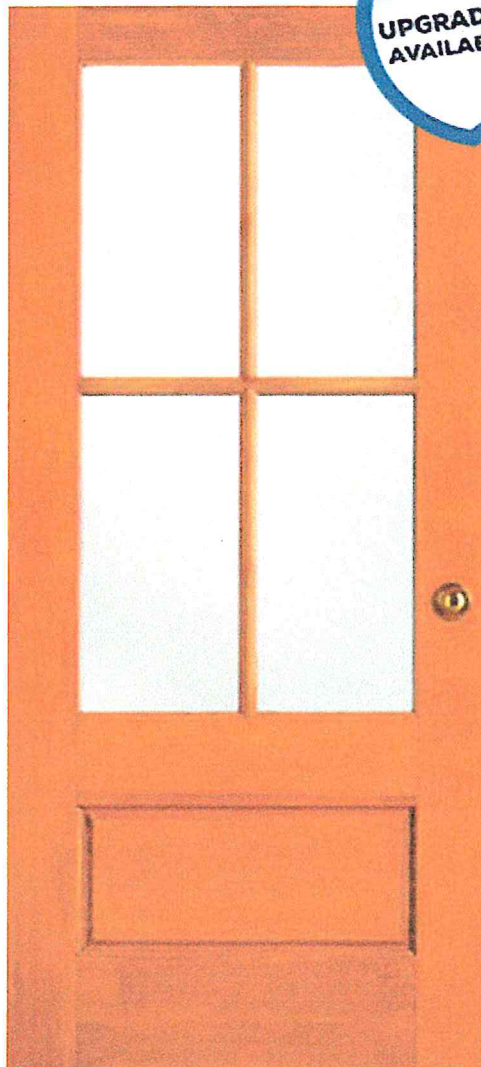
The durable Ultrex® fiberglass exterior stands up to Mother Nature offering proven strength where needed most.

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SEP 24 2010

DEPARTMENT OF
PLANNING & ZONING

- Secure and stable stainless steel multi-point locking system.
- Precision built in $\frac{1}{64}$ " increments.
- Tempered, insulated glass with argon gas.
- Available in 1, 2, or 3 panel configurations.*
- Multiple configurations up to 6 feet wide by 8 feet high.
- Bronze or beige sill options available.
- PG30 performance rating standard.
- PG50 performance rating optional on 1 and 2 panel configurations.

* 3 panel configuration is achieved by mulling multiple frames together to create an assembly.

[Back to Search Results](#)FRONT DOOR**WHERE TO BUY****UPGRADES
AVAILABLE**

37504 THERMAL SASH (SDL)

SERIES: Exterior French & Sash Doors**TYPE:** Exterior French & Sash**APPLICATIONS:** Can be used for a swing door, Dutch Door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

MATCHING COMPONENTS

Thermal Sash Sidelight (SDL) (37802)Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery**Panels:** 1-7/16" Innerbond® Double Hip-Raised Panel**Glass:** 3/4" Insulated Glazing

GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

WIDTH **HEIGHT** **WOOD SPECIES** **GLASS** **PANEL**

UPGRADES

- ☐ UltraBlock Technology
☐ WaterBarrier Technology

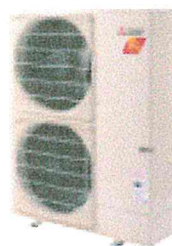
REQUEST DEALER QUOTE

MITSUBISHI OUTDOOR CONDENSER UNIT - WALL H

RECEIVED

SEP 24 2018

DEPARTMENT OF
PLANNING & ZONING



	MXZ-4C36NAHZ	MXZ-5C42NAHZ
COOL (BTU/H)	36,000	42,000
HEAT (BTU/H)	45,000	48,000
SEER*	19.1	19
HSPF*	11.3	11
MAX ZONES	4	5
ENERGY STAR®	YES	YES
SOUND LEVEL AS LOW AS DB(A)	49	50
HYPER-HEAT	YES	YES

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form		SURVEY NUMBER: 0402-5 Part of: ☐ District _____ ☐ Complex _____ Contributing ☐ Non-Contributing ☒	
COUNTY: Chittenden		Listed on: State Register of Historic Places National Register of Historic Places	
TOWN: Burlington VILLAGE:		CRITERIA: A ☐ B ☐ C ☐ D ☐	
LOCATION: 69 Charlotte Street		NEGATIVE FILE NUMBER:	
PROPERTY TYPE: House		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 443340.41042 N 218575.81730 E911 E N	
OWNER: Amy & Karen Bielawski Branch ADDRESS:		PRESENT FORMAL NAME: Bielawski Branch House	
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☒ Restricted ☐		COMMON NAME: Bielawski Branch House	
HISTORIC CONTEXT: Physical Patterns of Communities		ORIGINAL FORMAL NAME: Yandow House	
SIGNIFICANCE: Architectural ☐ Historic ☐ Archeological ☐ Engineering ☐		PRESENT USE: House	
LEVEL OF SIGNIFICANCE: Local ☐ State ☐ National ☐		ORIGINAL USE: House	
PHYSICAL CONDITION OF STRUCTURE: Excellent ☐ Good ☒ Fair ☐ Poor ☐		ARCHITECT/ENGINEER:	
		BUILDER/CONTRACTOR:	
		STYLE: Colonial Revival;	
		PLAN:	
		DATE BUILT: 1921	
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: 2 Number of Bays: 4 x 2		Entrance Location: right Approximate Dimensions: 15x31	

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Additional Features:

porch; Chicago windows;

Additional Description:

Original full-width porch is partially enclosed on the right side and the entry door turned 90 degrees. Large additions off rear and side of the hosue make it a non-contributing resource.

RELATED STRUCTURES:

STATEMENT OF SIGNIFICANCE:

This house occupies Lot #87 as shown on the 1898 Buell plan. Batchelder and Brown sold the lot in 1917 to Edward Payson, who also owned the adjacent lots #86 and #85. Payson was a carpenter and may have built this house. The first Burlington Directory listing appears in 1921, for Roy J. Yandow. The house first appears on the 1926 Sanborn map. This house is a non-contributing resource due to alterations to the original structure, including changing the location of the front door and enclosing the front porch, and large additions on the rear and side elevations.

REFERENCES:

MAP: (Indicate North in Circle)

SURROUNDING ENVIRONMENT:

Open ☐

Woodland ☐

Scattered Buildings ☐

Moderately Built Up ☐

Densely Built Up ☒

Residential ☒

Commercial ☐

Agricultural ☐

Industrial ☐

Roadside Strip Development ☐

Designed Landscape Features ☐

Other:

RECORDED BY:

Devin Colman

ORGANIZATION:

