

Burlington-Winooski BF RAIZ(2)

Bridge No. 150

PREPARED FOR



Vermont Agency of Transportation
Environmental Section/Highway
Division/Project Delivery Bureau
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April 9, 2024 - revised

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Introduction

On behalf of the Vermont Agency of Transportation (“VTrans”), VHB has prepared this Historic Resources Identification Report (“report”) as part of the regulatory planning process for Burlington-Winooski BF RAIZ(2) (“Project”). This report documents resources protected under Section 106 of the National Historic Preservation Act (“Section 106” and “NHPA”), (36 CFR 800 / 16 U.S.C. 470) and Section 4(f) of the Department of Transportation Act (“Section 4(f)”), 23 C.F.R. 774 / 49 U.S. 303.

The Project proposes to remove and replace the Winooski Bridge (Bridge No. 150), which carries US Route 2 / US Route 7 over the Winooski River between Burlington and Winooski, VT. Also called the “Main Street Bridge”, this is the only crossing over the Winooski River that connects the cities. The new bridge is proposed for the same alignment, but wider. The current bridge has narrow travel lanes, no shoulders, and narrow sidewalks. For this reason, potential indirect impacts of this changed on adjacent resources must be considered, as well as the impacts during construction.

The report includes a discussion of methodology, identification of the Area of Potential Effect, a brief historic context, brief descriptions of properties, discussion of integrity, and recommendations of National Register eligibility of historic properties and any potential historic district(s). Relevant historic images, project photographs, and maps are included.

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Methodology

The work required to complete this report was undertaken by the VHB Cultural Resources Team including Preservation Planners Matthew Shoen, Kaitlin O'Shea, Jenny Fulton, and Britta Tonn.

VHB used approximate project limits provided by VTrans to establish the initial Area of Potential Effect ("APE"). VHB visited the Study Area on April 14, 2023, to verify the APE and to photograph each property. Once in the field, VHB expanded the APE based on where the bridge was visible.

To complete the historic context section and the historic resources table, VHB reviewed existing survey and other files available through the Vermont Division for Historic Preservation's ("DHP") Online Resource Center.¹ The reports and files reviewed for this report include the Vermont Historic Sites & Structures Survey ("VHSS"), the listings in the National Register ("National Register") and Vermont State Register of Historic Places ("State Register"), and the Burlington and Winooski town files. The purpose of reviewing this literature was to identify previously inventoried historic resources within the APE and to establish which sites had not been surveyed. Online newspaper databases were also consulted to further develop the historic context of the APE. In addition, historic maps and aerial photographs such as United States Geological Survey ("USGS") Topographic Maps, the 1857 Wallings Map, the 1869 F.W. Beers & Co. Map, historic Sanborn Fire Insurance Maps, and 1962 statewide aerial imagery - all available via various online repositories - were reviewed to determine which the ages of buildings and how the built environment changed.

After conducting research and fieldwork, each of the properties within the APE was evaluated for its historic integrity and eligibility for listing in the National Register. All properties are given a brief description in the Table of Surveyed Properties, Table 1. Approximate dates of construction were assigned where possible, based on architectural style and historic map research. Properties are recommended as Eligible or Ineligible for listing in the National Register. Accompanying the report and Historic Resources Survey map, VHB prepared a .dgn file so the mapped resources can be incorporated into Project plans.

VHB attended a site meeting with VTrans Archaeologist and Natural Resources staff members on April 27, 2023. At this meeting, staging areas and potential archaeological concerns were discussed.

¹ www.orc.vermont.gov

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Area of Potential Effect

Although the Project plans are not yet fully developed and thus an exact Area of Potential Effect ("APE") cannot be determined, the Study Area is based on the criteria that are used to otherwise determine the APE. The Area of Potential Effect, as defined by 36 CFR 800.16(d), revised August 5, 2004, is: *"the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if such properties exist. The area of potential effects is influenced by the scale and undertaking and may be different for different kinds of effects caused by the undertaking."*

VHB determined the APE based on the scope-of-work provided by VTrans, a site visit to verify property viewsheds, and a site visit to discuss additional staging and resources concerns. The APE was developed to include the demolition, construction, and potential staging areas as well as potential indirect effects. Because the Project limits have not yet been defined, the APE is broad for the purpose of resource planning. Once Project limits are defined, the APE could be reduced.

The direct APE for the Project includes the footprint of all physical improvements, and access and staging areas. The potential for effects includes effects from construction vibration, as well. The indirect APE includes areas all areas from which Bridge No. 150 is visible and where construction will be seen. Therefore, the APE includes properties on the following streets:

- Abenaki Way, Winooski
- Barrett Street, Burlington
- Chase Street, Burlington
- Colchester Avenue, Burlington
- East Allen Street, Winooski
- Follett Street, Winooski
- Main Street, Winooski
- Maple Street, Winooski

- Mill Street, Burlington
- Riverside Avenue, Burlington
- West Canal Street, Winooski
- Winooski Falls Way, Winooski
- Winooski Falls Hydro & Champlain Mill Path, Winooski

The APE boundary is identified on Appendix A - Historic Resources Assessment Map and on Appendix B- Section 4(f) Parks Resources Map.

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Historic Context

Separated by the Winooski River and the municipal boundaries of Winooski and Burlington, Vermont, the land around the Winooski Falls has for thousands of years been functionally unified by this mighty waterway. Whether as a transportation corridor for Indigenous and later Euro-American peoples, or as a source of power for some of Vermont's largest textile mills, the Winooski River has shaped human life and habitation in Burlington's Old East End ("OEE") neighborhood and Winooski's mill district.

The Winooski River has a long history of human occupation and land use stretching back at least 10,000 years due to its unparalleled hunting, fishing, foraging, and, eventually, agricultural and industrial opportunities. Winooski's mill district and the OEE sit on land that has served as an important site of meeting and exchange among Indigenous peoples and the home of the Western Abenaki People. The Abenaki first named the Winooski River and this region *Winoskitegw*, meaning "land of the wild onion." When Euro-American settlers arrived, they renamed the Winooski the Onion River, believing a more conventional name would attract settlers.

Winooski's mill district and the OEE sit in the Lower Winooski River Valley, which has long been referred to as the "banana belt" of northern New England. The region contains an agriculturally productive landscape due to its fertile alluvial soils and locally mild climate. When French explorers first encountered the region in the seventeenth century, they found a mix of swampland and areas that had potential for agriculture and timber harvesting. When English settlers arrived in the late-eighteenth century, they were enchanted by the river valley which was already populated by Abenaki cornfields. They were also drawn to the series of cascades along the lower reaches of the Winooski River.

In 1772, settlers Ira Allen and his cousin Remember Baker established the Onion River Land Company to survey the area around the lower Winooski River falls. The land surveyed by Allen and Baker would later be known as Winooski Village. The waterfalls provided an essential, early source of power for the region. A blockhouse called Fort Frederick was built at the waterfalls to serve as a defensive stronghold and as a general store and office of the Onion River Land Company. In the 1780s, Ira Allen built a dam across the Winooski River along with two sawmills and a gristmill.

Contemporaneous with the construction of the grist and sawmills, Ira Allen built a ferry to convey people across the Winooski River. Allen's ferry was an important link on the main north-south roads

between Burlington and Canada and the ferry played a critical role in shaping the OEE. The ferry was located near the end of present-day Chase Street, which was built to connect Burlington to the ferry. Given the regional importance of the ferry, taverns and rest houses such as Ames Tavern (1791, 411 Colchester Avenue) were built along Colchester Avenue and Chase Street to provide lodging to travelers making the journey across the river.

During the late eighteenth century and early nineteenth century early settlers living in Winooski and the OEE raised crops to survive but engaged primarily in lumbering. Large trees were cut down and rolled down the hill behind present day Greenmount Cemetery, through present day Schmanska Park, and into the Winooski River. The logs were then bound together into large rafts and floated to Canada where Ira Allen had a brother operating a mercantile business. Often these large rafts were also used to carry other products into Canada such as pot ash.

During the 1790s and early 1800s, members of the Allen family began to pass away, and ownership of the Onion River Land Company became consolidated under Ira Allen. Ira Allen held claim to thousands of acres of land; however, he lacked capital. Debt collectors began to confront him, and a series of lawsuits led to Ira Allen losing control of his land holdings in the OEE to his niece Lucinda and her husband Moses Catlin. During the early nineteenth century, the Catlin family developed the land around the Winooski River and multiple industrial buildings were erected including new grist mills, oil mills, and sawmills.² These early mills encouraged settlement in Winooski and the OEE, however the growth of both communities would be significantly altered during the 1830s by the introduction of a new industrial enterprise: textile manufacturing.

Woolen Mills and Manufacturing

During the 1820s and 1830s, Vermont's agrarian landscape changed significantly with the introduction of Merino sheep. A Spanish breed noted for its quality wool, Merino sheep became a major revenue source for Vermont farmers. The Merino sheep boom led to the widespread development of woolen mills throughout Vermont in the mid-1830s. With over one million sheep grazing in Vermont in 1837, it is estimated that the number of Vermont woolen mills grew from 39 in 1836 to 334 in 1837. To power these woolen mills, it was often necessary to harness hydromechanical power. With its powerful falls, the Winooski River became a natural site for the construction of woolen mills. These mills and the manufacture of textiles played a major role in Winooski's nineteenth century rise as one of Vermont's most successful mill villages.

In 1835, a group of Burlington businesspeople organized the Burlington Mill Company and secured title to the water privileges on the north side of the Winooski River. Three years later, the firm built the Burlington Woolen Company Mills and a power canal below the lower falls of the Winooski River. This mill became one of the first major woolen mills in Winooski. In 1852, a large fire destroyed the Catlin family's mills in the OEE. Reports described the fire as one of the worst to have occurred in Burlington in recent memory and the conflagration threw approximately 150 people out of work.³ Following the fire, a new textile mill, the Winooski Cotton Mill, was erected on the site of the Catlin

² Tom Visser and Reid Larson, "Winooski Falls Historic District (Boundary Increase)," National Register of Historic Places Inventory/Nomination Form, May 1993, Section 8, Page 2.

³ "Great Fire in Burlington," *Green Mountain Freeman*, February 5, 1852, 2.

family's former factory buildings. In 1892, a second cotton mill, the Chace Mill, was built in the OEE. This mill became one of OEE's primary industrial centers.

The presence of multiple textile mills attracted immigrant laborers and rural Vermonters to Winooski and the OEE and tenement housing was built on both sides of the river near the mills. The men, women, and children who worked at these mills were often poorly compensated and subject to the ebb and flow of demand which sometimes left the mills barely operational. However, the presence of so many immigrant families led to the development of tightly knit ethnic communities and the emergence of neighborhood markets, particularly in Winooski. Of note, in 1910 the Winooski mills were visited by American sociologist and muckraker Lewis Wickes Hine who photographed children at work in the mills to raise awareness of the social ills created by child labor.



Figure 1: Photo of child laborers outside one of the American Woolen Company's Mills in 1910.⁴

During the mid-to-late-nineteenth century, the woolen mills provided employment to hundreds of people in Winooski and the OEE. The mills were particularly prosperous during the Civil War when they manufactured cloth for Union army uniforms. Largely because of the success of the woolen mills, Winooski was incorporated as a separate village within the Town of Colchester in 1866. Winooski Village continued to thrive in the late-nineteenth and early-twentieth centuries with the continued success of the mills. In 1902, the American Woolen Company bought the Burlington Woolen Company. Ten years later the firm erected the Champlain Mill northeast of the Winooski Bridge. During World War I, the mills were busy as the government placed enormous orders for

⁴ Hine, Lewis Wickes. *Group of boys working in American Woolen Mills, Winooski, Vt. Youngest 13 years. Oldest 15 years. All had been working one year or more. Most are illiterate. 27, apparently under 15 years were counted at one gate.* See also N.C.L.C. Photos #720-745, May Location: Winooski, Vermont. United States Vermont Winooski, 1910. September. Photograph. <https://www.loc.gov/item/2018675436/>.

woolen blankets for soldiers overseas; in 1917, the American Woolen Company mill in Winooski was producing 2,000 blankets a day.⁵ By the 1920s, the American Woolen Company was one of the largest employers in Vermont and as a result, the Village of Winooski split from the Town of Colchester in 1922 to become the City of Winooski.

In 1927, the Great Vermont Flood caused extensive damage to the Winooski mill district and the OEE. As the Winooski River overtopped its banks it destroyed dams, damaged mill buildings, and swept away the bridge that connected Winooski and Burlington (See Figure 11). Following the flood, the Great Depression led to many of the mills being shuttered or having their operations significantly curtailed. Business picked up during World War II however this constituted a short and unsustainable revival. During the 1950s, textile manufacturing began to transition to southern states which could provide inexpensive and non-unionized labor. The American Woolen Company halted work in its Winooski mills in 1954. Following the shuttering of the mills the buildings saw multiple uses as Winooski struggled to reinvent itself. During the 1980s historic preservation grants were used to fund the repurposing of the vacant mill buildings.⁶ During this time the Champlain Mill became a mix of office spaces and a mall. Presently the former mill buildings are mixed use buildings with apartments, restaurants, offices, and other commercial spaces.

Urban Renewal and Later Redevelopment in Downtown Winooski

Following the closure of the woolen mills, Winooski struggled to sustain itself and the community started to experience population loss during the 1970s and 1980s. During the late 1960s, Under the leadership of Winooski mayor Edmund Dupont, Winooski was included in the Model Cities Program, which funneled federal funds to the city for social programs and renewal of deteriorating neighborhood buildings and infrastructure.⁷ Using funding from the Model Cities Program, the City of Winooski embarked on an ambitious urban renewal campaign, which included the 1973 demolition of buildings on the east side of Main Street, East Center Street, East Canal Street, and Beard Street. They were demolished to create a large parking lot and a small shopping mall. Contrary to the program's goals, this program of urban renewal did not arrest the decline of Winooski, which many considered the impoverished northern neighbor to the more prosperous City of Burlington.