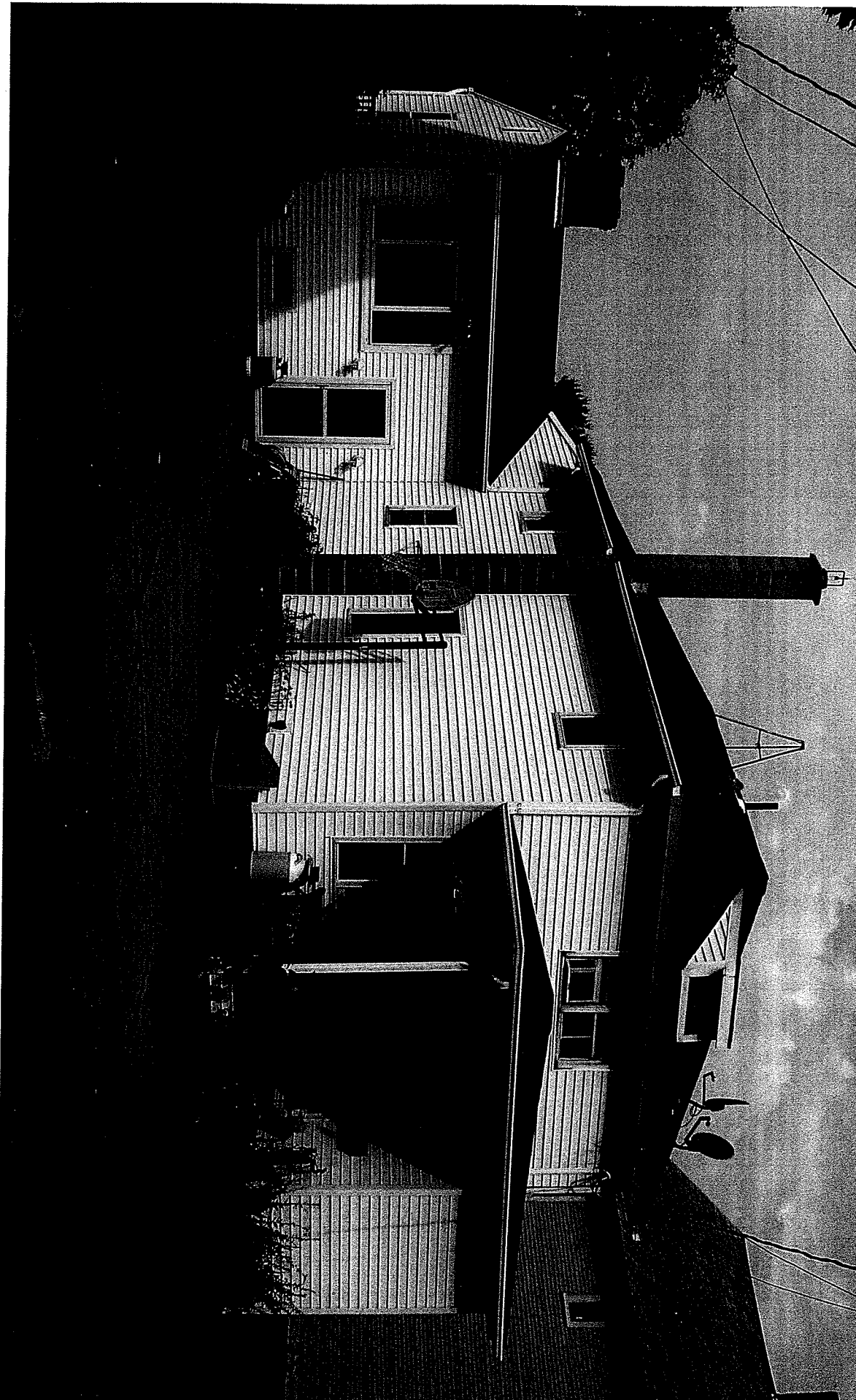
City of Burlington

DATE RECORDED:

09/07/2007

LAST UPDATED:

10/06/2008



Survey 0402-5: 69 Charlotte Street
Burlington, VT. View northwest.
Photograph by Devin Colman, 9/5/2007
Digital image on file at VT Division for Historic Preservation

ZONING REQUIREMENTS

69 CHARLOTTE STREET
BURLINGTON, VT 05401

OWNERS

SA AND PAUL BUDNITZ

ZONING DISTRICT

RESIDENTIAL LOW DENSITY (RL)

SETBACKS

REQUIRED

FRONT: 12'-6" +/- 5'
SIDE: 10' X 42.6' = 4'-3"
REAR: 25% X 125' = 31'-3"
ACCESSORY: 5' ON SIDE AND BACK

PROPOSED:

FRONT: 17'-6" TO BUILDING FACE
9'-6" TO PORCH FACE
SIDE: 4'-6"
REAR: 47'-6"
ACCESSORY: 5' ON SIDE AND BACK

LOT COVERAGE CALCULATION

EXISTING:

HOUSE:	1,334 SF
PORCHES:	256 SF
ACCESSORY:	130 SF
DRIVE:	824 SF

TOTAL: 2,544 SF

LOT SIZE: 5,327 SF

EXISTING

COVERAGE: $2,544 / 5,327 = 48\%$

PROPOSED:

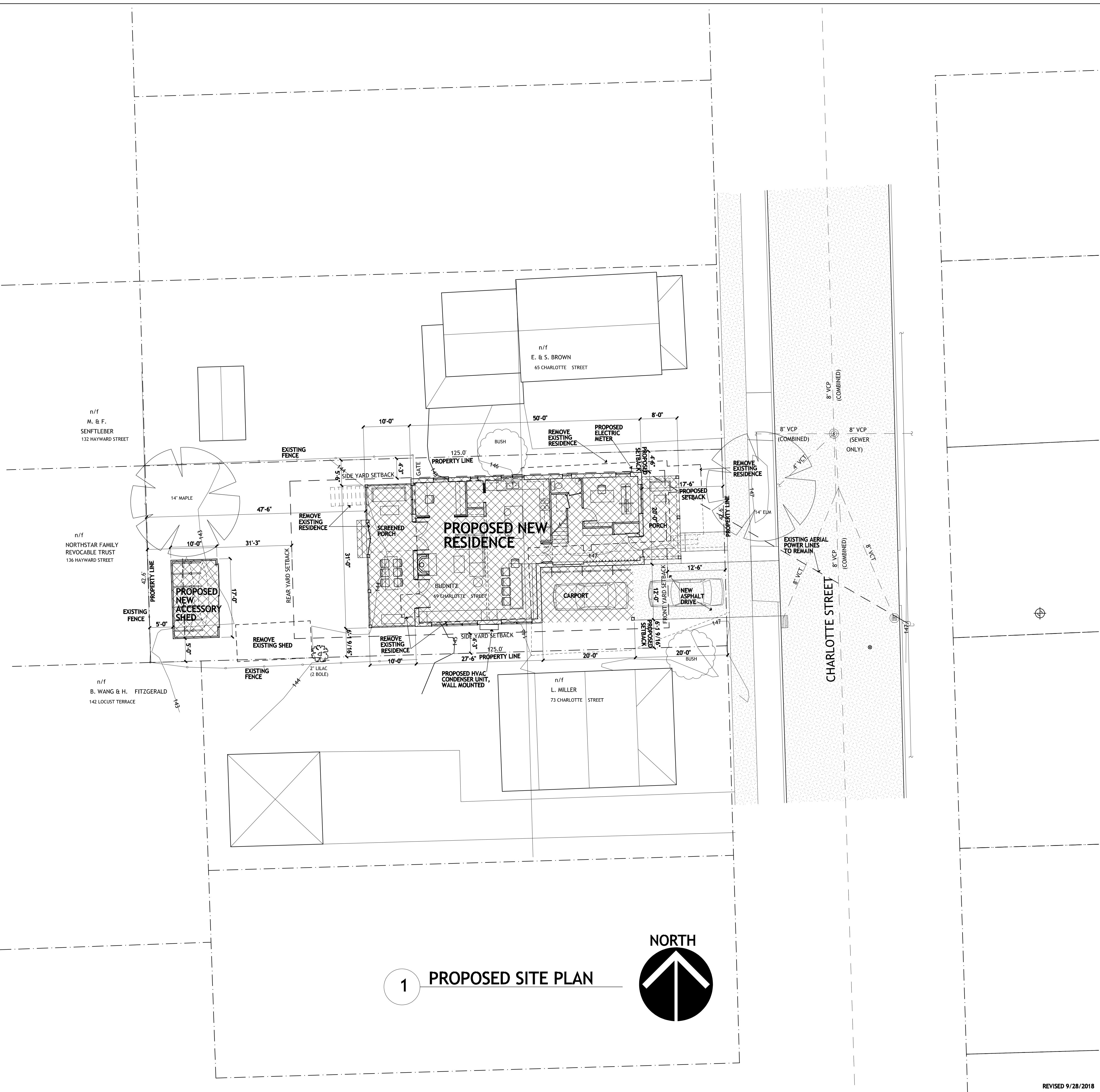
HOUSE:	1,330 SF
FRONT PORCH:	144 SF
CARPORT:	240 SF
ACCESSORY:	170 SF
DRIVE:	240 SF
STEPS, WALKS:	66 SF
SCREENED PORCH:	310 SF

TOTAL: 2,500 SF

LOT SIZE: 5,327 SF

PROPOSED

COVERAGE: $2,500 / 5,327 = 47\%$



1 PROPOSED SITE PLAN



VT_Chittenden County_Stannard House_0001



VT_Chittenden County_Stannard House_0002



VT_Chittenden County_Stannard House_0003



VT_Chittenden County_Stannard House_0004



VT_Chittenden County_Stannard House_0005



VT_Chittenden County_Stannard House_0006



VT_Chittenden County_Stannard House_0007



VT_Chittenden County_Stannard House_0008



VT_Chittenden County_Stannard House_0009



VT_Chittenden County_Stannard House_0010



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VT_Chittenden County_Stannard House_0012



VT_Chittenden County_Stannard House_0013



VT_Chittenden County_Stannard House_0014



VT_Chittenden County_Stannard House_0015



VT_Chittenden County_Stannard House_0016



VT_Chittenden County_Stannard House_0017



VT_Chittenden County_Stannard House_0018



VT_Chittenden County_Stannard House_0019



VT_Chittenden County_Stannard House_0020



VT_Chittenden County_Stannard House_0021



VT_Chittenden County_Stannard House_0022



VT_Chittenden County_Stannard House_0023



VT_Chittenden County_Stannard House_0024



VT_Chittenden County_Stannard House_0025



VT_Chittenden County_Stannard House_0026



VT_Chittenden County_Stannard House_0027



VT_Chittenden County_Stannard House_0028

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Stannard HouseOther names/site number: N/A

Name of related multiple property listing:

N/A

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

2. LocationStreet & number: 3 George StreetCity or town: Burlington State: VT County: ChittendenNot For Publication: ☐ Vicinity: ☐**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 at the following level(s) of significance:

 national X statewide local

Applicable National Register Criteria:

 A B X C D_____
Signature of certifying official/Title:_____
Date_____
State or Federal agency/bureau or Tribal GovernmentIn my opinion, the property meets does not meet the National Register criteria._____
Signature of commenting official:_____
Date_____
Title :_____
State or Federal agency/bureau
or Tribal Government

Stannard House
Name of Property

Chittenden, Vermont
County and State

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

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 ☐

Stannard House
Name of Property

Chittenden, Vermont
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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> </u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

Stannard House
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7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY: Greek Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: STONE: slate; BRICK; WOOD: weatherboard

Narrative Description

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

Summary Paragraph

The Stannard House is located at 3 George Street and occupies a prominent location at the intersection of George Street and Pearl Street in downtown Burlington, Vermont. The setting of the ca. 1850 brick house has changed considerably over the years with the construction of large, modern commercial and apartment buildings along Pearl Street. This has left the Stannard House as a smaller scale remnant of the 19th century in a late 20th, early 21st century streetscape. The Stannard House is oriented from north-south fronting George Street. It comprises a c. 1850 brick main block at the south end, a contemporaneous brick wing in the center, and a ca. 1925 cinder block addition at the north end. Changes to the Stannard House have been primarily those involving building additions and connections north of the ca. 1850 brick wing as the building was converted to apartments, and the construction and removal of porches on various elevations. In 1889 a two-story barn stood north of and connected to the wing, and by 1906 it had been removed. In the mid-1920s the barn had been replaced by a one and one-half story autohouse, raised and converted to apartments by the 1950s. Windows throughout the building were replaced in 2018 with wood double hung sash packs on the main block east and south elevations, and wood double hung inserts everywhere else. The rectangular main block is a side-gabled, two and one-half story, four-by-two bay dwelling built

Stannard House
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in the Greek Revival style. The contemporaneous, two-story wing is set back six feet at the connection and extends to the north another four bays. Both the main block and wing have running bond brick walls, slate roofs, and one brick chimney each. Fenestration is irregularly placed on the facades: the windows on the façade and south elevation have been replaced with modern wood double-hung sash packs that enabled all historic trim to be retained. The windows on the east and north façade have been replaced with wood double-hung inserts. An elaborate Greek Revival-style main entrance is set into the center of the main block façade, with a heavy, six-panel door flanked by three-quarter sidelights and fluted ionic columns. Also architecturally notable is the ogee-arched wooden vent set into the south gable. The wing is accessed by pedestrian doors at the north and south ends of the façade. The ca. 1925 north addition is three bays wide and three bays deep. The original cinder block walls are exposed on the first floor and the original garage opening and the second story walls are covered in clapboard siding. Two entrance doors are located on the façade, a third exterior door accesses the second-floor covered porch. Windows are primarily single or paired, replacement one-over-one wood double-hung. The building interior was converted for use as six apartments and one commercial space with an entrance on Pearl Street in the 1950s. The commercial space was converted to a seventh apartment in 2018. Interior spaces have been partially reconfigured with additional staircases and new partitions, but a substantial amount of historic trim is extant throughout the main block and wing. While there have been changes over the years to porches, windows, and the configuration of the north addition, the 19th century main block and wing remain largely as originally constructed. Based on the foregoing, the Stannard retains its historical integrity of location, design, setting, feeling, workmanship, materials, and association.

Narrative Description

Exterior

Main Block

The eaves-front, two and one-half story, four-by-two bay brick main block fronts George Street, with its south-facing gable set back ten feet from the Pearl Street sidewalk. The house rests on a locally quarried, mortared redstone foundation extending sixteen inches above ground with horizontally oriented blocks – more regular in shape in the front (east) than the other elevations where smaller, irregular sized blocks are used. Post and beam exterior walls are covered in brick veneer in a running bond. The brick walls show remnants of faded and peeling red paint throughout the exterior, numerous interventions to replace and repoint sections of the wall, and signs of covered porches having been constructed and removed over the years. VT weathering slate with a wide standing seam edge flashing covers the roof that projects twelve inches over the eaves where it meets the brick wall. Above the box is a small cyma reversa

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under a larger ogee molding that extends up and under the metal drip edge; a quarter-round molding covers the connection of the box and brick wall below. An unadorned brick chimney penetrates the center of the main block roof west of the ridge.

Windows on the four-bay main block façade were replaced in 2018, with sash packs on the east and south elevations of the main block, and full wood double hung inserts everywhere else. Fenestration is irregularly placed into the brick walls. The elaborate central entry is flanked on the north side by two, wood, double-hung, two-over-two windows while only one is offset to the south on the other side of the door. On the second floor, windows are placed above the first-story windows and entrance door, set into the brick walls with projecting wooden sills and jack arches. The main block facade is highlighted by an elaborate central entry that contains a three-inch-thick door with six recessed panels and delicately carved leaf-and-tongue molding surrounds. Three-quarter height, original sidelights above recessed panel bases flank the door. Freestanding fluted Ionic columns stand on either side of the front door and support a full entablature with dentilated cornice and continuous frieze. Fluted pilasters frame the side of the recessed entry area and support the ends of the entablature. Above the entablature is a cut stone slab lintel. The recessed entryway has a granite stoop accessed from grade by two granite steps with wrought iron railings.

The two-bay, main block south elevation has two windows on the second story, a window in the west bay of the first floor, and a modern door set into the first-floor east bay with a single full sidelight and fixed transom. First and second story windows are double-hung, two-over-two wood sash units in set into the brick with projecting wood sills and jack arches. Above the second-floor windows and set into the pediment tympanum is a delicate, ogee-arched gable vent overtopped with a simple brick perimeter following the ogee curves.

On the west elevation, windows are a mix of wood two-over-two, double-hung sash with projecting wood sills and jack arches, and smaller, two-over-two, double-hung windows at the north end that lack lintels. An entrance door at the south end of the west elevation was converted to a window by bricking in the lower half of the opening. To its north are two, wood, double-hung, two-over-two windows, and one smaller two-over-two window without a lintel. Similar replacement sash are set into second floor window openings. The entrance doorway at the south end of the west elevation was also converted to a window in 2018 by bricking in the lower half of the opening. The north elevation is mostly obscured by the one and one-half story wing attached under the main block gable soffit which remains exposed. A square, fixed, single-light wood window lights the attic space in the gable peak. A former doorway on the first-story northeast corner has been bricked in.

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Brick Wing

The irregularly fenestrated, four bay long, two-story, gable-roofed wing is attached to the north end of the main block. It rests on a mixed stone, brick and concrete foundation and has a Vermont weathering slate roof with a wood box soffit matching that of the main block. A plain, brick chimney is centered on the roof ridge.