⁵ Vincent Edward Feeney, *The Great Falls on Onion River: A History of Winooski, Vermont*, (Winooski, VT: Winooski Historical Society, 2002), 113.

⁶ Dan Higgins, *Winooski People, Places, and Changing Community Narratives 1922-2022*, (Winooski, 2022), 3.

⁷ Charlotte Barrett, "More than a Market: Chick's Market," <https://www.legacy.winooskivt.gov/more-than-a-market>.



Figure 2: Winooski Main Street in 1973 prior to the urban renewal project. The buildings on the east side of Main Street (at right in the image) were demolished soon after this photograph was taken.⁸

When the anticipated prosperity of urban renewal failed to materialize Winooski turned to a new avenue of revitalization, historic preservation. Using grants and tax credits, the old mill buildings were rehabilitated to create commercial and residential space. As the nearby University of Vermont's student population grew during the early 2000s the mall and parking lot were replaced with large student housing complexes and multistory residential buildings. Contemporaneously a large roundabout which connects Colchester Avenue, Winooski Falls Way, East and West Allen Street, West Canal Street, West Center Street, and Main Street was built. At the center of this traffic circle a large greenspace named Rotary Park was created. To help fund these projects the city formed the Winooski Downtown TIF District in 2000. The creation of this district helped to funnel state funds to Winooski, enabling the development of major infrastructure improvements including new water, sewer, parking, sidewalks, and streets. The construction of multiple large scale apartment complexes, and the development of supporting infrastructure helped to bolster Winooski's economy and the city's population which has seen marked growth since 2000.

Riverside Avenue

Riverside Avenue first appeared on Burlington city maps in the 1850s at which time it was known as Winooski Avenue or Winooski Road. Traveling along the southern shore of the Winooski River and situated just below the high hills along Colchester Avenue, Riverside Avenue was initially a thinly settled area. The 1857 Walling Map shows a scattering of residences and a brick kiln on Riverside Avenue and for many years brick manufacturing was the primary activity along the road.⁹ Aside from the brick kilns and brick manufactory, the largest buildings in the area were the flour mills located just west of Colchester Avenue (See Figure 3). By the 1890s, the LeClair brickyard occupied a large

⁸ "Main Street Winooski 1973," Photograph, University of Vermont Fleming Museum, https://glcp.uvm.edu/landscape_new/search/details.php?ls=12895&sequence=000&set_seq=234&imageSet=1682966450-645007b22bff2&AddRel=0.

⁹ Henry Francis Walling, *Map of Chittenden County, Vermont*, (Boston: Baker, Tilden & Co., 1857), Map, University of Vermont Silver Special Collections, <https://cdi.uvm.edu/image/uvmcdi-118>.

stretch of Riverside Avenue, however aside from the brick yard and flour mills there were almost no other buildings along the eastern stretch of Riverside Avenue.¹⁰



Figure 3: A c. 1910 photo of Riverside Avenue. The woolen mills are visible on the far side of the Winooski River as are the flouring mills.¹¹

¹⁰ G.M. Hopkins, *Map of the City of Burlington, Vermont*, (Philadelphia: C. M. Hopkins, 1890), Map, University of Vermont Silver Special Collections, <https://cdi.uvm.edu/image/uvmcdi-117>.

¹¹ Irving E. Kennedy, "Riverside Avenue and the Winooski River," Photograph, Vermont Historical Society, https://glcp.uvm.edu/landscape_new/search/details.php?ls=07739&sequence=000&set_seq=342&imageSet=1682966450-645007b22bff2&AddRel=0.



Figure 4: Photo of the four-story flouring mill (center left) on Riverside Avenue c. 1880. The bridge across the Winooski River is visible as is downtown Winooski. Presently, only the flouring mill's stone foundation remains extant.

By the early twentieth century, scattered buildings started to appear on Riverside Avenue in the form of automobile garages such as the c. 1930 Fairview Garage at 110 Riverside Avenue and the c. 1925 R.E. Atwood filling station at 152 Riverside Avenue. The construction of these buildings reflects the growing influence of car culture and vehicle ownership in Burlington. By 1930, the city had at least fifteen businesses catering towards automobile owners including dealerships, garages, and filling stations. The Fairview Garage, later Fairview Motors, remained a regionally known automobile repair shop and car dealership until 1978. The property changed names multiple times but remained an automobile repair shop and used car dealership. Likewise, the R.E. Atwood filling station at 152 Riverside Avenue changed its name and ownership multiple times however the property remained an automobile business specializing in repairs and other services. Around 1970, a new automobile building was erected on a vacant lot between 110 Riverside Avenue and 152 Riverside Avenue. In 1984, a fire destroyed the building, and a second building was erected. Presently known as VIP Tires and Services, the building remains an active automobile parts business.

Apart from these three businesses the eastern part of Riverside Avenue is a parklike setting. A wide sidewalk and bike path is present along the north side of the street and walking trails that are part of Salmon Hole Park lead down to the Winooski River. The foundation of the flouring mills are also visible from these trails. The mills were extensively damaged during the 1927 flood and demolished

in 1928. As a result, the building foundations stand as the last remnants of these once important businesses.

The History and Resources Immediately Adjacent to the Winooski Bridge

The Winooski Bridge spans the Winooski River connecting the cities of Burlington and Winooski, Vermont. Euro-American settlement has occurred on either side of the bridge since the late eighteenth century. Presently, the areas immediately adjacent to (at each quadrant of) the Winooski Bridge consist of open green spaces to the northwest, northeast, and southwest, and a mix of mill buildings and tenements to the southeast. The following section will discuss the historic development of each of the four areas immediately adjacent to the Winooski Bridge.



Figure 5: Aerial image from 1963 showing the Winooski Bridge and its surrounding environment.¹²

Northeast of the Bridge

Northeast of the Winooski Bridge is the Champlain Mill, a boardwalk that is part of the Winooski River Walk, and a greenspace which slopes down from the Rotary Park to a brick walkway in front of the Champlain Mill. The first map to depict this area is the 1857 Walling Map of Chittenden County which shows a blacksmith shop at the corner of Main Street and East Canal Street.¹³ In 1868, a three-story brick hotel known as the Stevens House was built on the corner of Main and East Canal Street. The Stevens House became a prominent local meeting place as it offered meals, possessed a bar, and had spaces that could be rented for meetings and larger events. The Stevens House burned c. 1895

¹² Donald Wiedenmayer, "Aerial View Winooski Downtown Bottom Left," Photograph, Vermont State Archives and Record Administration, https://glcp.uvm.edu/landscape_new/search/details.php?ls=41341&sequence=000&set_seq=30&imageSet=1682966450-645007b22bff2&AddRel=0.

¹³ Henry Francis Walling, and Tilden & Co Baker, *Map of Chittenden County, Vermont: From Actual Surveys*, Boston: Baker, Tilden & Co, 1857. Map. <https://www.loc.gov/item/2005625313/>.

and in 1903 a new hostelry, the Brunswick Hotel, was built on the lot formerly occupied by the Stevens House. Contemporaneously, a group of three wood frame, two story tenement houses were built just south of new hotel. The tenement houses are visible in Figures 5 and 11. In 1930, the Brunswick Hotel was moved to a different lot on Canal Street and in its place a filling station was erected.¹⁴ The tenement houses are still visible in aerial imagery from 1963 however aerial imagery completed in 1984 shows the buildings all removed with greenery in their place. It is likely that the filling station and tenements near the Champlain Mill were demolished as part of Winooski's urban renewal project in 1973.

Northwest of the Bridge

Northwest of the Winooski Bridge is Winooski Falls Park, consisting of a small green space, wooden steps and seating areas, and the closest building northwest of the bridge is 8 Main Street, a two-story, wood-framed former commercial building. Aerial imagery from 1962 shows that another building was located south of 8 Main Street however this building has since been removed. Based on Sanborn maps, aerial imagery, and the Winooski Falls National Register Nomination it is likely that the building south of 8 Main Street was demolished c. 1980. Connected to the north of 8 Main Street is 22 Main Street, a three-story, National Register listed brick commercial building, built c. 1845 and significantly remodeled c. 1890.

Southwest of the Bridge

Southwest of the Winooski Bridge is Riverside Avenue and the archaeological remains of the Burlington Flouring Mill [See Figures 6 and 9]. Around 1823 a grist mill was built by members of the Catlin family below the Winooski falls to harness the river's power and grind flour. The complex was expanded in the mid-1840s with the addition of a new grist mill and a cotton mill however the complex was destroyed in 1852 by a fire. Following the fire a new and significantly enlarged flouring mill was built on the site of the former grist mill. Built c. 1860, the Burlington Flouring Mill was five stories tall and one of the largest industrial buildings in the vicinity of the Winooski falls. The flouring mill was partially demolished to release some of the floodwaters trapped above the Winooski falls during the 1927 flood; following this partial wrecking of the mill it was completely demolished between 1927-1928 (See Figure 6).¹⁵ Presently, only the stone foundation of the mill remains as an archeological ruin. Presently, the area immediately southwest of the Winooski Bridge is occupied by Salmon Hole Park, a 6-acre park that gets its name from the spawning salmon that gather in the swirling pool below the Winooski One Hydro dam. Land for the park was donated by Green Mountain Power.¹⁶ The park is managed by the Winooski Valley Park District and includes a trail which travels along the shore of the Winooski River and terminates near Intervale Road. Improvements were made to Salmon Hole Park in 1989 that included improved trails and an improved parking lot, and signage.

¹⁴ "Winooski Hotel to be Moved to New Location," *Burlington Daily News*, February 26, 1930, 2.

¹⁵ "Local News," *Burlington Daily News*, December 14, 1927, 7.

¹⁶ Mai Maki, "District Plans to Improve Salmon Hole Park," *Burlington Free Press*, October 30, 1989, 5.



Figure 6: The Burlington Flouring Mill in the aftermath of the November 4, 1927, flood. The floodwaters severely damaged the building along with much of downtown Winooski and the OEE. To the left, Mill Street in the OEE is visible.¹⁷

Southeast of the Bridge

Southeast of the Winooski Bridge is Mill Street a short roadway which historically connected industrial buildings and tenements near the Winooski River to Colchester Avenue, the main north south thoroughfare connecting Burlington and Winooski. In the early nineteenth century the area that became Mill Street was the site of the Catlin family's industrial enterprise and a collection of mills were built to take advantage of the hydromechanical power generated by Winooski River. In 1852, a large fire destroyed the Catlin family's mills in the OEE, and a new larger cotton mill was built to take advantage of the growing textile manufacturing industry around the Winooski falls. This cotton mill was replaced in 1902 by the Chace Mill which stands today as the largest building on Mill Street. Around 1841, the Duncan Blacksmith Shop was built at the corner of Mill Street and Colchester Avenue. The shop is described in detail in the Winooski Falls Mill Historic District NR:

The building was originally constructed as a store between 1841 and 1846 to serve the rapidly expanding manufacturing and commercial center developing around Winooski Falls. From 1851 to 1882, the building was a forge and blacksmith shop operated by Albert and George Duncan. In 1883, the shop was purchased by I. S. Dubuc, who continued to use the building as a blacksmith and wheelwright shop with a painting shop on the second floor. By 1889, Dubuc had expanded his operations and built lumber drying sheds, which were connected with a carriage house to the south and a livery next door. Insurance maps indicate

¹⁷ Louis McAllister, Photograph, Wilbur Collection, Silver Special Collections Library, University of Vermont.

the building was used to sell second hand goods from 1894 until about 1912, when Dubuc converted the building into a grocery store.¹⁸

In addition to the former blacksmith shop, two tenement buildings were built on Mill Street, I. S. Dubuc Tenement Building (c. 1912), and the Burlington Cotton Company Tenement Building (c.1853, 1874). Both are NR listed as part of the Winooski Falls Mill Historic District. Based on historic maps and aerial imagery buildings have never been built on the north side of Mill Street. Likely erosion threats and proximity to the Winooski River prevented construction from occurring on the north side of the street.

Existing Historic Districts, Potential District Expansion, and Potential Historic Districts

Within the study area there is one NR listed Historic District, the Winooski Falls Mill Historic District (See Figure 7). This district encompasses industrial and archaeological resources on both sides of the Winooski River. Based on a review of the NR listing and photographs, the boundaries of the existing historic should not be expanded. The district as currently outlined encompasses all of the industrial resources and archeological sites related to the industrial heritage of Winooski and the OEE that are proximal to the river.

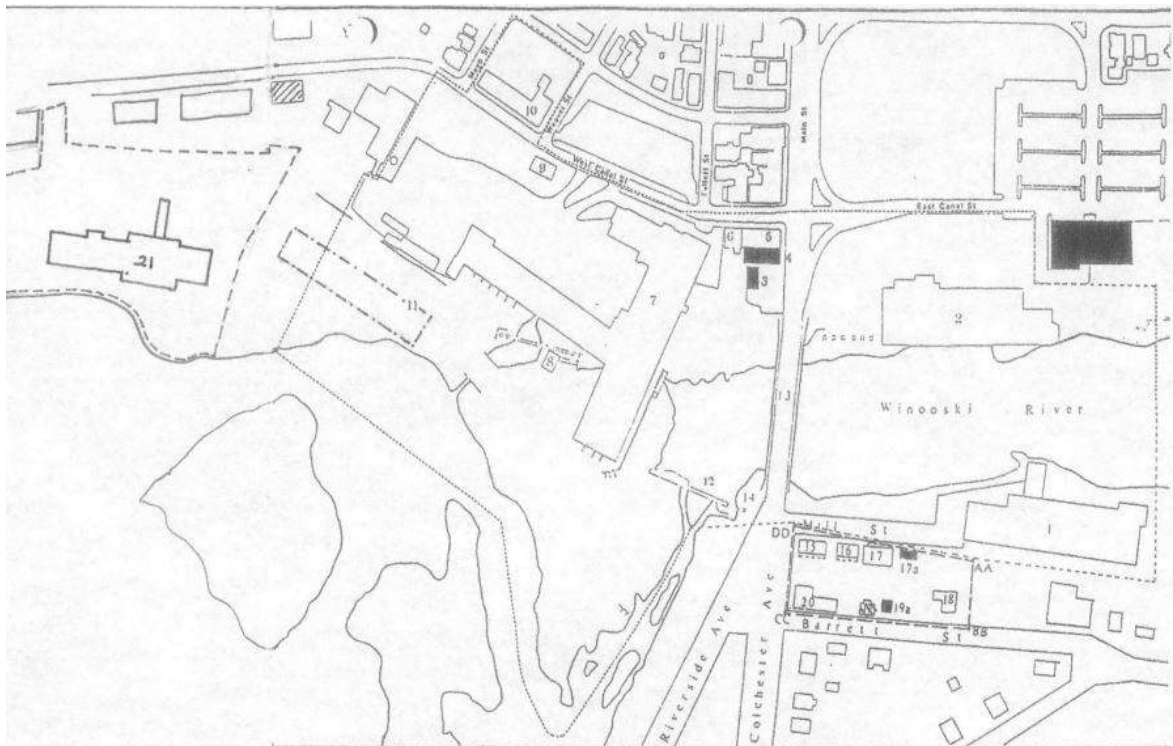


Figure 7: Map of the Winooski Falls Mill Historic District.