On the east-facing façade, exterior doors open into the first and fourth bays. Both doors are modern fiberglass replacements with upper half-lights over lower vertical panels. Paired, replacement double-hung, two-over-two wood windows with wood sills and no lintels are set into the second and third bays. Two sets of paired, replacement two-over two double-hung windows set close to the eaves light the second floor. The southern entry door opens into a simple enclosed staircase to the second floor which contains a single apartment. The northern door accesses the first-floor apartment. Paint remnants indicate a single-story porch was previously constructed along the first story.

The rear (west) elevation of the wing is continuous with the rear elevation of the main block and contains a mix of replacement two-over-two double-hung replacement windows, both full length and shorter units. Each story has four windows in the same configuration. From north to south they comprise a full height window, a window set into an earlier doorway converted by bricking in the lower half of the opening, and a pair of shorter windows to the south. The first story windows have jack arches, the second story windows are set closely under the eaves. A two-story porch once spanned the west side of the building as evidenced by paint lines and was accessed by the doors since converted to windows.

North Addition

This c. 1925, two-story, gable-roofed, two-bay wide by three-bay deep addition attaches to the north end of the brick wing. The first-floor walls are quarry-faced cinder block extending below grade, dating to the original ca. 1925 garage addition. The garage opening on the façade, as well as the second story walls were covered in faux brick asphalt siding when the addition was raised to two stories in the 1950s and have been resided with clapboards. All north addition windows are 2018 replacement wood one-over-one double-hung. The addition roof is covered in asphalt shingles, with a soffit composed of plain trim with a narrow cornice molding. A shed-roofed, two-story porch constructed in 2018 replaced the original porch in the same configuration and is supported on square wood columns. The upper level of the porch has a clapboarded half wall and another set of square wooden columns supporting the roof. Decking is composite and porch ceiling is painted plywood. The roof of the north addition continues over the façade porch and the westernmost bay extension, but in each case on shallower planes that are covered in EPDM rubber roofing.

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Projecting from the south bay of the addition façade first floor, but sheltered under the front porch, is a door opening into an enclosed stairhall to the second floor. The door is a modern fiberglass replacement with a one-half upper light over vertical panels on the lower half. Paired windows on both stories of the facade have flat wood casings and projecting wood sills. The north elevation has a single window in the east bay, and paired windows in the west bay, a fenestration pattern repeated on the second floor. The lower windows are set into the cinder block with brick molds, the upper windows have flat casings. On the west, rear wall there are two windows on each floor set one above the other, the lower windows set into the cinderblock with brick molds, and the upper windows with simple flat casings. On the south elevation of the addition where it projects west of the brick wing, each floor has a single window where earlier doors opened onto a two-story porch constructed along the back of the brick wing.

Interior

Main Block

The main block first floor houses two apartments on either side of an enclosed staircase to the second floor. The south apartment comprises a large open space along the south wall housing the livingroom/ dining room, and kitchen. The space has been modernized, removing most of the original wall separating original east and west rooms. Walls and ceilings are sheetrocked, the hardwood floor has been refinished. Most of the extant door and window trim on the east, west, and south walls, except for the main entrance door on the south wall, which is painted flat-stock boards, appears to be original to the building but modified and relocated to fit the renovated spaces. The consistent element is tall entablatures with double frieze boards, the upper frieze being punctuated by two filets under a cyma reversa. Side casings are consistently wide and molded but mismatched among the doors and windows indicating previous alterations. The west wall window retains historic trim indicating it was originally a door. The bath and kitchen fixtures and cabinets are new.

The one-bedroom first floor apartment on the north side of the stairs is accessed by a modern fiberglass door with flat stock trim at the bottom of the stairwell. The front (east) livingroom contains a small modern kitchenette in the northwest corner. Behind (west) of the livingroom is a north-south hallway that accesses a closet and bedroom at the south end, and a bathroom and a second closet to the north. Floors are a mix of wood-look laminate and hardwood strip, except for the bath and kitchen which have sheet linoleum. Interior walls are generally plaster and lathe, and a significant amount of historic wood trim remains. The two front windows retain their original Greek Revival entablatures comprising peaked lintels over a tall frieze board. The ears of the entablature step inward to meet the side casings comprising three fascias, the proudest and narrowest at the outer edge, with sequentially wider fascias stepped back toward the inside edge. The casings intersect a bullnosed projecting sill, then

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continue downward to connect with plain bases at the floor. Under the windows and between the lower casings are recessed panels with perimeter quarter-round moldings and a flat stock border. The horizontal entablature over the entrance door steps out to meet the side casings (rather than *in* like the front windows) and comprises a series of narrow fascias stepping in from the outside edge. A three-light transom window overtops the door into the hallway that has the same entablature and casings as the east side windows. Ten-inch-tall baseboards comprise a lower section of three, horizontal, two and one-half inch, tongue in groove boards capped with a two and one-half inch molding. The narrow, north-south hallway west of the living room has four tightly spaced doors, all with staggered fascia casings and projecting horizontal entablatures. The entablature over the door into the north closet is cove molded to fit around the connecting entablatures as the width of the space cannot handle all the heavy wood trim. Base blocks and baseboard are the same as the livingroom. The ornate door casings, entablatures, and baseboard continue into the back bedroom and bathroom with some replacement with flat stock trim. Apartment doors are a mix of replacement fiberglass doors and recessed panel wood doors. The bath and kitchen fixtures and cabinets are new.

An enclosed staircase rises into the center of the six-room apartment that occupies the entire second floor of the main block. South of the staircase are the connected living room, dining room, and a modern kitchen. North of the stairs is a north-south hallway that accesses one bedroom and the bathroom to the west, and a larger bedroom to the east. Except for tile in the bathroom, floors are uniformly two and one-quarter inch wide hardwood and like the first floor, walls and ceilings are generally plaster and lathe. The apartment is distinguished by heavy Greek Revival style trim in the common spaces, comprising peaked entablatures with tall frieze boards over doorways and windows in the living room and dining room. Ancillary spaces including the hall, bedrooms, and bathroom have flat stock trim, and a three-light transom is in place over the door to the east bedroom. Tall baseboards with either of two different molded cap designs are in every room, and doors are a mix of either four or six recessed-panel wood designs and fiberglass replacements. The bath and kitchen fixtures and cabinets are new. The sole access to the attic is located in the small room directly over the main entrance door.

Brick Wing

The ground floor, five-room apartment in the brick wing is accessed by a fiberglass entrance door in the northernmost bay of the wing's façade. A north-south hallway separates the livingroom and one bedroom on the east side from the second bedroom, modern kitchen and bathroom on the west side. Floors are hardwood strip except for the sheet linoleum in the bath and kitchen. Walls and ceilings are a mix of sheetrock and plaster and lathe. The trim level is much simpler in the brick wing, comprising flat stock boards around windows and doors throughout the space. Baseboards are nine inches tall throughout and comprise a six-inch fascia board overtopped by with a thinner, three-inch fascia board. Interior doors are a mix of Christian cross, paneled wood doors, and fiberglass replacements. The bath and kitchen fixtures and cabinets are new.

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The wing's second floor apartment is accessed through an enclosed stairway with a modern exterior door set in the south bay of the façade. Its configuration, surfaces, and plain trim generally match those of the first floor. Instead of a mix of baseboard types, however, the second-floor apartment has the two-piece construction capped by a beveled molding. Interior doors are a mix of Christian cross wood paneled units and modern fiberglass replacements. The bath and kitchen fixtures and cabinets are new.

North Addition

Upper and lower apartments in the north addition have the same five-room configuration with living rooms located at the front of the building (east), a bedroom and dining room in the center, and a kitchen and bathroom in the rear. The lower apartment is accessed on the façade's south bay by a modern fiberglass entrance door that opens into the livingroom. Walls and ceilings are covered in sheetrock, and floors are a mix of hardwood strip and wood-look laminate, except the kitchen and bath that have sheet linoleum. The trim is identical to that of the brick wing, comprising two-piece baseboards and flat stock casings around windows and doors. Doors are modern replacements. The upstairs unit is accessed from the enclosed staircase adjacent south of the first-floor entrance. The trim is identical to that of the first floor, comprising flat stock casings around windows and doors and two-piece baseboards. The wood door to the front porch is a modern fiberglass replacement.

Basement

Under the main block and wing only is an unfinished basement, accessed from a single wood staircase in brick wing apartment. The ceiling is sheetrocked for fire protection, though earlier exposed floor framing had remnants of lath in some areas indicating an earlier plaster ceiling. The framing is separated per the basement's three rooms: two rooms in the wing separated by an east-west brick wall, and a single room under the main block which is separated from the wing by a second brick wall. Both brick walls have doorways allowing passage between the three rooms – one at each end of the south wall, and one in the east end of the north wall. In the wing's north room, two by ten-inch joists running east-west are carried by perimeter stone walls and by two, intermediate six-by-ten carry beams running north-south. Joists in the wing's south bay run north-south, supported by the intermediate brick wall to the north, and the brick wall separating the wing from the main block to the north. Main block floor joists also run north-south and are carried by the dividing brick wall to the north, the perimeter stone wall to the south, and two intermediate six-by-ten carry beams. Basement perimeter walls are generally exposed random ashlar redstone, though some previously repaired areas have been plastered over with mortar, and a substantial concrete curb has been installed to reinforce the west and north walls in the wing north room. Floor surfaces are different in each of the three rooms: in the main block the brick floor is covered in concrete, in the center room it is stone slab, and in the north room there is a dirt floor. On the south side of the wing's dividing brick wall is a brick-lined meat smoker connected to the center chimney. Inside the smoker remain

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the metal hooks to hang meat though it is apparent this facility has not been used in many decades due to its condition.

Attic

The building has one attic space, unfinished, in the two and one-half story main block and accessed by an enclosed staircase in the second-floor apartment. Three-inch by six-inch rafters on twenty-four-inch centers meet without a ridge beam under the roof peak. The floor is wood plank overtopped with insulation. The brick gable walls are exposed behind the stud frame with the ogee vent on the south gable and a six-light fixed sash on the north gable.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

c. 1850 – c. 1955

Significant Dates

c. 1850
c. 1920
c. 1955

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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

The Stannard House is eligible for listing in the National Register of Historic Places under Criterion 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. The house is also notable, though not considered historically significant, for its having briefly been the home of Vermont Civil War Hero General George Stannard, from 1871 – 1873. The General was distinguished for his role in the Union victory at Gettysburg and several other pivotal Civil War battles.

As it exists today, the Stannard House embodies the characteristics of a mid-19th century Greek Revival-style house. Its design is an expression of the style interpreted in a large house built for a citizen of means, at a prominent, centrally located intersection close to Burlington's waterfront commercial center. Medical practitioner Dr. Ashbell Pitkin had the Greek Revival-style Stannard House constructed in 1849/1850 at the corner of Pearl and George Streets, just three blocks from the waterfront, to house his large residence and medical practice. The affluence of Dr. Pitkin is expressed in the substantial size of the house and choice of brick for the walls and slate to cover the roof. The house is architecturally significant for its elaborate and remarkably well-preserved entrance centered on the main block façade. Equally notable, with only a handful of other examples in Chittenden County, is the ogee-arched fanlight present in the south pedimented gable. Overall, the house possesses several integrated characteristics that define the Greek Revival style which attained widespread popularity in Vermont in the second half of the 19th century: a prominent, columned entrance way with heavy, ornamented door, three-quarter sidelights, and full entablature; low pitched, slate-covered roof; pedimented gables; eaves entablatures, and; stone lintels and jack arches over windows. Originally built to house Dr. Pitkin's home and office, the large size of the house allowed subsequent adaptation to multi-family and commercial use in the late 19th century, occupancies that continue to present day. Despite the changes, a considerable amount of Greek Revival-style trim survives in the main block in the tall baseboards, and casings of doors and windows with full entablatures. Among the preserved features is wide, peaked lintel overtopping the large opening between the second-floor rooms along the south wall. A cinderblock garage was added to the bring wing in the 1920s, reflecting the widespread use of automobiles in Burlington at that time. The garage was raised to two stories and adapted for use as apartments in the 1950s, thus extending the Stannard House period of significance to 1955.

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

The Stannard House is eligible for listing in the National Register of Historic Places under Criterion 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.

Summary History of the Stannard House

Burlington is the seat of Chittenden County and Vermont's most populous City with 42,452 residents recorded in the 2015 census. It is located on the shores of Lake Champlain in the northwest corner of the state, forty-five miles south of the Canadian border and ninety-four miles from Canada's second most populated city, Montreal.

The City of Burlington was chartered by colonial governor Benning Wentworth on June 7, 1763. Ira and Ethan Allen owned most of the land in the area, having surveyed the region and laid out lots in 1772. Saw and grist mill operators exploited advantageous sites on local rivers to power a growing economy based on water driven industry. In 1791 the State chartered the University of Vermont, securing the City's prominence through present day. Later in the decade the town laid out a grid of streets formalizing existing transportation routes between industrial centers and setting aside areas for residential growth. Municipal activities were to develop around a city green space set aside in this early city plan.

Burlington's early commerce centered around its Lake Champlain waterfront with shipping connections north to Canada and south throughout New England. Regular steamboat service began in 1809 transforming Lake Champlain into an important transportation route for Burlington's lumber products. Markets depended directly on the efficiency of water borne transportation, and Burlington gained access to the markets of New York City when the Champlain Canal was completed in 1823. When Quebec opened the Chambly Canal in 1843, the city expanded its role in dressing and processing raw lumber imports from Canada for export to United States markets.

Tariffs placed by the 1824 Tariff Act on imported textiles accelerated the growth of textile production at the nearby Winooski Falls with its abundant water supply, as well as other rivers and streams. The same act fostered the expansion of Burlington's growing glass-making business. Burlington consolidated its manufacture of glass when on October 27, 1827, the Champlain Glass Company was incorporated with its primary location at the foot of Pearl Street. The Company's expansion transformed the waterfront with construction of new industrial buildings and fostered the build out of Burlington's residential neighborhoods radiating from the waterfront that would include the Greek Revival-style Stannard House.

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Pearl Street, on which the ca. 1850 Stannard House is located at its intersection with George Street, is one of Burlington's oldest streets, laid out in the 1790s to connect the growing settlements at Burlington Bay and the mills at Winooski Falls. Upper Pearl Street, east of Church Street, developed as Burlington's primary business district until about 1820, with fine examples of federal style dwellings between Winooski Avenue and the University constructed for the businessmen and merchants. The area at the foot of Pearl Street initially developed as an important military post during and after the War of 1812 comprising fortifications and a campground in the Battery Park area. Growing companies at the waterfront added wharfs, industrial buildings, and worker housing. New streets were laid out west of Champlain Street during the neighborhood expansion, including George Street where the Stannard House would be built some 13 years later. As this portion of the city developed it became known as "Glassville" and contained modest homes that were constructed to house glass factory employees further north on George Street. At least three of the ca. 1830 brick houses are extant, located at 45, 49, and 57 George Street. The company closed in 1848 but had established lower Pearl Street as a commercial hub.

Despite a decline in commercial activity brought on by the depletion of the local timber supply by the 1850s, Burlington's waterfront remained an active commercial center. The Vermont Central and Rutland Railroads reached Burlington in 1849, connecting the waterfront by rail with markets in Montreal and Boston. This, together with improved shipping led to a second period of intense and sustained investment as new wharfs, docks, and improved transportation infrastructure handled products from expanding manufacturers, including furniture, carriages, boots and shoes, Venetian blinds, shade rollers, specialized wood products, door screens, refrigerators, baked goods, confections, soaps, pottery, stone products, spools and bobbins, and ovens. By this time, Burlington was the third largest lumber port in the country, and workers emigrated from Canada, Ireland, Scotland, Germany, and other European countries to labor at waterfront factories, swelling Burlington's population from 815 in 1800 to 7,713 in 1860. The shoreline was repeatedly filled and expanded, a process that would continue into the 20th century. A reinvigorated economy and growing population created new demands for professional services. In response, medical practitioner Doctor Ashbell Pitkin would build the Greek Revival-style Stannard House in 1849/1850 at the corner of Pearl and George Streets, just three blocks from the waterfront, to house his substantial residence and medical practice.