Regarding the creation of potential historic districts within the study area, a Historic District encompassing the OEE could be developed. Dating from the late eighteenth century, the OEE is an intact residential neighborhood. Many of the houses in the neighborhood are examples of vernacular

¹⁸ Visser and Larson, "Winooski Falls Historic District (Boundary Increase)," Section 7, Page 3.

workers housing and date from the late nineteenth to mid-twentieth century. Additionally, the neighborhood retains its density. The district would be bound roughly to the north by the Winooski River, to the east by Schmanska Park and the Centennial Woods, to the south by Greenmount Cemetery, and to the west by Riverside Avenue. Potential nominating criteria for the district include Criterion A in Community Planning and Development due to its relationship to the mills and the industrial community that thrived alongside both banks of the Winooski River, and Criterion C as a relatively intact neighborhood containing a range of architectural styles dating from the early nineteenth through mid-twentieth century. Some resources within the neighborhood could also be potentially eligible under Criterion A in Settlement/Exploration, particularly if they relate to Ira Allen and the Onion River Land Company.

Within Winooski there is the potential to increase the boundary of the existing Winooski Falls Mill District to include additional properties in the vicinity of the study area. This potential expansion of the historic district has been considered and referenced by VDHP in at least one recent DOE completed for properties in Winooski's downtown, and a majority of the buildings in this area are already listed individually in the State Register. Although the east side of Winooski's Main Street was destroyed during the city's urban renewal era, the west side of Main Street and its side streets to the west remain intact, lined with commercial buildings dating from the mid-nineteenth through mid-twentieth centuries. The development of Winooski's downtown, which was historically known as Winooski Falls or Winooski Falls Village, was a direct result of industry along the Winooski River. The growth of the mills brought people to this area of Winooski to work in the mills and in this area, tenement buildings, houses, and commercial businesses were built, particularly in the late-nineteenth century. This area of Winooski is still the commercial core of the City, and many of the buildings within the potential historic district are Italianate style commercial buildings; the size and architectural detailing of these buildings speak to the prosperity Winooski experienced during its peak years of textile manufacturing.

The expanded and revised Winooski Falls Historic District would encompass the existing boundary of the Winooski Falls Mill District and be expanded to the north to include properties along W. Center Street, W. Allen Street, Follett Street, and Main Street. While primarily commercial and institutional, the potential expansion area also contains several dwellings that were built for mill workers. The district would need to be revised to create a contiguous area encompassing 110 W. Canal Street. The boundary in the Burlington portion of the historic district would not need to be revised. Were the historic district expanded to include a portion of the Winooski downtown commercial core and several institutional buildings and mill worker residences, a more apt name for the historic district would be the Winooski Falls Historic District. This was the common historic name for this area of Winooski and lands adjacent to the south of the river in Burlington. Essentially, Winooski Falls referred to the urban and industrial portions of Winooski and Burlington surrounding the falls on the Winooski River, the area that would be encompassed by the updated historic district.

An additional potential historic, Winooski Main Street Historic District, was evaluated in 2018 by VHB for the City of Winooski as part of the Main Street Revitalization Project. VDHP concurred with VHB's recommendation that a portion of Main Street is NR eligible. A Main Street Historic District could reasonably begin around the railroad tracks, which is the southern boundary of the East and West wards on the Beers Map. The 1869 F.W. Beers Map divides Winooski Falls into wards, and the Project sits directly on the line dividing the West Ward and the East Ward. The Beers Map shows a concentration of properties on the west side of Main Street between Maple Street and current day Stevens Street, as well as a concentration of properties between Spring Street and Stevens Street

(See Figure 8). the Main Street Historic District could reasonably end at the intersection with Stevens Street / Lafountain Street. Related, the bulk of the recommended eligible historic properties on Main Street stop at the Stevens Street / Lafountain Street intersection. While there are other eligible buildings within the study area, they are not concentrated north of this point. The Main Street Historic District could be nominated under Criterion C in Architecture for its collection of architecturally intact nineteenth century residential properties.



Figure 8: Detail of F.W. Beers Map of Winooski, Vermont, 1869. Courtesy of UVM Center for Digital Initiatives.

Historic Themes Within the Project Area

Transportation

Transportation has played a defining role in the history of the OEE and Winooski Mill District. From the earliest use of the Winooski River as a travel way by Indigenous people and Euro-American settlers, to the development of ferries, bridges, and trolleys, transportation has shaped the settlement patterns of both neighborhoods.

As previously stated, Ira Allen's ferry led to the development of multiple taverns along Colchester Avenue and the creation of Chase Street which terminated at the original location of the ferry. A covered bridge was built over the Winooski River, c. 1857, to connect Burlington and the village of Winooski (See Figure 8). Construction of the bridge followed several years of contentious disagreement between the towns of Burlington and Colchester regarding which municipality should shoulder the greatest share of construction expenses.¹⁹ The original Winooski River bridge was replaced with an iron bridge in 1885 and this bridge stood intact until the flood of 1927 washed it away.



Figure 9: Photo of the Flouring mills c. 1860 showing an early covered bridge which spanned the Winooski River. This photo looks southwest. The OEE neighborhood is also visible.

Following the Flood of 1927, a new concrete and steel bridge was erected on the site of the old iron bridge.²⁰ This bridge was built by contractor J. E. Cashman and the foundation of the bridge was raised several feet to prevent a flood from destroying the span, as the the 1927 flood had demolished the 1885 iron bridge. The 1928 bridge remains standing to this day though due to its advanced age the bridge has been slated for demolition and replacement in 2025.

¹⁹ "Special Town Meeting," *Burlington Free Press*, December 29, 1851, 2.

²⁰ "First Bridge over River was Built Prior to Year 1805," *Burlington Free Press*, August 4, 1928, 8.



Figure 10: November 12, 1927, photograph looking north towards Winooski following the flood.²¹

In addition to the multiple important bridges that connected Winooski and Burlington, the two communities were connected by the trolley network of the Burlington Traction Company between 1885 and 1929. Initially utilizing horse drawn trollies, the Burlington Traction Company electrified its line in 1893. Power for the line was initially drawn from the American Woolen Company's steam plant and the flour mill's generating plant, however in 1910 the trolley line established the Vergennes Electric Company to generate hydroelectric power in Vergennes.²² The trolley line provided service throughout downtown Burlington and traveled along Riverside Avenue and across the Winooski Bridge to provide public transportation to Winooski. The trolley served as a major link between the two communities and allowed residents to efficiently commute to work from anywhere along the trolley's route. The Burlington Traction Company began to suffer financially as private automobile ownership grew during the 1920s and as ridership was diverted to busses operated by the Burlington Rapid Transcript Company. In 1929, the Burlington Traction Company was purchased by the Burlington Rapid Transit Company. In a public ceremony at City Hall Park on August 4, 1929, trollies were draped in black and set ablaze at the corner of St. Paul and Main Streets while twenty buses, comprising the fleet of the Burlington Rapid Transit Company, drove down Main Street. This ceremony marked the official end of the 44-year trolley era in Burlington and cemented the automobile and the bus as the primary modes of transportation between Burlington and Winooski.

²¹ "Aerial Photograph of the Winooski River and Mills," Photograph, November 12, 1927, Silver Special Collections Library, University of Vermont, https://glcp.uvm.edu/landscape_new/search/details.php?ls=01462&sequence=000&set_seq=2&imageSet=1681914955-643ffc4b44f2c&AddRel=.

²² Amy S. Lord, "Burlington Traction Company," National Register of Historic Places Inventory/Nomination Form, August 1, 2002, Section 8, Page 2.

Industry

From the late eighteenth century until the 1950s, industry dominated both sides of the Winooski River and heavily influenced the growth of the OEE and Winooski mill district. Starting with the earliest grist and sawmills developed by Ira Allen and the Onion River Land Company during the 1780s and proceeding through the growth of enterprise under the Catlin family during the early 1800s, early settlement of Winooski and the OEE was motivated by employment opportunities offered by factories and mills on both sides of the river. During the 1830s, woolen mills were built in Winooski to take advantage of the wool generated by Vermont's Merino sheep. The construction of wool and cotton mills in the OEE and Winooski Mill District created thousands of jobs and attracted immigrant laborers from Ireland and Canada as well as rural Vermonters to the area. In addition to the woolen mills there were other industries near the waterfront of Winooski such as the Edwards Stephens Company Sawmill, Foundry, and Machine Shop Complex, the Walker Hatch Company Factory, and the Doubleday and Clement Bros. Manufacturing.²³ Away from the waterfront, other factories such as the Porter Screen Company provided significant employment within Winooski.

In addition to the industrial buildings themselves, tenement housing and workers housing was built in Winooski and the OEE to house the workers laboring in the mills. As much as the mills themselves, the housing stock created to shelter the thousands of immigrants and rural workers who came to Winooski and the OEE physically define the landscape of both communities. To this day Winooski and the OEE are primarily composed of vernacular workers housing with a large number of multifamily dwellings, and duplexes.

Community Planning and Development

The Vermont Flood of 1927 stands as a major flashpoint in the history of Winooski and the OEE. Occurring between November 3 and November 4, 1927, the flood destroyed over one thousand bridges in Vermont and killed 85 people across the state. In Chittenden County, the Winooski River rose rapidly, inundated the mill buildings on either side of its banks, and washed away the iron bridge which connected Burlington and Winooski. As a result of the flood, a temporary pontoon bridge had to be erected (See Figure 11) to reestablish a link between the two cities and, in 1928, a new concrete and steel bridge was erected over the river. This new bridge was raised several feet to ensure future floods wouldn't threaten the crossing. To accommodate the increased height of the bridge, approximately eight feet of fill was added to Colchester Avenue, raising the grade. This elevated grade resulted in the first story of the Duncan Blacksmith Shop at 495-497 Colchester Avenue being sunk below grade.

²³ *Sanborn Fire Insurance Map from Winooski, Chittenden County, Vermont*. Sanborn Map Company, 1884. Map. https://www.loc.gov/item/sanborn08963_001/.



Figure 11: Flooding from the Vermont Flood of 1927. Water from the flood destroyed the bridge connecting Winooski and Burlington and flooded the lower level of the Champlain Mill. The mill buildings in Winooski and the OEE were significantly damaged by the floodwaters.²⁴

The flood also caused significant damage to the mill buildings, devastating the economy of Winooski, and resulted in a temporary decline in development. The city barely had enough time to rebuild after the flood when the stock market crashed in 1929 resulting in the Great Depression. The mills struggled during this time, and unemployment in Winooski was rampant. Owing to the flood and the Great Depression, the mills in Winooski and the OEE did not experience sustained prosperity until World War II.

²⁴ "1927 Flood of the Winooski River, Winooski," Photograph, November 4, 1927, Champlain Mill, https://glcp.uvm.edu/landscape_new/search/details.php?ls=00030&sequence=000&set_seq=22&imageSet=1681919001-64400c1908cb4&AddRel=0.

5

Above Ground Historic Resources Identification

Section 106 requires all federal agencies to consider the effects of federal undertakings on historic properties and to afford the Advisory Council on Historic Preservation (“ACHP”) an opportunity to comment on such projects prior to the expenditure of any federal funds. A federal undertaking is defined as a project, activity, or program either funded, permitted, licensed, or approved by a federal agency. Undertakings may take place either on or off federally controlled property and include new and continuing projects, activities, or programs and any of their elements, whether or not they have been previously considered under Section 106.

A historic property is any property that is listed in or eligible for listing in the National Register. These properties can be buildings, structures, sites, objects, or districts and include above ground and below ground (*i.e.*, archaeological) resources. If a property has not been previously determined eligible or ineligible for the National Register, then, as part of the Section 106 process, it should be evaluated by the federal agency in consultation with the State Historic Preservation Officer (“SHPO”) in order to determine if it meets eligibility.

Based on the Methodology of Chapter 2 and APE discussed in Chapter 3, and an understanding of Section 106 regulations, VHB surveyed 125 properties in the Cities of Burlington and Winooski. Chapter 4 provided a historic context for this survey.

Information about previous surveys and listings on the National Register and State Register is included below. A summary of surveyed properties lists all of the properties recommended as eligible for listing in the National Register. Appendix C – Table of Surveyed Resources includes the following for each property surveyed: thumbnail photograph, map ID, photograph ID, descriptions, previous NR/SR listings, discussion of integrity, and recommendation of eligibility. Note that the Map ID numbers for each property correspond to the map in Appendix A – Historic Resources Assessment Map. The information in Table 1 is identical to the information provided in the attribute table for the provided .dgn file. Thumbnails photographs of the surveyed properties are included in Appendix C – Table of Surveyed Resources. Larger photographs are included in Appendix D - Photographs.