By 1870, distinct zones for residential, commercial, and industrial activity had been established in the city, radiating eastward from the waterfront then dominated by industry, shipping and the railroads. The City of Burlington had incorporated in 1865 followed by several municipal infrastructure improvements and new neighborhoods developed around lower Pearl Street - filled in with a mix of residential and commercial buildings, effectively becoming an extension of the downtown commercial district. Modest wood-frame or brick buildings housed living quarters and local shops that included grocers, barbers, tin shops, and furniture shops. These

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neighborhoods developed into ethnically diverse, concentrated settlements housing French, Lebanese and primarily Italian immigrants who worked in the shops and waterfront businesses.

When the lumber industry began to decline in the early 20th century, factories relying on imported raw wood began to close. Vacant buildings would be taken down and the land consumed by the new railroad lines as rail freight and passenger service dominated transportation. Rail began to decline in the mid-20th century when the interstate highway system came online, and Burlington's waterfront commerce shifted again, to handling and bulk storage of petroleum coming from barges through the Hudson River and Champlain Canal. As many as 83 huge storage tanks lined the waterfront between Oakledge Park to North Beach storing fuels for shipment inland. This industry too would wain as fuel transport was handled more efficiently over the road, and the waterfront declined and fell into decay.

As the 20th century progressed, talk of an economic revival in the city center increased. In 1955 a formal study was undertaken targeting neighborhoods covering twenty-seven acres bounded on the north by Pearl Street, on the east by Pine Street, on the south by College Street, and on the west by properties fronting on the lake side of Battery Street. Known as *The Champlain Street Urban Renewal Project*, the project proposed to extend the Church Street business district westward by renewing the area between Church Street and the waterfront. Wholesale demolition of the neighborhood began in 1966, an activity that was then seen as a social and economic improvement program for the entire city. Entire blocks of homes, corner stores and other businesses in a mostly Italian neighborhood were removed including buildings dating to the early 1800s. Some reports have stated that the buildings were in a general state of deterioration. In fact, the structures were in good to very good condition as evident in photographs taken of the demolished structures, comprising dozens of detached, one and one half and two and one-half story Greek-Revival, Queen Anne, and vernacular style homes of wood, brick, and stone, most with one or two-story porches. Also demolished were warehouses, auto repair shops, schools, and stores, most possessing historic integrity and collectively comprising an important historic Burlington neighborhood. Several historic homes and businesses between the Stannard House and Battery Street were demolished as part of the urban renewal project. Two others at eighty-two and eighty-six Pearl Street were demolished for construction of the Victoria Apartments in 2005, located immediately west of the Stannard house. Removal of the historic buildings and construction of modern commercial and apartment buildings on lower Pearl Street modern isolated the Stannard House and left it as a remnant of the mid-19th century prosperity resulting from waterfront industrial expansion.

Today, upper Pearl Street, east and north of Church Street, is a historic district listed in the National Register. The area remains largely residential, although most of the 19th and early 20th century homes have been converted to apartment buildings. The streetscape maintains a continuity of building scale, lot size, and building setback. The lower portion of

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Pearl Street has lost much of its historic character, as a result of Urban Renewal, fire, and increasing commercial pressure. The portion of the street west of Church Street is dominated by large modern structures that include:

- 1) Cathedral Church of St. Paul (1971/72) - a modern design with spartan architectural detail and smooth concrete walls with glass filling the voids.
- 2) Three Cathedral Square (1977)- a ten story, flat roofed concrete and glass building containing senior housing.
- 3) Champlain Apartments (1966/67)- a six story, flat roofed, concrete, steel and glass building containing senior housing.
- 4) Vermont State Office Building (1968)- a large two-story, flat roofed, pedestal-shaped, concrete, brick and glass building setback from the street behind an associated plaza.
- 5) Vermont Department of Employment and Training Building (1970) - another large, flat roofed, two-story, pedestal-shaped, brick and glass structure.
- 6) John A. Zampieri State Office Building, a large, three-story brick and glass structure at the corner of Pearl and St. Paul Streets.
- 7) U.S. Federal Building and Burlington Post Office (1960)- A large eight story, flat roofed, building with alternating ribbons of windows and brick wrapping the building. The building is the eastern-most large scale newer building on lower Pearl Street. A large parking lot associated with the Federal Building rests at the corner of Pearl and George Streets, leaving a vacant space along the streetscape.
- 8) Victoria Place (c. 2005)- Located at 76-90 Pearl Street, adjacent to the 3 George Street structure, this is a large, four-story, brick, mixed-use building with casement windows, and glass storefronts on the first floor. The building's massing is broken into six segments and the two end portions have mansard roofs with dormers. This building replaced historic structures at 82 and 86 Pearl.

The historic buildings that remain on lower Pearl Street today are largely second-generation construction that date from the mid-19th century and represent middle class commercial and residential construction, including: 19th century mixed-use buildings on the south side of the street at #67 (brick, three story French Second Empire) and #77 (brick, three story, flat roofed) Pearl Street. On the north side of the street, #68 Pearl (Bove's Restaurant), and #s 10, 14, and 20 Pearl at the foot of Pearl Street, near Battery Park, all one and one-half and two and one-half story residential structures dating from the mid to late 19th century. This collection of structures lacks the cohesiveness, common historical associations, and minimum concentration for be considered a historic district.

Located just three blocks east of the Burlington waterfront, the waves of commercial activity and development brought an evolving occupancy of the Stannard House property, but the ca. 1850 Main Block and brick wing have changed little since their construction. The house is depicted first on the 1853 Presdee & Edward map of Burlington. Land records

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indicate that this structure was built ca. 1849-1850 for Dr. Ashbel Stanley Pitkin, son of Caleb and Hannah Pitkin who were originally from East Hartford, Connecticut and who were among the first settlers of Marshfield, VT. Pitkin graduated from the Medical College of Castleton in the spring of 1845 and after teaching at Castleton for a short time moved to Burlington to practice medicine. Pitkin had bought the corner lot at Pearl Street and the "New Street Recently Opened" (George Street) in 1849 from Timothy W. Lovell in 1849 for \$600, Mr. Lovell having previously used the land to store lumber and stone. Pitkin combined this lot with an adjacent lot he purchased to form his homestead. He practiced medicine for the growing community out of his George Street home office for only three years and died in 1853 at the age of 45. The following year the house was purchased by Doctors H. Crandall and F. C. Clapp who continued practicing medicine out of Pitkin's offices for several years. An 1860 advertisement for the building listed it as a house "of two stories brick, with woodshed of brick, a good barn of brick with cellar...all most substantially built". Mary Stanton, wife of Henry Stanton, a well-known hotel man, bought the house in 1861, rented out rooms and operated the barn as a livery. When Stanton died in 1867 his wife sold the house to Flavill Button. A postcard depicts the house "Res of C.P Button, Burlington VT" showing the main block, the brick wing, and a brick barn to the north.

When Charles Button's wife died in 1870 at 28 years of age, Button offered the house for rent in a Burlington Free Press ad which stated "House to let: the residence corner Pearl and George Streets containing 14 rooms (one being reserved for the undersigned) with furnace, water, and other conveniences. Will be let with or without barn and carriage house. Enquire Charles Pomeroy Button". Despite the ad, the Mrs. Button's estate sold the property a few days later to General George J. Stannard. General Stannard was a celebrated Civil war hero, having played a key role in the Battle of Gettysburg, but relinquished ownership of the house only two years later to cover debts owed to the government arising from bad accounting practices when he was the Collector of Customs for the District of Vermont. Though the house goes by his name, Stannard's tenure owing the house is not considered historically significant owing to its short duration, the fact there were no significant changes made by Stannard to the house, and there is no documented evidence of any historically significant events having taken place at the property connected with his ownership. L.B. Platt and R.H. Hoyt, assignees to manage the sale of the property, broke it into four pieces. Charles F. Spaulding, then superintendent of the Burlington Gas Works, bought the largest piece of the property described as a "large and commodious modern style house, barn and sheds and about one-half acre of land, all in good order". Spaulding lost the house back to Platt and Hoyt in a mortgage default and the property was sold to Cornelia Fisk in 1881. Ms. Fisk lived in the house with her 3rd husband, George Fisk, a Clerk to the United State Court and Deputy US Marshall who kept an office at the house. In 1888, the Burlington Free Press ran an ad describing the property for rent as "rooms furnished or unfurnished at 3 George Street, corner of Pearl". The 1900 census showed that Mrs. Fisk was living at 3 George Street with Julia Parker, a widowed music teacher, Thomas Wight, a salesman and his family, and

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Phildom Young, a stone mason and his family. In 1904, Lucy Sweeney advertised that she “wishes to announce to all who may need her services, that she is now conveniently located at No. 3 George Street and is prepared to make ladies’ cloaks, gents’ clothing and do all kinds of repairing at short notice”.