Previous Listings in National Register and State Register

National Register

The Winooski Falls Mill Historic District was listed in the National Register in 1978 with boundary adjustments in 1993 and 2009. The district boundary is included on the Appendix A – Historic Resources Map. The Winooski Block was individually listed in the National Register in 1974.

State Register

Select properties in Winooski and Burlington were listed in the State Register. They include:

- 6-10 Barrett Street, Burlington
- 352 Colchester Avenue, Burlington
- 407 Colchester Avenue, Burlington
- 411 Colchester Avenue, Burlington
- 414 Colchester Avenue, Burlington
- 152 Riverside Avenue, Burlington
- 29 Follett Street, Winooski (connected to 7-9-11 West Canal Street), Winooski
- 24-26 Main Street, Winooski
- 26 Main Street, Winooski
- 30 Main Street, Winooski
- 36-38 Main Street, Winooski
- 46 Main Street, Winooski
- 75 Main Street, Winooski
- 109 Main Street, Winooski
- 114 Main Street, Winooski
- 7-9-11 West Canal Street, Winooski (connected to 29 Follett Street, Winooski)

Summary of Surveyed Resources

VHB surveyed 125 properties as part of this Project. There is one NR listed historic district in the APE – the Winooski Falls Mill HD – which has the potential to be expanded to the north to include portions of Winooski’s downtown, and which could be renamed the Winooski Falls Historic District. There are also two potential historic districts: the Old East End Historic District, and the Winooski Main Street Historic District. There are 76 historic properties (listed or eligible for listing in the NR) in

the APE. All properties are detailed in Appendix C – Table of Surveyed Resources. The properties eligible for or listed in the National Register include:

- 9-11 Barrett St (Map ID 3)
- 17-19-21 Barrett St (Map ID 5)
- 32 Barrett St (Map ID 6)
- 50 Barrett St (Map ID 7)
- 51 Barrett St (Map ID 8)
- Bridge No. 150 (Map ID 9)
- 6-8 Chase St (Map ID 10)
- 9 Chase St (Map ID 11)
- 20 Chase St (Map ID 12)
- 21 Chase St (Map ID 13)
- 26 Chase St (Map ID 14)
- 30 Chase St (Map ID 15)
- 31 Chase St (Map ID 16)
- 32-36 Chase St (Map ID 17)
- 40 Chase St (Map ID 19)
- 46 Chase St & barn (Map ID 20 & 20a)
- 49 Chase St (Map ID 21)
- 51-53 Chase St (Map ID 22)
- 52-54 Chase St (Map ID 23)
- 55 Chase St (Map ID 24)
- 67 Chase St (Map ID 25)
- 69 Chase St (Map ID 27)
- 70 Chase St (Map ID 28)
- 76 Chase St (Map ID 29)
- 79 Chase St (Map ID 29-1)
- 80 Chase St (Map ID 30)
- 81-83 Chase St (Map ID 31)
- 89 Chase St (Map ID 33)
- 90 Chase St (Map ID 34)
- 91 Chase St (Map ID 35)
- 93 Chase St (Map ID 36)
- 352 Colchester Ave (Map ID 37)
- 399 Colchester Ave (Map ID 43)
- 401 Colchester Ave (Map ID 44)
- 406 Colchester Ave (Map ID 45)
- 407 Colchester Ave (Map ID 46)
- 414 Colchester Ave (Map ID 49)
- 429 Colchester Ave (Map ID 52)
- 430 Colchester Ave (Map ID 53)
- 445 Colchester Ave (Map ID 57)
- 452 Colchester Ave (Map ID 61)
- 454 Colchester Ave (Map ID 62)
- 455-457-459 Colchester Ave (Map ID 63)
- 460-462 Colchester Ave (Map ID 64)
- 467 Colchester Ave (Map ID 66)
- 485 Colchester Ave (Map ID 68)
- 3 East Allen St (Map ID 69)
- 19 East Allen St (Map ID 70)
- 27-29 Follett St (Map ID 74)²⁵
- 22 Main St (Map ID 78)
- 24-26 Main St (Map ID 79)
- 26 Main St (Map ID 80)

²⁵ 27-29 Follett Street has historically been connected (physically) to 7-9-11 West Canal Street. Because these buildings are distinct in appearance both addresses are used.

- 30 Main St (Map ID 81)
- 36-38 Main St (Map ID 82)
- 50 Main St (Map ID 86)
- 71 Main St (Map ID 89)
- 75 Main St (Map ID 90)
- Main St/NECR Bridge (Map ID 91)
- 114 Main St (Map ID 94)
- 121 Main St (Map ID 96)
- 125 Main St (Map ID 97)
- 1 Mill St (Map ID 99)
- 3 Mill St / 497 Colchester Ave (Map ID 100)
- 7-9 Mill St (Map ID 101)
- 17-19 Mill St (Map ID 102)
- 152 Riverside Ave (Map ID 106)
- 7-9-11 W Canal St (Map ID 110)²⁶
- 10 W Canal St / 22 Main St (Map ID 111)
- 12 W Canal St (Map ID 113)
- 20 W Canal St (Map ID 114)
- 20 Winooski Falls Way (Map ID 115)
- Burlington Flouring Co. Grist Mill site (Map ID 123)
- Timber Crib Dam (Map ID 124)

²⁶ 7-9-11 West Canal Street has historically been connected (physically) to 27-29 Follett Street. Because these buildings are distinct in appearance both addresses are used.

6

Section 4(f) Resources

Section 4(f) protects significant publicly owned public parks, recreation areas, and wildlife and waterfowl refuges as well as significant historic sites and archaeological resources, whether they are publicly or privately owned. Section 4(f) is codified as 49 U.S.C. 303 and 23 U.S.C. 138. Section 4(f) and applies to all agencies within the United States Department of Transportation, including FHWA. FHWA regulations 23 C.F.R 774 implement the law.

The Section 4(f) resources in the APE include those historic and archaeological resources eligible for or listed in the National Register of Historic Places, which are described in Chapter 5 of this report and further detailed in Table 1. In addition, there are multiple Section 4(f) recreation resources in the APE that qualify as significant public parks.

The City of Winooski classifies parks as “all recreation facilities and lands in which the City of Winooski holds a legal interest of open space and recreation use, whether such lands are developed or undeveloped.”²⁷ “Park” includes, but is not limited to, playgrounds, open spaces, conservation areas, recreation and bicycle paths, trails, beaches, pathways, as well as public parks.

The City of Burlington describes a park as “Any area designated by the City as a park pursuant to Section 22-1 of the Code of Ordinances of the City of Burlington, Vermont.”²⁸

The Salmon Hole Park and Riverwalk Trail is located in Burlington and Winooski, but is managed by the Winooski Valley Park District, an organization that is responsible for 18 parks and natural areas consisting of over 1,750 acres of conserved lands, 25 miles of trails, and protects 13 miles of shoreline in the Winooski River Valley.²⁹

The Section 4(f) park resources are identified on Appendix B – Section 4(f) Parks Resources Map.

²⁷ *Winooski Municipal Code*, Chapter 16 – Parks and Recreation – Article III General Provisions, Section 16.01, Definitions, <https://www.winooski.vt.gov/DocumentCenter/View/545/Chapter-16-Parks-and-Recreation> (accessed May 2, 2023).

²⁸ *Burlington Comprehensive Development Ordinance*, Article 13: Definitions, https://www.burlingtonvt.gov/sites/default/files/PZ/CDO/CDO20120910_14_article_13.pdf (accessed May 2, 2023).

²⁹ *Winooski Valley Parks District*, <https://wvdpd.org/parks/> (accessed May 2, 2023).

The parks include:

- A. Winooski Falls Park (Winooski)
- B. Rotary Park (Winooski)
- C. Winooski River Walk (Winooski)
- D. Smith Park (Winooski)
- E. Falls Terrace Park (Winooski)
- F. Salmon Hole Park & Riverwalk (Burlington and Winooski)
- G. James M. Myers Veterans Memorial Park (Winooski)