Cornelia Fisk’s estate transferred the house and lot located at the northwest corner of Pearl and George Streets, valued at \$4,500 to Mary G. Gardner in 1911. The house was sold again in 1917 to Henry and Helen Guyette, and in 1948 the Guyettes sold the property to Raymond and Emily Simon. Divided into apartments by the mid-1950s, the house has been rented by a variety of tenants to present day.

Architectural Significance

As constructed in 1849-1850, the Greek Revival-style Stannard House shared many elements typical of mid-19th century residential architecture in Vermont built for citizens of means. The two-story, eaves-front, brick veneer configuration appears in several extant Burlington and Winooski buildings from the period, though gable-front (temple-form) Greek Revival style is more prevalent in the city. With notable exceptions, the Stannard House was simply detailed, though large and well-constructed with brick walls, redstone foundation, and slate-covered roof. The house is significant under Criterion C, as a good representative example of mid-19th century Greek Revival style residential architecture, and one of few historic buildings remaining on Pearl Street dating to the period of robust commercial activity at the nearby Burlington Bay waterfront.

The Greek Revival style is intended in its construction to evince the characteristics of the Greek temple, arranged with symmetry, a defined range of geometric ratios, simple post and beam construction in its columned porches and pilastered walls, and accentuated corners and roof lines. It was thought by Americans at the time to embody the concept and principles of democracy as established in the Greek City State of Athens in the 5th century BC.

New England shows little influence of the Greek Revival style before the 1830s, before which the prominent classical form was Roman Revival, or Federal style. Greek Revival-style design attracted the attention of American architects through buildings constructed here by British immigrant Henry Latrobe, including the Bank of Pennsylvania in 1798. Greek orders were illustrated in Asher Benjamin’s *The American Builders Companion* in 1826, and four years later Benjamin wrote *The Practical House Carpenter* devoted entirely to the Greek Revival style focused on doorways, interior casings, mantels, baseboards, and cornice moldings. James Garvin in his book *A Building History of Northern New England* suggests that “this was a tacit recognition of the fact that in New England the Greek Revival style is often expressed more in detail than in overall house form”. The Greek Revival style flourished in Vermont from the 1830s to the 1870s, used for houses, churches, courthouses, and other civic buildings. Ami

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Young was a nationally renowned architect of the style having studied Asher Benjamin's books. Out of his office in Burlington, Young designed the State House in Montpelier built between 1833 and 1838. In the 1850s, Young would become appointed the first supervising architect of the US Treasury, and from his Washington office designed numerous federal buildings around the nation.

The Stannard House possesses several defining features of the Greek Revival style: simple, rectangular massing with low pitched gable roof, design symmetry of its façade and gable ends (principal entrance is centered though there are two windows north and one window left), a pedimented gable and prominent eave lines, unadorned wall planes of running bond brick, and an elaborately decorated entrance with a heavy paneled door, three-quarter sidelights, and fluted columns in the Ionic order. The eaves front plus wing massing is a full two stories without knee walls.

Exterior detailing conforms generally to the Greek Revival style with some variants. Centered on the façade, the main entrance is recessed into the brick wall the depth of the doorway entablature. The entrance surround conforms to the classical Ionic order with elegant detailing: fluted columns with large volutes, a fascinated entablature, continuous frieze, and dentilated cornice. The three-inch thick door with leaf and tongue panel moldings appears to be original to the building. Similar Greek-Revival entrance surrounds in the Ionic order can be found elsewhere in Burlington, with good examples at 52 North Winooski Ave., 244 South Winooski Ave., and 214 Maple Street.

Eaves entablatures at the Stannard House lack the wide frieze bands typical of wood-sided Greek Revival buildings and are bridged at the connection with the brick walls with a simple cornice molding. Most of the window lintels are jack arches, some painted, common to the Greek Revival style. The foundation redstone blocks were almost certainly quarried at the Willard Quarry one mile south off Shelburne Road where the majority of redstone for Burlington foundations was quarried in the 19th century. Vermont's slate valley centered in Poultney, about 70 miles south would have provided the Vermont weathering slate that covers the main block and brick wing roofs.

An unusual, and delicately constructed ogee arched vent with slender wooden slats radiating from the lower center highlights the south elevation tympanum. With a pointed arch the shape would rightfully be classified as a Gothic variant, but the point at which the arches meet is rounded over. The arches themselves are shallow curves with the lower being of a tighter radius. None of the curves have the elliptical or parabolic form characteristic of the Greek Revival, but rather have the more regular, circle-segment form characteristic of Roman arches as manifested in New England Federal style architecture. Similar ogee-arched gable vents can be found in the tympanums of brick houses at 18 Park Street in Burlington and 146 Main Street in Winooski. Interior features of the house are also architecturally significant, including a

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substantial amount of extant, original Greek Revival-style trim in the main block, most notably in the first floor north, and second floor apartments.

The chronology of changes to the Stannard House is informed by a variety of sources, including early renderings, maps, and descriptions of the property in ads as it was rented out over the years. A rendering dating to 1869 "Residence of C.P Button, Burlington Vt" shows the house 19 years after its construction and likely in its original configuration. At that time, the main block had chimneys at each corner, and a full width, one story, covered porch on the façade with round columns. A similar porch was present on the southern two-thirds of the wing's George Street elevation. Windows were likely 6/6 double-hung and all appear to have had shutters, including the lower right window on the south elevation later converted to a door. The 1853 Presdee and Edwards map and the 1884 Sanborn map show both porches as depicted in the 1869 rendering and a 2-story detached barn north of the house. By 1900 the brick wing was attached to the barn with a single-story connector, both had been removed by 1906. By 1926 the connector was gone and the 2-story barn with a hipped roof was listed as a 2-story shed. The 1942 map shows several changes to the building: the main block facade porch had been removed, a shop was constructed in the southeast corner of the main block with a small entrance porch, and a shop door installed in place of the lower window. A two-story porch had been constructed on the rear, west elevation of the main block and wing, and both had been converted from rented rooms to apartments. The two-story shed had been replaced by a one and one-half story cinderblock autohouse. By 1950, the main block storefront space was gone, the autohouse had been raised to 2 stories and a second story porch constructed across its east elevation. In the 1970s the west elevation two-story porch was removed, and small, modern entrance porches constructed at grade level for the apartment doors. These porches were removed in the 2018 rehabilitation when the doors were converted to windows.

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

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1869 *Fire Insurance Map, Burlington, Vermont*. Sanborn Mapping and Publishing Company, Pelham, New York.

1885 *Fire Insurance Map, Burlington, Vermont*. Sanborn Mapping and Publishing Company, Pelham, New York.

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Stannard House

Name of Property

Chittenden, Vermont

County and State

1919 *Fire Insurance Map, Burlington, Vermont*. Sanborn Mapping and Publishing Company, Pelham, New York.
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1938 *Fire Insurance Map, Burlington, Vermont*. Sanborn Mapping and Publishing Company, Pelham, New York.
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1978 *Fire Insurance Map, Burlington, Vermont*. Sanborn Mapping and Publishing Company, Pelham, New York.

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Vermont Division for Historic Preservation. *Guide to Vermont Architecture*. Montpelier: Vermont Division for Historic Preservation, 1992

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government

Stannard House
Name of Property
____ University
____ Other

Chittenden, Vermont
County and State

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property < 1 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|----------------------------|--------------------------|
| 1. Latitude: 44°28'49.66 N | Longitude: 73°12'55.24 W |
| 2. Latitude: 44°28'50.67 N | Longitude: 73°12'55.24 W |
| 3. Latitude: 44°28'50.67 N | Longitude: 73°12'54.70 W |
| 4. Latitude: 44°28'49.66 N | Longitude: 73°12'54.70 W |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Stannard House
Name of Property

Chittenden, Vermont
County and State

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

The property boundary is the same as the tax parcel boundary which includes the building footprint, a 5-foot buffer along the west elevation, 3-foot buffer along the north elevation, east to the George St. right-of way, and south to the Pearl St. right-of way.

Boundary Justification (Explain why the boundaries were selected.)

The property boundaries were selected to be consistent with the tax parcel and the limited amount of surrounding area historically associated with the building within its built-up, urban environment.

11. Form Prepared By

name/title: Scott Newman, Principal
organization: 106Associates
street & number: 193 Saint Paul Street, Suite 105
city or town: Burlington state: VT zip code: 05401
e-mail scottnewman@106associates.com
telephone: (802) 777-15762
date: 8/15/2018

Additional Documentation

Submit the following items with the completed form:

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

Stannard House
Name of Property

Chittenden, Vermont
County and State

Photographs

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

Photo Log

Name of Property: Stannard House
City or Vicinity: Burlington
County: Chittenden
State: Vermont
Photographer: Scott Newman
Date Photographed: 5/19/2018

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

Inventory

- | | |
|----------|--|
| 1 of 28 | Stannard House, looking north, view shows main block from Pearl Street |
| 2 of 28 | Stannard House, looking northwest, view shows east facades of main block, brick wing, and north addition |
| 3 of 28 | Stannard House, looking west, view shows brick wing east façade |
| 4 of 28 | Stannard House, looking northwest, view shows two-story porch on east façade of the north addition |
| 5 of 28 | Stannard House, looking southwest, view shows north addition east façade and north elevation |
| 6 of 28 | Stannard House, looking east, view shows north addition west elevation |
| 7 of 28 | Stannard House, looking north, view shows north addition south elevation |
| 8 of 28 | Stannard House, looking north, view shows south and brick wings west elevations |
| 9 of 28 | Stannard House, looking north, view shows main block - south elevation ogee fanlight centered in gable |
| 10 of 28 | Stannard House, looking west, view shows main block façade - main entrance |

Stannard House
Name of Property

Chittenden, Vermont
County and State

- | | |
|----------|---|
| 11 of 28 | Stannard House, looking west, view shows Unit 1 livingroom and kitchen |
| 12 of 28 | Stannard House, looking east, view shows Unit 1 livingroom |
| 13 of 28 | Stannard House, looking east, view shows Unit 5 dining room and livingroom |
| 14 of 28 | Stannard House, looking northwest, view shows Unit 5 dining room leading into kitchen in right background |
| 15 of 28 | Stannard House, looking west, view shows Unit 2 kitchen and door to hallway in background |
| 16 of 28 | Stannard House, looking east, view shows Unit 2 livingroom |
| 17 of 28 | Stannard House, looking north, view shows Unit 2 trim detail in central hallway |
| 18 of 28 | Stannard House, looking east, view shows Unit 3 livingroom |
| 19 of 28 | Stannard House, looking southwest, view shows Unit 3 kitchen |
| 20 of 28 | Stannard House, looking northeast, view shows Unit 3 central hall leading to living room (center background) and 2 bedrooms |
| 21 of 28 | Stannard House, looking southwest, view shows Unit 6 center hallway and kitchen |
| 22 of 28 | Stannard House, looking northeast, view shows Unit 4 livingroom |
| 23 of 28 | Stannard House, looking north, view shows Unit 7 bedroom |
| 24 of 28 | Stannard House, looking southeast, view shows Unit 7 livingroom and door to second story porch |
| 25 of 28 | Stannard House, looking south, view shows Unit 7 second story porch details |
| 26 of 28 | Stannard House, looking north, view shows attic space over main block |
| 27 of 28 | Stannard House, looking north, view shows basement under south and brick wings |
| 28 of 28 | Stannard House, looking south, view shows basement under north addition looking into brick wing |

Stannard House
Name of Property

Chittenden, Vermont
County and State

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**CERTIFIED LOCAL GOVERNMENT
NATIONAL REGISTER NOMINATION
FINAL REVIEW & RECOMMENDATION REPORT**

Please scan and email the completed form to Devin Colman at devin.colman@vermont.gov

<i>Name of CLG</i>	For completion by CLG Commission: Was nomination distributed to CLG members? ☐ Yes ☐ No Did CLG members make a Site Visit? ☐ Yes ☐ No Date nomination received by CLG: _____ Date reviewed by CLG: _____ Date comments sent to Division: _____
<i>Name of Property being Nominated</i>	
<i>Address</i>	
<i>Owner</i>	
<i>Nomination Requested by</i>	

1. Did the CLG seek the Division's assistance in evaluating the eligibility of this property? ☐ Yes ☐ No

2. National Register Criteria Met:

- | | |
|--|---|
| ☐ Criterion A: Event | ☐ Criterion C: Design/Construction |
| ☐ Criterion B: Person | ☐ Criterion D: Information Potential |

3. Criteria Considerations Apply:

- | | | |
|---|--|--|
| ☐ A: Religious Properties | ☐ D: Cemeteries | ☐ G: Less Than 50 Years Old |
| ☐ B: Moved Property | ☐ E: Reconstructed Properties | |
| ☐ C: Birthplaces or Graves | ☐ F: Commemorative Properties | |

4. Level of Significance: ☐ Local ☐ State ☐ National

5. Retains Historic Integrity: ☐ Yes ☐ No

6. Additional Comments: _____

7. How was the public invited to participate in the National Register nomination process?

- ☐ Commission's agenda was published in newspaper 15 days prior to meeting.
- ☐ Copies of the proposed nomination were made available to the public.

CLG recommendation: ☐ Approve ☐ Deny (explain) _____

CLG Commission Representative *Date*

Local Government Official recommendation: ☐ Approve ☐ Deny (explain) _____

Chief Elected Official *Date*

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

Matthew Bushey
Leo Sprinzen
Ron Wanamaker
Steven Offenhartz
Tom Cullins
Philip Hammerslough, Alt.
Phil Wagner, Alt.



DESIGN ADVISORY BOARD Tuesday October 9th , 2018 at 3:00 PM Conference Room 12, City Hall, Burlington, VT

Session I – 3:00 PM – 3:30 PM

19-0284CA; 69 Charlotte St (RL, Ward 5S) Paul and Sabine Budnitz
Demolish and replace existing single family house and accessory building.

Session II – 3:30 PM – 3:45 PM

**Certified Local Government Historic Preservation Review Committee review of
3-11 George St
National Register Nomination**

*The programs and services of the City of Burlington are accessible to
people with disabilities.*

*Individuals who require special arrangements to participate are encouraged to contact the
Department of Planning & Zoning at least 72 hours in advance so that proper accommodations
can be arranged. For information call 865-7188 (TTY users: 865-7142).*

Burlington Design Advisory Board

149 Church Street, City Hall
Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/Boards/Design-Advisory-Board/>

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

*Matt Bushey, Chair
Leo Sprinzen, Vice Chair
Tom Cullins
Steve Offenhartz
Ron Wanamaker
Philip A. Wagner, Alternate
Phil Hammerslough, Alternate*



Minutes

Burlington Design Advisory Board

Tuesday, October 9, 2018 3:00 p.m.

Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: Matt Bushey (Chair), Steve Offenhartz, Tom Cullins, Ron Wanamaker, Phil Hammerslough (alt.)

Absent: Leo Sprinzen, Phil Wagner (alternate).

Staff present: Mary O'Neil

Session I – 3:00 PM – 3:30 PM

19-0284CA; 69 Charlotte St (RL, Ward 5S) Paul and Sabine Budnitz
Demolish and replace existing single family house and accessory building.

Present: Architect Stephen Selin with owners Sa Budnitz and daughter.

Motion by Matthew Bushey: I move we recommend approval as submitted. We encourage relocation of mechanical equipment to the west side of the north elevation as allowable.

2nd – Tom Cullins

Vote 5-0.

Motion carries.

Session II – 3:30 PM – 3:45 PM

Certified Local Government Historic Preservation Review Committee

Review of 3-11 George St; Stannard House

National Register Nomination

Historic Preservation Review Committee (Matthew Bushey, Steven Offenhartz, Ron Wanamaker (alternate) discuss nomination and benefits to applicant and city. HPRC recommends forwarding the nomination to the Vermont Division for Historic Preservation and National Park Service for consideration and listing.