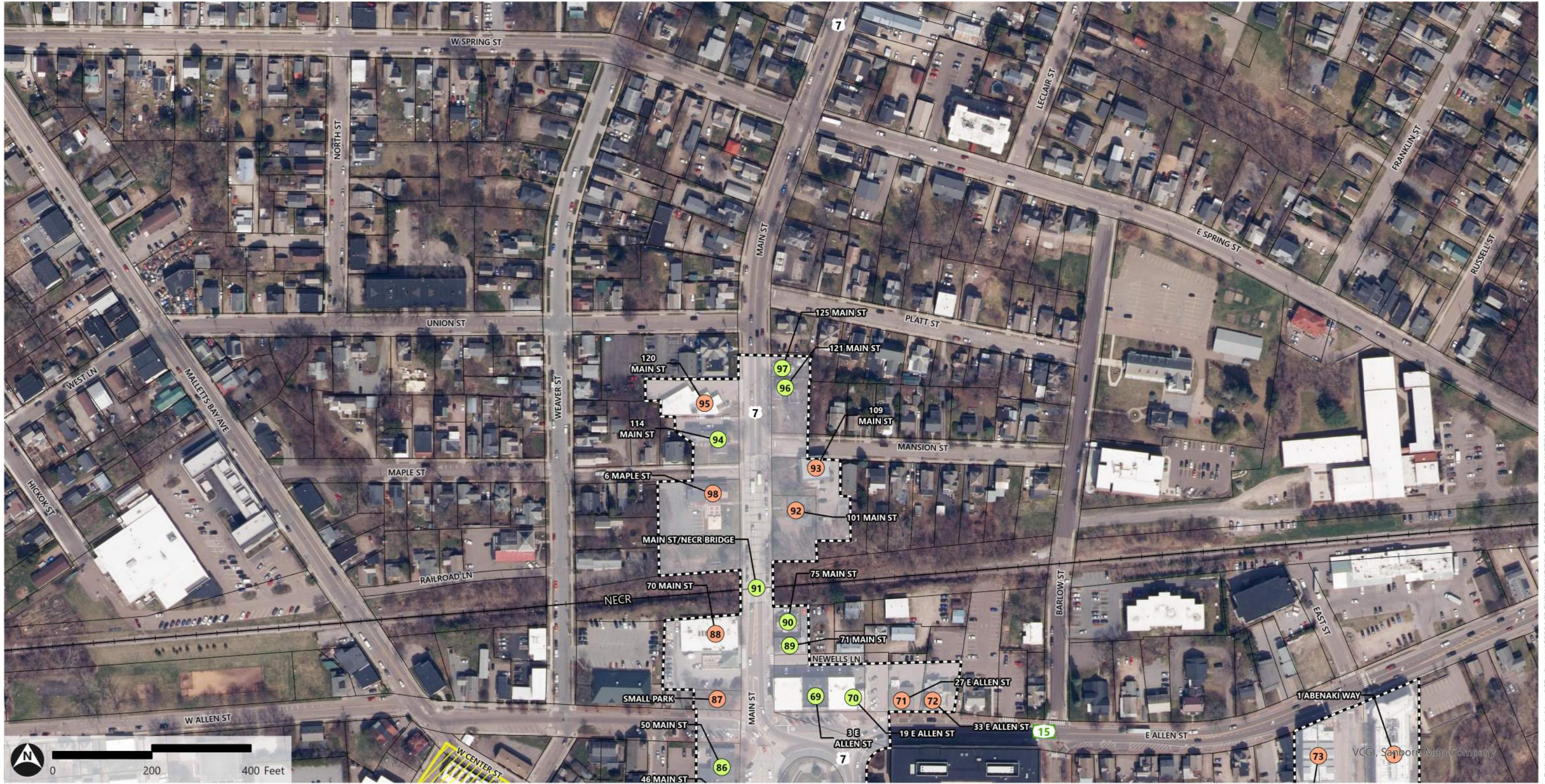
APPENDIX A

Historic Resources Assessment - Sheet 1 of 3

Burlington-Winooski BF RAIZ(2) | Burlington & Winooski, Vermont



DRAFT April 09, 2024

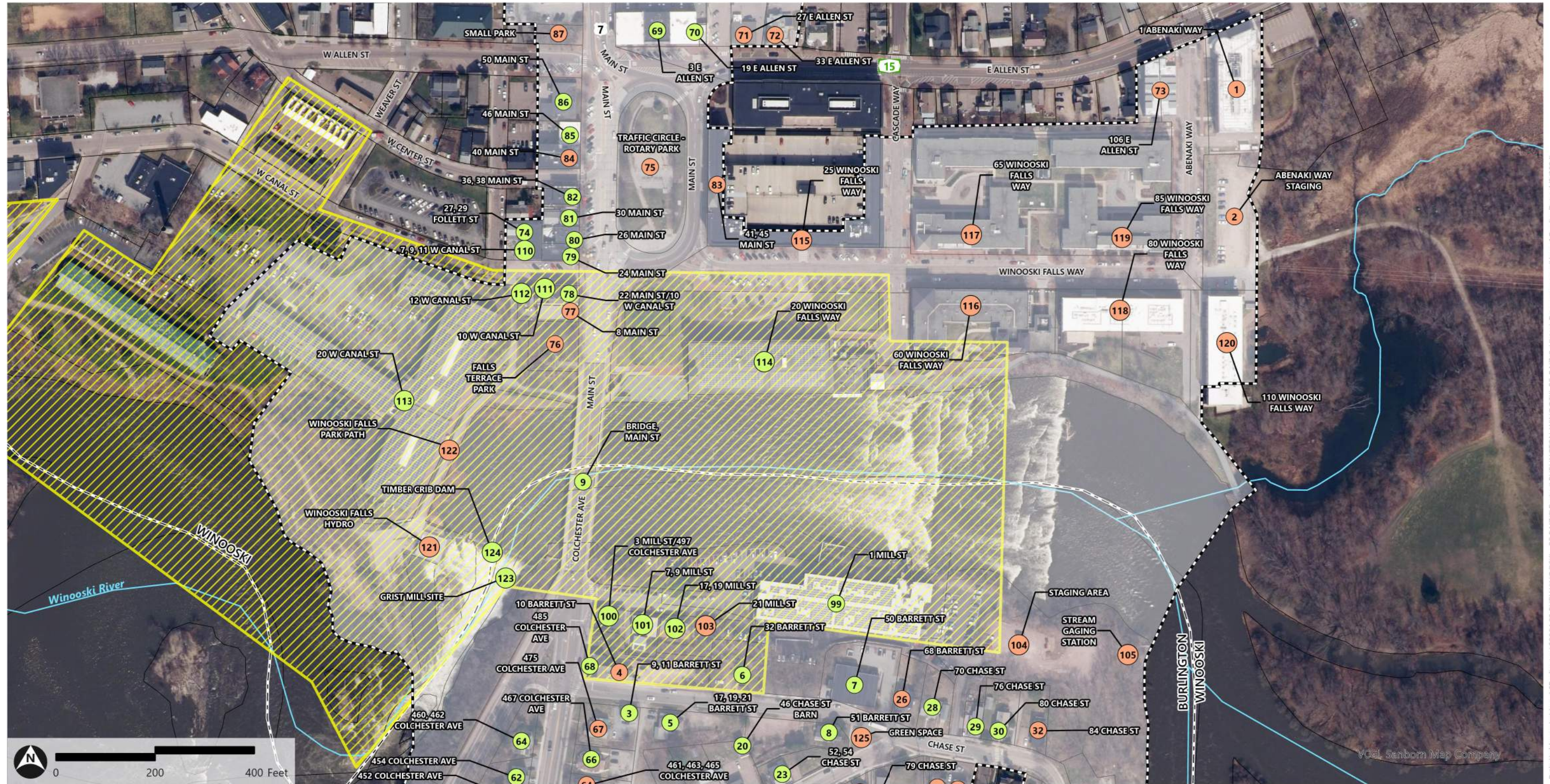


- Area of Potential Effect (VHB)
- National Register Historic District (ANR, NPS)
- Eligible APE Property (VHB)
- VHD Stream (VCGI)
- Ineligible APE Property (VHB)
- Parcel Boundary (VCGI)
- Railroad (VTrans)



Sources: Background imagery by VCGI (Collected in 2023); NPS (National Park Service National Register of Historic Places Listings - 11/9/09); VCGI (Vermont Center for Geographic Information Hosted Feature Service); VTrans (Vermont Agency of Transportation Hosted Feature Service); VHB - 2023

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- Area of Potential Effect (VHB)
- National Register Historic District (ANR, NPS)
- # Eligible APE Property (VHB)
- VHD Stream (VCGI)
- # Ineligible APE Property (VHB)
- Parcel Boundary (VCGI)
- + Railroad (VTrans)



Sources: Background imagery by VCGI (Collected in 2023); NPS (National Park Service National Register of Historic Places Listings - 11/9/09); VCGI (Vermont Center for Geographic Information Hosted Feature Service); VTrans (Vermont Agency of Transportation Hosted Feature Service); VHB - 2023

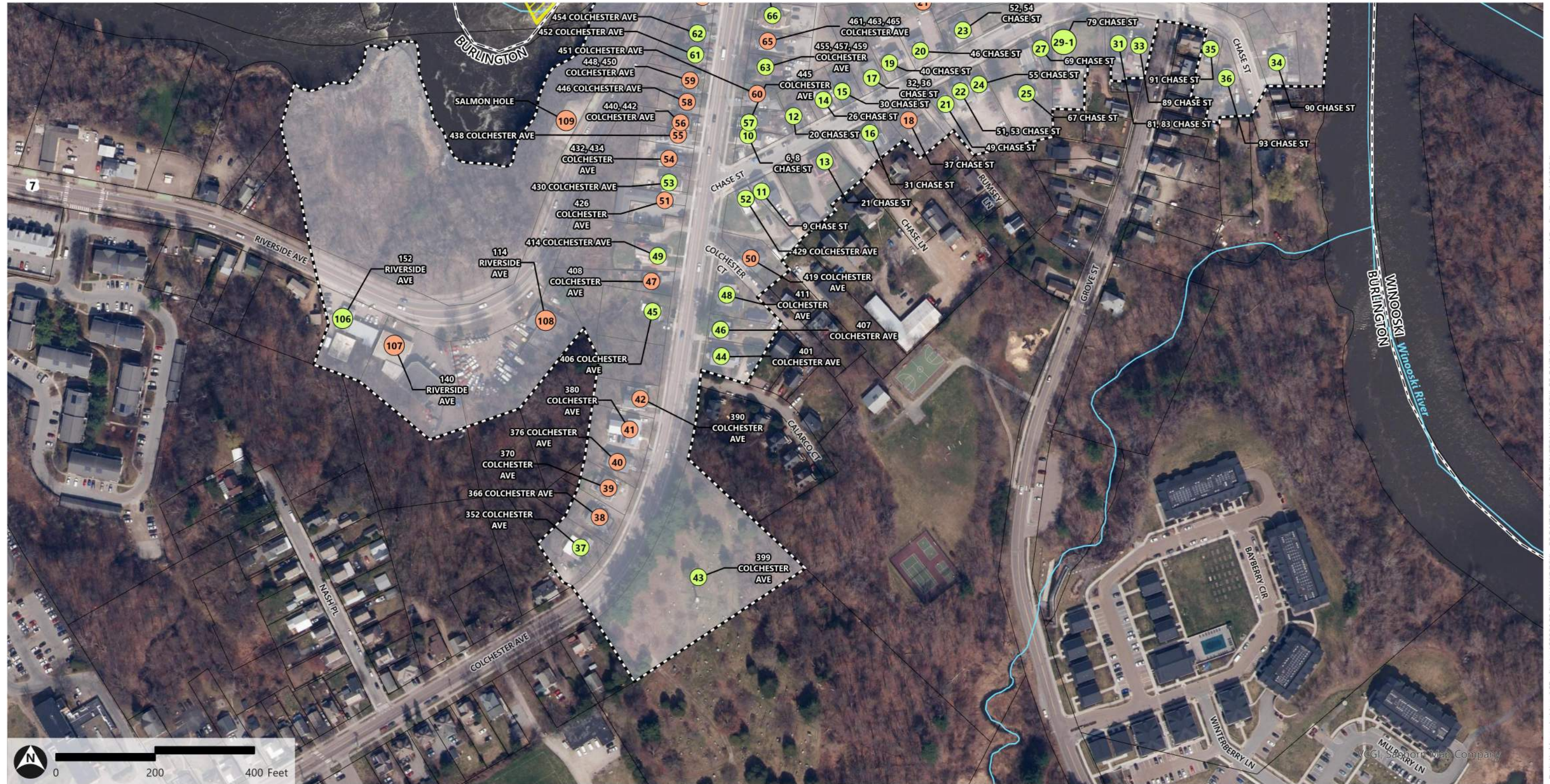
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Historic Resources Assessment - Sheet 3 of 3

Burlington-Winooski BF RAIZ(2) | Burlington & Winooski, Vermont



DRAFT April 09, 2024



- Area of Potential Effect (VHB)
- National Register Historic District (ANR, NPS)
- Eligible APE Property (VHB)
- VHD Stream (VCGI)
- Ineligible APE Property (VHB)
- Parcel Boundary (VCGI)
- Railroad (VTrans)



Sources: Background imagery by VCGI (Collected in 2023); NPS (National Park Service National Register of Historic Places Listings - 11/9/09); VCGI (Vermont Center for Geographic Information Hosted Feature Service); VTrans (Vermont Agency of Transportation Hosted Feature Service); VHB - 2023

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APPENDIX B

Section 4(f) Parks Resources

Burlington-Winooski BF RAIZ(2) | Burlington & Winooski, Vermont



DRAFT May 08, 2023








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Sources: Background imagery by VCGI (Collected in 2022); VCGI (Vermont Center for Geographic Information Hosted Feature Service); VTrans (Vermont Agency of Transportation Hosted Feature Service); VHB - 2023



APPENDIX C




Table of Surveyed Resources




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
ABENAKI WAY							
1		1	1 Abenaki Way	2009	Community College of Vermont. Large, 4-story, brick façade academic building with basement story on west side and rear. Large spans of windows, brick veneer, stone veneer foundation.	N/A	Ineligible due to age
2		2	Abenaki Way	N/A	Potential Staging area, no structures, parking lot	N/A	N/A
BARRETT ST							
3		3	9-11 Barrett St	c. 1880	1.5 story, gable roof, wood-frame, 4x3 bay, eaves front residence with central entrance on eaves side and additional centered side elevation on a parged concrete foundation. Details include overhanging eaves, interior end chimney, slate roof, aluminum siding, replacement and aluminum storm windows.	N/A	Fenestration and materials have been somewhat altered. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential Old East End ("OEE") HD.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
4		4	10 Barrett St <i>(address is at rear building; front is 485 Colchester Ave)</i>	1790	2-story, cross gabled, wood frame, 6x3 bay, residence with entry on rear elevation. Building on elevated concrete foundation. Details include slate roof, original wood clapboard, replacement windows.	6-10 Barrett St, Burlington (SR) NR #20 Winooski Falls Mill HD	Since its 1993 listing, the front building has been changed (materials - siding, windows – and fenestration). The large central chimney has been removed. The building has lost integrity of materials, design, workmanship, and feeling. It is recommended to remove this property from the Winooski Falls Mill Historic District.
5		5	17-19-21 Barrett St	c. 1900	2-story, wood frame, hipped roof, 4x3 bay duplex residence with entries on the recessed façade bays. Building sits on concrete block foundation and has rear shed roof addition. Details include slate roof, wood clapboard, replacement windows, façade porches with shed standing seam metal roofs.	N/A	Retains integrity of setting, location, materials, design, feeling, and association. Eligible as contributing resource to potential OEE HD.



Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
6		6	32 Barrett St	1853	2-story, 3x1 bay, gable front Greek Revival with clapboard siding, return cornices, cornerboards, replacement windows, exterior chimney, and rear 1-story shed roof addition with basement level.	NR #16 Winooski Falls Mill HD	Minor changes have occurred since the NR such as removal of shutter and window replacements. Overall retains integrity of setting, location, materials, design, workmanship, feeling, association. Remains eligible in Winooski Falls Mill HD.
7		7, 8	50 Barrett St	1884; 1954	1 story, flat roofed, wood frame 8x7 bay apartment building with brick veneer façade and false front parapet. Center bay entries and entries on side elevation. Details include concrete belt course, brick windowsills, and decorative brickwork on façade. Built as a warehouse by the Cotton Mill, later used as Vermont's first radio station and a television studio for WMVT.	N/A	Building has lost its original appearance as a warehouse however it retains features and elements congruous with its conversion to a radio station/television studio. Retains integrity of setting, location, materials, design, workmanship, feeling, association. Eligible under Criterion A for its relationship to the introduction of radio and television to Vermont.



Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
8		9, 10	51 Barrett St	c. 1880	1.5 story, front gabled ell plan, wood frame 4x4 bay residence. Entry in enclosed porch accessed by exterior stair. Vinyl and wood shingle siding, slate roof, replacement vinyl windows with aluminum storms.	N/A	Alterations include window replacements and front porch enclosure and vinyl siding. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
BRIDGE							
9		11-15	Bridge, Main St	1928	359' long, three-span, continuous steel riveted girder bridge with a cast in place concrete deck and cast in place ornamental concrete railings, sitting on concrete abutments. The concrete railings have repeating open arched windows. Cross bracing supports the four plate girders beneath the deck.	Winooski Falls HD #13	eligible for listing in the National Register under the Metal Truss, Masonry and Concrete Bridges of Vermont, 1820-1978 Multiple Documentation Property Form ("MPDF") as a Continuous Beam Span - Type 402 - Steel Continuous Girder.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
CHASE ST							
10		16, 17	6-8 Chase St	c. 1820	Greek Revival style 2.5 story, eaves front, 6x4 bay, masonry residence. Façade entry with simple Greek Revival surround, second story entry with multi-bay exterior porch. Stone foundation, and slate roof. Details include replacement windows, flat brick lintels, multilevel porch, and off-center brick chimney.	N/A	Alterations include window replacements and porch additions. Retains integrity of setting, location, materials, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
11		18	9 Chase St	c. 1865	2.5 story, eaves front, 3x5 bay, wood frame residence. Center bay façade entry, secondary entries towards rear and accessed by covered stair. Vinyl siding, replacement vinyl windows, shed roof dormers, and rear multilevel covered porch. Asphalt shingle roof.	N/A	Alterations include window and siding replacement. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD..
12		19	20 Chase St	c. 1850	1.5 story, front gabled ell plan, 4x4 bay, wood frame residence. Entry on ell sheltered beneath shed roof porch. Parged stone foundation, wide reveal vinyl siding, replacement windows, asphalt shingle roof, brick chimney.	N/A	Alterations include replacement siding and windows. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.



Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
13		20	21 Chase St	c. 1870	High style Second Empire residence, 5x3 bay masonry residence. Center bay entry with ornate wood door sheltered by porch. Secondary entry beneath side porch. Original windows with drip mold, oriel windows near roofline, low mansard roof. Details include bay window, brackets under the eaves, columns and windows have ornate woodworking details.	N/A	No noticeable alterations. Retains integrity of setting, location, materials, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
14		21	26 Chase St	c. 1910	2.5 story, 3x5 bay, front gabled, wood frame residence. Entry sheltered beneath enclosed screened porch with decorative posts. Stone foundation, replacement vinyl siding, and a slate roof. Details include closed pediment, replacement windows, and brick chimney.	N/A	Alterations include siding and window replacement. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
15		22	30 Chase St	c. 1870	2 story, 3x3 bay, front gabled wood frame residence. Entry sheltered beneath enclosed wooden porch; side entry sheltered by gabled porch. Stone foundation, replacement vinyl siding, replacement windows, asphalt shingle roof with end returns.	N/A	Alterations include siding and window replacement and enclosing the porch. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.



Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
16		23	31 Chase St	c. 1870	1.5 story, 4x4 bay front gabled ell plan wood frame residence. Entry sheltered within enclosed wood porch within ell. Stone foundation, vinyl siding, patterned slate roof. Rear shed roof addition with standing seam metal roof. Replacement windows with aluminum storms, brick chimneys.	N/A	Alterations include siding and window replacement and the construction of enclosed porch and rear addition. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential Old East End OEE HD.
17		24	32-36 Chase St	c. 1850	2 story, 4x6 bay, front gabled masonry residence. Entries in center bay and far left bay. Original brick siding in right most façade bays, vinyl siding throughout the rest of the house, unevenly pitched asphalt shingle roof, enclosed porches on first and second stories. Replacement windows throughout.	N/A	Alterations include siding and window replacement and the construction of the enclosed porch addition. Retains integrity of setting, location, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
18		25	37 Chase St	2008	1.5 story, 3x3 bay, front gabled, wood frame residence. Entry off center on façade and sheltered beneath gabled porch. Concrete foundation, wood clapboard siding, asphalt shingle roof. vinyl windows and shed dormers on the side elevations.	N/A	Ineligible due to age




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
19		26	40 Chase St	c. 1870	1.5 story, 3x3 bay, wood frame, front gable block with substantial 2 story, 4x3 bay, rear ell. Façade and ell entries sheltered by ornate porches. Concrete foundation, vinyl siding, slate roof, replacement vinyl windows. Brick chimney and slight end returns on gable.	N/A	Alterations include siding and window replacement. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
20		27, 29	46 Chase St	c. 1880	2.5 story, 4x6 bay, wood frame, hipped pyramidal roof residence. Entry on façade and sheltered by porch with ornate scrollwork. Concrete foundation, replacement vinyl siding, slate roof. Details include replacement vinyl windows, prominent multi story bay windows on the façade and side elevation, wall dormers, rear multistory porch, and brackets under the eaves.	N/A	Alterations include replacement siding and windows. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
20a		28	46 Chase St barn	c. 1880	<p>2-story, wood-frame, flat roof, carriage barn constructed into hill, which is very visible at the rear from Barrett St. The first story has double doors and the second story has a hayloft door. Small brackets are visible in the cornice. From Barrett St, the basement level is visible.</p> <p>This one is called out separately due to its visual prominence.</p>	N/A	<p>Unaltered outbuilding. Retains integrity of setting, location, design, materials, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD..</p>
21		30	49 Chase St	c. 1900	<p>2.5 story, 3x5 bay, front gabled, wood frame residence with a one story shed roof addition. Entry in the addition. Stone foundation, vinyl siding, asphalt shingle roof. Replacement windows including prominent picture window.</p>	N/A	<p>Alterations include replacement siding, and windows. Retains integrity of setting, location, design, feeling, association. Eligible as contributing resource to potential OEE HD.</p>




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
22		31	51-53 Chase St	c. 1880	2.5 story, 6x4 bay, eaves front gabled wood frame duplex with prominent flat roof rear addition. Center bay entries on façade sheltered by porch. Stone foundation, vinyl siding, asphalt shingle roof. Vinyl replacement windows and gabled façade dormers.	N/A	Alterations include replacement siding, windows, porch addition, dormers. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
23		32	52-54 Chase St	c. 1870	2.5 story, 3x3 bay, eaves front gabled, wood frame residence. Entry set beneath porch that wraps multiple elevations. Concrete foundation, vinyl siding, slate roof. Prominent porch with turned posts, vinyl replacement windows, and brick chimney.	N/A	Alterations include replacement siding, windows. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
24		33	55 Chase St	c. 1900	2.5 story, 2x3 bay, front gabled wood frame residence. Entry set within enclosed shed roof façade porch. Side entry with gabled porch. Concrete foundation, vinyl siding, slate roof. Two story bay window, second story deck.	N/A	Alterations include replacement siding and windows. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.



Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
25		34	67 Chase St	c. 1870	Italianate, 1.5 story, 3x4 bay front gabled wood frame residence with significant rear additions. Entry set within an ornate Italianate style porch. Stone foundation, stone veneer and vinyl siding, slate roof with slight gable end returns. Bay window on side elevation.	N/A	Alterations include siding and window replacements, and a large rear addition. Retains features such as entry portico with brackets, return cornices, and side bay window. Retains integrity of setting, location, feeling, association. Eligible as contributing resource to potential OEE HD.
26		35	68 Chase St	c. 1950	1 story, wood-frame, front gabled, 5x3 bay residence with multibay shed roof addition. Façade entries in gabled mass and addition. Concrete foundation, wood siding, asphalt shingle roof. Details include wood deck, replacement windows, and a brick chimney.	N/A	Loss of integrity of materials, design, workmanship, feeling, association due to alterations. Ineligible.



Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
27		36	69 Chase St	c. 1890	1.5 story, 3x3 bay front gabled wood frame residence with shed roof rear addition. Entry set beneath full width hipped porch with turned posts. Building rises off a stone foundation, is clad in wood clapboard siding and topped by a slate roof. Vinyl replacement windows throughout, concrete block chimney.	N/A	Alterations includes siding and window replacements. Retains slate roof, full width front porch. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
28		37	70 Chase St	c. 1950	Minimal Traditional, 1.5 story, 3x2 bay eaves front, wood frame residence with garage addition attached by breezeway. Entry in center bay via front gabled projection. Concrete foundation, clapboard siding, asphalt shingle roof. Large exterior brick chimney.	N/A	Alterations include window replacements and garage door replacement. Retains integrity of setting, location, materials, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
29		38	76 Chase St	c. 1880	Italianate, 1.5 story, 2x3 bay front gabled wood frame residence. Entrance in wrapping hipped roof porch. Stone foundation, wooden clapboard siding, slate roof on main building mass and asphalt shingle on enclosed porch. Mix of aluminum windows and original arched windows.	N/A	Alterations include porch enclosure and decorative panel additions to porch walls. Retains integrity of setting, location, design, materials, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
29-1		39	79 Chase St	c. 1900	1.5-story, wood-frame, 3x6 bay, gable front residence with ¾ width covered front porch on concrete foundation, overhanging eaves, asbestos siding, and vinyl windows. A separate, secondary 1.5 story, wood frame, gable roof house sits at the rear.	N/A	Alterations include additional side entrances, siding and window replacement. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
30		40	80 Chase St	c. 1870	2 story, 3x3 bay front gabled, wood frame residence with a significant 2x2 bay wood frame rear addition and a shed roof addition on the side elevation. Façade entry with wooden door. Vinyl siding, slate roof, vinyl replacement windows with prominent wood pediments.	N/A	Alterations include siding and window replacement and porch enclosure. Retains integrity of setting, location, design, feeling, association. Eligible as contributing resource to potential OEE HD.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
31		41	81-83 Chase St	c. 1930	2 story, 7x6 bay, front gabled, wood frame, multi-unit residence. Entries in center bays and accessed by elevated porch. Symmetrical façade. Stone foundation, vinyl siding, asphalt shingle roof. Double decker porch. with square posts vinyl windows with aluminum storms.	N/A	Alterations include replacement windows and siding. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
32		42	84 Chase St	2010	Modern energy efficient home. 2 story, 2x7 bays, flat roof, residence. Entry on façade. Building sits on concrete piers, composite and aluminum siding, metal windows.	N/A	Ineligible due to age
33		43	89 Chase St	c. 1875	2 story, 3x5 bay, front gabled, wood frame multi person residence. Entry sheltered by double decker enclosed porch. Concrete foundation, vinyl siding, slate roof. Wood windows and vinyl replacement windows. Brick chimney on façade.	N/A	Alterations include window and siding replacement and porch enclosure. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
34		44	90 Chase St	c. 1875	1.5 story, 3x2 bay, eaves front, wood frame residence with 1 story addition on side elevation. Primary entry in 1 story addition. Concrete foundation, vinyl siding, asphalt shingle roof. Vinyl replacement windows with aluminum storms Prominent steeply pitched wall dormer. Brick chimney in gable end.	N/A	Alterations include window and siding replacement and porch enclosure/ construction of addition. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
35		45	91 Chase St	c. 1890	1.5 story, 2x3 bay with a 1 story 2 bay addition off the rear elevation, front gabled, wood frame residence. Primary entry within 1 story enclosed porch on the façade. Concrete foundation, asbestos shingle siding, asphalt shingle roof. Vinyl replacement windows throughout.	N/A	Alterations include siding and window replacement and construction of enclosed porch. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
36		46	93 Chase St	c. 1880	1.5 story, 3x3 bay, front gabled, wood frame residence with 1 story 2 bay rear addition. Primary entry within 1 story enclosed, shed roof porch on the façade. Stone foundation, wood clapboard siding, slate roof. Vinyl replacement windows throughout.	N/A	Alterations include window replacement, generally intact. Retains integrity of setting, location, design, materials workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
COLCHESTER AVE							
37		47,48	352 Colchester Ave	1820, 1970 addition	1.5 story, brick, 3x2 bay, gable roof, eaves front Classic Cottage with box cornice, splayed brick lintels, slate roof. The 1970 addition was designed by local architect Colin Lindberg and includes a slate roof, diagonal paneling glass walls.	SR 0402-352 Colchester Ave	Original building mass intact and unaltered. Large addition to the rear that is clearly delineated from original building. Retains integrity of setting, location, design, materials, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
38		49	366 Colchester Ave	2012	2 story, 3x3 bay, wood frame, front gabled residence that sits on an elevated basement. Façade entry elevated and accessed by exterior stair. Entry sheltered by full width porch. Secondary entry in elevated basement; entry doors right of two bay garage. Concrete foundation, vinyl clapboard and vinyl shingle siding, asphalt shingle roof. Vinyl windows throughout.	N/A	Ineligible due to age




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
39		50	370 Colchester Ave	2016	2 story, 5x3 bay, wood frame, front gabled ell residence that sits on an elevated basement. Primary entry on façade via two roll up garage doors. Concrete foundation, vinyl clapboard and vinyl shingle siding, asphalt shingle roof. Vinyl windows throughout. First story shed roof porch with wood door and single sidelight.	N/A	Ineligible due to age
40		51	376 Colchester Ave	2016	2 story, 3x6 bay, wood frame front gabled ell residence that sits on an elevated basement. Primary entry elevated and accessed by exterior stair. Entry sheltered by one bay shed roof porch. Secondary entry in shed roof addition. Concrete foundation, vinyl siding, asphalt shingle roof. Vinyl windows throughout.	N/A	Ineligible due to age




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
41		52	380 Colchester Ave	1938 (c. 2015 addition)	2 story, 5x2 bay, wood frame, eaves front gabled residence with a prominent 2 story rear addition. The building sits on an elevated concrete basement and has a center bay entry accessed by a gable roof porch. Vinyl siding and standing seam metal roof. Vinyl sash windows and vinyl hopper windows. Center bay brick chimney.	N/A	Alterations include removal of historic sidelights, window and siding replacement, and addition that is flush with the façade. Loss of integrity of materials, design, workmanship, feeling, association. Ineligible due to alterations.
42		53	390 Colchester Ave	2016	2.5-story, wood-frame, 3x2 bay, eaves front, gable roof with gabled portico sheltering entrance on west side of front elevation.	N/A	Ineligible due to age
43		54	399 Colchester Ave	c. 1790	Green Mount Cemetery. C. 1790 burial ground that includes a mix of mature trees and headstones ranging from the 1790s to the early 2000s. Cemetery dominated by the Ethan Allen Monument.	N/A	Eligible as contributing resource to potential OEE HD.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
44		55	401 Colchester Ave	c. 1920	2.5 story, 3x5 bay, wood frame gambrel roof residence. Primary entry on façade sheltered by semi-circle porch with Doric columns. Entry details include sidelights and broad fanlight. Concrete foundation, vinyl siding, asphalt shingle roof. Prominent features include large bay windows, second story porch, shed roof and hipped dormers. Vinyl windows throughout.	N/A	Alterations include window and siding replacements. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
45		56	406 Colchester Ave	c. 1920	1.5 story, 3x2 bay, wood frame, eaves front gabled residence. Entry set in enclosed porch. Entry flanked by 4/1 and 6/1 wood windows. Wood clapboard siding, asphalt shingle roof, and multi-bay shed roof dormer.	N/A	Alterations include window replacement and removal of 1920s door. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
46		57	407 Colchester Ave	1924	1.5 story, 3x3 bay, wood frame, gable roof, eaves front, bungalow with full width recessed front porch, central 3-bay shed roof dormer, and exterior end chimney. Additional details include exposed rafter tails, shingle siding, half porch walls.	SR 0402 – 407 Colchester Ave	Retains integrity of setting, location, materials, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.



Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
47		58	408 Colchester Ave	c. 1983	2 story, 5x3 bay, wood frame eaves front gabled roof residence. Primary entry set within 3 bay, gabled projecting vestibule. Concrete foundation, vinyl siding, asphalt shingle roof, vinyl windows with vinyl shutters.	N/A	Ineligible due to age.
48		59,60	411 Colchester Ave	c. 1792	1.5 story, 3x5 bay, wood-frame, gable roof, eaves front with stone foundation and 1-story wing with 1-story, centered-covered front porch.	SR 411 Colchester Ave	Alterations include replacement siding and windows. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD..
49		61	414 Colchester Ave	1832, ca. 1880 rear wing	2.5 story, brick, Greek Revival, 2x3 bay, pedimented gable front sidehall plan with 2-story rear wing and side elevation full width covered porch. Details include elliptical window in the gable, box cornice, front bay window, and splayed lintels.	SR 0402-414 Colchester Ave	Alterations include window replacements, porch railing replacements, but overall retains integrity of setting, location, design, materials, workmanship, feeling, association. Eligible under Criterion C – example of Greek Revival style. Eligible as contributing resource to potential OEE HD.



Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
50		62	419 Colchester Ave	c. 1950	1 story, 3x5 bay, wood frame, hipped roof residence. Entries on Colchester Avenue façade and on Colchester Court. Stone veneer siding, asphalt shingle roof, and vinyl sash windows. Brick chimney.	N/A	Building retains all seven aspects of integrity. Building built outside of the Period of significance for the potential OEE HD.
51		63	426 Colchester Ave	c. 1915 (rear), c. 1930 front building	2 story, 3x3 bay, wood frame front gabled residence with widely overhanging roof. 1 story T shaped addition attached to the rear of the front block. Façade entry, stucco siding, asphalt shingle roof. Vinyl windows including vinyl picture window.	N/A	Constructed as a machine shop at the rear of property with the front 2-story added. Loss of integrity of materials, design, workmanship, feeling, association. Ineligible due to alterations.
52		64	429 Colchester Ave	c. 1900	2 story, 3x5 bay, wood frame front gabled residence with a two-bay rear addition. Prominent two-story enclosed porch with primary entry and original 2/1 and 4/1 wood windows. Vinyl 1/1 windows on Chase Street elevation. Stone foundation, vinyl siding, slate roof with brick and concrete block chimneys.	N/A	Replacement siding and some replacement windows. Rear addition. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.



Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
53		65	430 Colchester Ave	c. 1910	Craftsman style, 2.5 story, 3x3 bay, wood frame, front gabled residence with projecting bay window and two-story wrapping porch. Primary entry sheltered by porch. Stone foundation, wood clapboard siding, slate roof. Bay windows have colored glass panes, and there are also 1/1 wood windows.	N/A	Retains all seven aspects of integrity. Eligible as contributing resource to potential OEE HD.
54		66	432-434 Colchester Ave	c. 1870	2 story, 2x3 bay, wood frame, front gabled residence with prominent rear addition. Entry on façade with small wood deck. Stone foundation, vinyl siding, asphalt shingle roof, vinyl windows with vinyl shutters.	N/A	Replacement siding, windows, major two-story addition off the rear of the building and shed roof dormer. Ineligible due to alterations.
55		67	438 Colchester Ave	c. 1870	1.5 story, 2x3 bay, wood frame, front gabled residence. Full width enclosed hipped roof porch shelters entry. Building rises off concrete foundation, wood clapboard siding, asphalt shingle roof. Vinyl windows shed roof dormer.	N/A	Replacement windows, roof addition, and enclosed porch. Loss of integrity of design, materials, workmanship, feeling, association. Ineligible due to alterations.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
56		68	440-442 Colchester Ave	c. 1880	2 story, 3x3 bay, wood frame front gabled residence. Center bay entry and prominent second story enclosed porch on the side elevation. Stone veneer façade and vinyl siding. Asphalt shingle roof and brick chimney with vinyl replacement windows throughout.	N/A	Replacement windows, second story porch addition, altered siding. Loss of integrity of materials, design, workmanship, feeling, association. Ineligible due to alterations.
57		69	445 Colchester Ave	c. 1850	2 story, 4x4 bay, wood frame, front gabled ell residence. Multiple entries sheltered by shed roof porch with turned posts. Asbestos shingle siding, slate roof, wood 2/2 windows and brick chimney. Small rear addition projecting off ell.	N/A	Replacement siding, rear addition. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
58		70	446 Colchester Ave	c. 1870	1.5 story, 3x5 bay, wood frame, front gabled residence with a prominent shed roof garage addition. Entry recessed in hipped roof vestibule. Concrete foundation, wood shingle siding, asphalt shingle roof.	N/A	Replacement siding, replacement windows, garage addition. Loss of integrity of materials, design, workmanship, feeling, association. Ineligible due to alterations.



Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
59		71	448-450 Colchester Ave	c. 1870	2 story, 4x2 bay, wood frame eaves front roofed duplex residence. Entries located on corner bays and accessed by shed roof porches. Concrete foundation, vinyl siding, asphalt shingle roof, vinyl windows and two prominent façade bay windows.	N/A	Alterations include altered fenestration and materials. Loss of integrity of materials, design, workmanship, feeling, association. Ineligible due to alterations
60		72	451 Colchester Ave	c. 1920	2 story, 4x4 bay wood frame hipped pyramid roof residence. Façade entry in 2 story enclosed porch second entry left of porch sheltered by shed roof porch. Concrete foundation, vinyl siding, and asphalt shingle roof. Replacement vinyl windows throughout and prominent brick chimney. Single car garage attached to the rear of the building.	N/A	Alterations include replacement windows and siding, enclosed porches, additional entrance. No character defining features remains except hipped pyramidal roof. Loss of integrity of materials, design, workmanship, feeling, association. Ineligible due to alterations.
61		73	452 Colchester Ave	c. 1900	2 story, 3x3 bay, wood frame front gabled residence. Entry sheltered by shed roof screened porch. Stone foundation, vinyl siding, slate roof with mix of square and fish scale slates. Vinyl windows throughout and brick chimney.	N/A	Alterations include window and siding replacement. Retains slate roof, overhanging eaves. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.


Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
62		74	454 Colchester Ave	c. 1870	2 story, 7x3 bay, wood frame, flat roof residence that rises off an elevated basement. Elevated center bay façade entry sheltered by shed roof porch. Stone foundation, vinyl siding, membrane roof. Vinyl windows throughout and brackets beneath the eaves.	N/A	Alterations include window and siding replacements. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
63		75	455-457-459 Colchester Ave	c. 1800	Italianate style, 2 story, 5x3 bay, wood frame eaves front gabled residence that rises off an elevated basement with a large rear wing that gives the building an overall T form. Entry sheltered by enclosed porch. Asbestos shingle and wide reveal vinyl siding, asphalt shingle roof. Vinyl windows throughout, paired brackets beneath the eaves, brick chimneys.	N/A	Hard to see through the vegetation, but appears to retain integrity of setting, location, design, materials, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.



Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
64		76	460 – 462 Colchester Ave	c. 1920	2.5 story, 3x3 bay, wood frame, hipped on gable roof residence. Primary entry on façade hipped roof porch. Concrete foundation, clapboard and wood shingle siding, slate roof. Mix of wood and aluminum windows. Closed pediment on side elevation, hipped dormer on façade and brick chimney. Enclosed two-story porch.	N/A	Alterations include enclosure of 2-story porch. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
65		77	461-463-465 Colchester Ave	c. 1930	2 story, 4x4 bay, wood frame hipped pyramidal roof residence. Primary entries on façade. Concrete foundation, vinyl siding, asphalt shingle roof. Prominent 2 story, 2x1 bay front gabled addition on façade. Vinyl windows throughout and brick chimney at rear of building.	N/A	Alterations include replacement windows and siding and 2-story porch conversion to living space. Loss of integrity of materials, design, feeling, association. Ineligible due to alterations.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
66		78	467 Colchester Ave	c. 1920	Queen Anne style 2 story, 3x5 bay, wood frame, hipped roof residence that sits on an elevated basement and uneven lot. Prominent two story enclosed gabled porch on façade. Primary entry set to the left of the porch and accessed by exterior stair. Stone foundation, vinyl siding, asphalt shingle roof. large hexagonal tower and shed roof dormers. Vinyl replacement windows throughout.	N/A	Alterations include replacement windows and siding and porch enclosure. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible as contributing resource to potential OEE HD.
67		79	475 Colchester Ave	c. 1870	2 story, 4x4 bay front gabled ell wood frame residence. Entry set within ell and sheltered by shed roof porch. Brick foundation, wide reveal vinyl siding, slate roof. Prominent screened porch on façade, vinyl windows, and brick chimneys.	N/A	Alterations include front porch addition, windows and siding replacement.



Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
68		80	485 Colchester Ave	c. 1810	2 story, 3x5 bay wood frame flat roofed commercial building attached to 10 Barrett Street. Center bay primary entry, concrete foundation, vinyl siding, and membrane roof. vinyl and plate windows. Bracketed cornice.	Winooski Falls Mill HD #20	Since its 1993 listing, the front building has been changed (materials - siding, windows – and fenestration). The building has lost integrity of materials, design, workmanship, and feeling. It is recommended to remove this property from the Winooski Falls Mill Historic District.
EAST ALLEN ST							
69		84	3 E Allen St	1867	Winooski Block. Large, 3-story brick building, 18 x 6 bays with ornamental details. Since the NR, the first story has been restored.	Individually listed NR "Winooski Block" (1974)	Remains eligible (listed).
70		85	19 E Allen St	1867	McKees. Part of the Winooski Block. 2-story, brick commercial block, with storefront entrance, 4 bays deep, flat roof, projecting cornice below roofline	Mentioned as part of Winooski block NR	Remains eligible (listed).



Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
71		86	27 E Allen St	1973	TD Bank building. 1 story, 3x3 bay, masonry built hipped roof commercial building. Main entry composed of metal and glass doors accessed by concrete steps with metal rails. Concrete foundation, brick walls, asphalt shingle roof. Narrow single light aluminum windows.		Alterations include window replacement (loss of character defining feature). Does not rise to individual architectural significance and is not part of a HD. Ineligible due to alterations.
72		87	33 E Allen St	1905	Large Queen Anne style 2.5 story 3x6 bay wood frame, hipped pyramidal roof residence with multiple additions and alterations. Entry on façade. Concrete block and stone foundation vinyl siding, slate roof. Bay windows, hexagonal turret, brackets under the eaves, shed roof dormers. Vinyl replacement windows throughout and a brick chimney.	N/A	Alterations include windows, materials, fenestration replacement. No Queen Anne architectural details remain. Porch enclosed. Does not rise to individual architectural significance and is not part of a HD. Ineligible due to alterations.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
73		89	106 E Allen St	C. 2015	City Lights. Multiuse residential and commercial building, 4-5-stories above a parking garage with standard 2010s details including corrugated metal siding alternating with wood veneer and gray brick/stone veneer and slighting projecting/recessed bays. This building is topped by a sawtooth style roof. A recessed corner entrance is set at street level for retail businesses.	N/A	Ineligible due to age.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
FOLLETT ST							
74		90, 91	27-29 Follett St (Physically connected to 7-9-11 W. Canal Street, Map ID #110).	c. 1850	Greek Revival style 2.5 story, 3x3 bay wood frame front gabled residence. Entry on façade has Greek Revival surround. Concrete foundation, asphalt shingle siding, and slate roof. Details include a prominent 2 story porch on side elevation, replacement vinyl windows throughout, and brick chimneys at roof peak, and return cornices. This is the residential section of the historically connected buildings.	0418-43	Alterations include siding and window replacement. Retains entrance entablature, cornice returns. Rear additions and connected to adjacent buildings. Eligible as a contributing resource in potential Winooski Falls Historic District ("WFHD") under Criterion C as an example of mixed use commercial and worker housing in Winooski Village.
MAIN ST							
75		92	Traffic Circle	2005	Rotary Park. Large green space at the center of Winooski traffic circle. Park has a mix of mature trees, metal flagpoles, concrete and stone walkways.	N/A	Ineligible due to age




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
76		93	Main St	1993	Falls Terrace Park. Small green space near the Winooski bridge. Park has collection of maturing trees, a lawn, a metal swing set, and stone surround.	N/A	Ineligible due to age
77		94	8 Main St (at left)		2-story, wood-frame, 4x4 bay, Italianate commercial block with recessed entrance, paneled design on first-story, single pane vertical replacement windows throughout, cornice brackets.	Winooski Falls Mill HD (#4) – N/C	Alterations to siding, window fenestration, materials. Loss of integrity of setting, materials, design, workmanship, feeling, association. Ineligible due to alterations.
78		95	22 Main St	c. 1845	3 story, 3x7 bay, masonry, flat roofed, commercial building. Multiple commercial storefront entries on Main and West Canal Street. Entries have plate glass windows and doors. Stone foundation, brick walls and flat membrane roof. Brick corbelling near the roofline. Aluminum windows. Also 10 W Canal St. Mandarin	Winooski Falls Mill HD #5	Alterations include window replacements. Retains recessed entrance and brick siding and brick cornice. Retains integrity of location, design, materials, workmanship, feeling, association. Eligible as a contributing resource in a potential WFHD under Criterion C as a mixed-use commercial building.



Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
79		96	24-26 Main St	1884	3 story, Italianate, 4x7 bay, wood frame, flat roof commercial building. Multiple commercial storefront entries on façade and West Canal Street entry. Concrete foundation, wood clapboard siding, membrane roof. Vinyl replacement windows throughout and paired brackets beneath roof eaves. Grazers Winooski	SR 0418-1	Retains integrity of location, design, materials, workmanship, feeling, association. Eligible as a contributing resource in a potential WFHD under Criterion C as a mixed use commercial building.
80		97	26 Main St	1938	2 story, 3x4 bay, masonry, flat roofed commercial building. Wood and glass commercial storefront entry. Concrete foundation, brick walls, membrane roof. Aluminum windows and decorative brickwork near roofline. Sneakers Bistro	SR 0418-2	Alterations include window openings and storefront openings. Loss of integrity of design, setting, workmanship. Eligible as a contributing resource in a potential WFHD under Criterion C as a mixed-use commercial building.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
81		98	30 Main St	1880	3 story, 3x8 bay wood frame gabled commercial building with a false front parapet. Wood and glass commercial storefront entry. Concrete foundation, wood clapboard siding, asphalt shingle roof. Vinyl replacement windows and bracketed cornice. Right of the building there is a one story wood frame addition with two wooden doors. Monkey House.	SR 0418-3	Alterations include window replacements. Retains integrity of location, design, workmanship, feeling, association. Eligible as a contributing resource in a potential WFHD under Criterion C as an Italianate mixed-use commercial building.
82		99	36-38 Main St	1880	Italianate style 3 story, 4x5 bay, flat roofed, masonry commercial building. Two storefront entries with large wood and glass storefront systems with plate glass windows. Brick foundation, brick walls, membrane roof. Details include original 2/2 windows with drip molding, and paired brackets at the cornice line. Our House Bistro & Mule Bar	SR 0418-4	Retains character defining features. Retains integrity of location, materials, design, workmanship, feeling, association. Eligible as a contributing resource in a potential WFHD under Criterion C as an Italianate mixed-use commercial building.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
83		100	41-45 Main St	2005	6 story, U shaped housing complex which wraps much of Main Street, Winooski Falls Way, and Cascade Way. Skeletal steel frame building with brick veneer walls, false stone, and vinyl siding. Flat membrane roof and vinyl windows. Spinner Place	N/A	Ineligible due to age
84		101	46 Main St (building at left)	1980s	4 story, 3x8 bay flat roofed, masonry commercial building. Recessed metal and glass commercial storefront entry. Concrete foundation, brick walls, and membrane roof. Aluminum windows throughout, bays divided by brick piers. Optum & Misery Loves Company	Replaced 0418-5 (burned early 1980s), left	Ineligible due to age
85		102	46 Main St (Misery Loves Company building)	c. 1875, ca. 1910 facade	3-story, 6x1 bay, brick, commercial block with brick cornice, arched windows and lintels, and storefronts with recessed entrances flanking central single door entrance to upper stories.	SR 0418-6	Alterations include second story window replacement. Retains integrity of location, design, materials, workmanship, feeling, association. Eligible as a contributing resource in a potential WFHD under Criterion C as an early 20 th century mixed-use commercial building.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
86		103	50 Main St	1961	1 story on a sloping site, 6x3 bay, flat roofed masonry governmental building. Recessed entry, concrete foundation, brick walls, membrane roof. Aluminum storm windows. USPS.	N/A	Eligible under Criterion C as an example of a 1960s (Thousand Series Modern Style) USPS office in Vermont. Eligible in potential WFHD as a midcentury example of a government building.
87		104	No e911		Smith Park. Small park at the corner of W Allen and Main Street. Owned by the City of Winooski. Park has maturing trees.	N/A	Ineligible due to age
88		105	70 Main St	Ca. 1950	1 story, 4x6 bay flat roofed masonry commercial building. Center bay entry with glass and metal storefront. Concrete foundation, brick walls, membrane roof. Prominent standing seam metal shed roof addition which creates enclosed porch space. Four Quarters. Constructed as a Grand Union and then used as a Key Bank.	N/A	Building has been altered in design and materials in its various forms. Loss of integrity of design, materials, workmanship, feeling, association. Ineligible due to alterations




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
89		106	71 Main St	Ca. 1915	Four Square 2.5 story, 3x3 bay hipped roof residence. Center bay entry sheltered by 2 story porch with wood shingle siding. Stone foundation, brick walls, and slate roof. Details include split brick lintels, hipped dormers, and replacement vinyl windows.	N/A	Retains integrity of setting, location, materials, design, workmanship, feeling, association. Eligible under Criterion C as an intact example of a Four Square.
90		107	75 Main St	1865	Italianate, Gothic Revival 1.5 story, 2x3 bay, front gabled, masonry residence. Small shed roof addition and prominent rectangular bay window. entry sheltered by small porch. Stone foundation, brick walls, slate roof. Vinyl replacement windows with brick lintels. Shed roof dormer and brick chimney.	SR 0410-8	Retains integrity of setting, location, materials, design, workmanship, feeling, association. Eligible under Criterion C as an intact example of Italianate/Gothic Revival
91		108	Main Street / NECR bridge	1952	Concrete slab bridge carrying road over NECR tracks, with railing consisting of intermittent concrete posts and steel pipe railing with balusters and stepped concrete endwalls.	N/A	Eligible under Historic Bridges MPDF as an example of a rare survivor of a once common type with intact railing.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
92		109	101 Main St	1953	1-story, asymmetrical 3x3 bay, residence, recessed front entry, with above-grade basement/garage at street level. Hipped roof with L(?) style floor plan.	N/A	Alterations to windows and siding. Loss of integrity of materials, design, workmanship. Does not rise to level of individual significance.
93		110	109 Main St	1818	2-story, hipped roof, square plan, residence, cupola at peak of roof, 3x4 bays, wraparound porch, paired brackets on porch, double doors entrance, raised basement, chimney on front slope of roof. Vinyl siding and replacement windows. Altered fenestration on front facades (windows removed, door relocated). Relocated chimney. Federal style building with Italianate elements.	SR 0418-7	Alterations to windows, fenestration, and siding. Loss of integrity of, materials, design, workmanship, feeling and association. Ineligible due to alterations.



Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
94		111	114 Main St	1857	2.5 story Italianate residence (apartments), brick main block with paired brackets, molded cornice with frieze, end returns, flat arches, paired rounded windows in central bay, side hall entrance with double doors, pedimented entrance porch, decorative chimney. South (side) wing addition flush with facade. Long rear ell and shed.	SR 0418-9	Retains integrity of setting, location, materials, workmanship, feeling, association. Eligible within a potential Main Street Historic District. Relatively intact Greek Revival/Italianate
95		112	120 Main St	1977	Fire department. 1-story, angular, brick building with tower section rising from the south end. The north of the building contains four engine bays stepped back one by one from the front façade.	N/A	Ineligible due to age
96		113	121 Main St	1890	2.5 story gable front residence, L-plan with entrance in the ell. The main block faces the street and has projecting 1-story bay windows on the west and south elevations. Slate roof, vinyl siding, replacement windows, parged stone foundation.	N/A	Alterations include window and siding replacement. Retains integrity of location, setting, design, workmanship, feeling and association. Eligible within a potential Main Street Historic District.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
97		114	125 Main St		1.5 story, gable front, 3x3 bay residence on a concrete foundation. Full width front porch with shed roof, half wall and turned balusters. Vinyl siding, replacement windows.	N/A	Retains integrity of setting, location, design, workmanship, feeling, association. Eligible within a potential Main Street Historic District.
MAPLE STREET							
98		154	6 Maple St.	1860	VFW. 2.5 story, gable roof building with projecting bay windows on first story front façade, rear wing addition and 1 story side additions. Vinyl siding and windows, original entry obscured. Original massing obscured due to alterations.	N/A	Alterations include windows and siding replacements, enclosed porches, addition. Loss of integrity of materials, design, workmanship, feeling. Ineligible due to alterations.
MILL STREET							
99		117, 118	1 Mill St	1892	3 story, 9x35 bay, masonry and heavy timber frame, flat roof industrial building that has been converted to business space. Multiple entries. Stone foundation, brick walls, membrane roof. Wood 12/8 windows with arched brick lintels. Large exterior smokestack and ruins of powerhouse. Chace Cotton Mill.	Winooski Falls Mill HD #1	Remains eligible (listed).




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
100		119,120	3 Mill St (497 Colchester Ave)	1850	2.5 story, 3x5 bays, brick veneered, shallow gable roof that sits on an elevated basement. Mixed commercial and residential property. Mix of 8/8 and 2/2 windows with flat stone lintels, stone foundation, slate roof.	Winooski Falls Mill HD #15 / SR 497 Colchester Ave	Since the SR and NR, the building has been raised and the ground level has become the upper story, but the first floor became below grade when the bridge was constructed. Retains integrity of setting, location, materials, design, workmanship, feeling, association. Remains eligible (listed).
101		121	7-9 Mill St	1853, 1874	2-story, wood-frame, 4x2 bay, former tenement building with flat roof, clapboard with simple bracketed cornice.	Winooski Falls Mill HD #16	Remains eligible (listed).
102		122	17-19 Mill St	1853	2.5 story, 10x2-bay, wood-frame, gable roof, eaves front former tenement building with 2-story porch centered on façade and shed roof dormer with awning windows. Clad in wood siding with replacement windows.	Winooski Falls Mill HD #16	Remains eligible (listed).





Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
103		123	21 Mill St	1972	2-story structure with concrete foundation and T1-11 clad second story. 1/1 windows, metal roll up garage doors, unevenly pitched front gable asphalt shingle roof.	Winooski Falls Mill HD #17a	N/C in HD. Remains ineligible as it outside the period of significance for the HD.
104		124,125	Staging Area	N/A	Gravel parking lot with utility poles.	N/A	N/A
105		126	Stream-gaging Station	c. 1978	Small 8x10 foot concrete block stream gaging station. Flat concrete roof and solid metal door.	N/A	Ineligible due to age.




Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
RIVERSIDE AVE							
106		127	152 Riverside Ave	c. 1925	1.5 story, 2x3 bay, wood frame, hipped pyramidal roof automobile shop with a 1 story, 3x2 bay shed roof garage addition. Façade entry sheltered by roof overhang. Concrete foundation concrete block and clapboard siding, asphalt shingle roof. Hipped dormers.	152 Riverside Ave, Burlington (SR)	Retains integrity of setting, location, materials, design, workmanship, feeling, association. Eligible under Criterion C as example of a 1920s service station in Burlington.
107		128	140 Riverside Ave	c. 1990	1 story, 3x4 bay, wood frame eaves front gabled, commercial building. Metal and glass commercial storefront accessed by concrete ramp. Concrete foundation, metal siding, and standing seam metal roof.	N/A	Ineligible due to age
108		129	114 Riverside Ave	c. 1970	1 story 5x3 bay, wood frame, front gabled commercial building with a large 1 story 7x4 bay masonry garage addition to the rear. Center bay entry, fixed pane windows. Vinyl siding, asphalt shingle roof. Rear addition, brick walls and membrane roof.	N/A	Alterations include siding and window replacements, overhead door replacements. Loss of integrity of materials, design, workmanship, feeling, association. Ineligible due to alterations.


Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
109		130	236 Riverside Ave (Salmon Hole)	Improvements made in 1989	Small park and parking area that leads to trails along the Winooski River's shoreline. Stone wall, fieldstone piers.	N/A	Ineligible due to age
W CANAL ST							
110		131	7-9-11 W Canal St Physically connected to 27-29 Follett St (Map ID 74)	c. 1883	Connected commercial buildings, both 3 stories with 4 upper bays across the façade, and prominent wood and glass commercial storefront with center bay entry. Buildings sit on a stone foundation with asphalt shingle siding and membrane roof. Replacement 1/1 vinyl windows throughout and bracketed cornice. Historically connected to 27-29 Follett Street. This is the commercial portion of the connected property.	0418-42	Alterations include siding and window replacements but retains historic storefront and cornice details. Retains integrity of setting, location, design, workmanship, feeling, association. Eligible under Criterion C as an example of a downtown Italianate commercial block with significant residential additions off its rear elevation.

Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
111		132	10 W Canal St (also 22 Main Street)	c. 1845	3 story, 3x7 bay, masonry, flat roofed, commercial building. Multiple commercial storefront entries on Main and West Canal Street. Entries have plate glass windows and doors. Stone foundation, brick walls and flat membrane roof. Brick corbelling near the roofline. Aluminum windows. Also 22 Main Street. Mandarin restaurant.	Winooski Falls Mill HD #5	Remains eligible (listed).
112		133	12 W Canal St	c. 1855	2 story, 3x5 bay, wood frame, front gabled residence. Center bay entry. Stone foundation, wood clapboard siding, asphalt shingle roof. 2/2 windows and two-story side porch.	Winooski Falls Mill HD #6	Remains eligible (listed).
113		134,135	20 W Canal St		Large former textile mill. Stone foundation, brick walls, and flat roof. Metal and glass windows many of which have arched brick lintels and stone sills. Brick detailing is also present in many parts of the mill. Woolen Mill apartment complex.	Winooski Falls Mill HD #7	Remains eligible (listed).

Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
WINOOSKI FALLS WAY							
114		137,138	20 Winooski Falls Way	1912	4 story, 8x28 bay, masonry and heavy timber frame widely pitched gabled roofed textile mill. Large regularly spaced windows with broad brick arches and stone sills. Concrete foundation, brick walls, and membrane roof. Large addition on rear elevation. Champlain Mill.	Winooski Falls Mill HD #2	Remains eligible (listed).
115		139	25 Winooski Falls Way	2005	6 story, U shaped housing complex which wraps much of Main Street, Winooski Falls Way, and Cascade Way. Skeletal steel frame building with brick veneer walls, false stone, and vinyl siding. Flat membrane roof and vinyl windows. Spinner Place.	N/A	Ineligible due to age
116		140	60 Winooski Falls Way	c. 2005	Large U-shaped condominium complex. Complex is between 4-5 stories tall. It has a concrete foundation, vinyl siding, standing seam metal and membrane roof. 1/1 vinyl windows. Recessed balconies with sliding glass doors.	N/A	Ineligible due to age

Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
117		141	65 Winooski Falls Way	c. 2005	Large L shaped 4-5 story mixed commercial and residential building. Concrete foundation, brick veneer, vinyl and metal siding. Concrete lintels, vinyl and metal windows. Keen's Crossing.	N/A	Ineligible due to age
118		142	80 Winooski Falls Way	c. 2005	5 story, 17x4 bay, steel frame, flat roof apartment complex. Building rises off concrete pillars is clad in vinyl and brick veneer and topped by membrane roof. metal windows.	N/A	Ineligible due to age
119		143	85 Winooski Falls Way	c. 2005	4 story 4x3 bay, wood frame, mansard roof apartment complex. Multiple entryways sheltered by shed roof porches. Concrete foundation, brick veneer siding, and metal roof. Bay windows, 1/1 windows with concrete lintels.	N/A	Ineligible due to age
120		144	110 Winooski Falls Way	c. 2005	4 story, 14x5 bay, steel frame flat roof apartment complex. Building rises off concrete pillars is clad in vinyl and brick veneer and topped by membrane roof. metal windows.	N/A	Ineligible due to age

Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
WINOOSKI FALLS HYDRO & CHAMPLAIN MILL PATH							
121		147,148		1993	Winooski Falls Hydro within Winooski Falls Park	N/A	Ineligible due to age
122		149,150, 151		1993	Winooski River Walk. Path travels along Winooski River and towards the Winooski Falls Hydro station. Asphalt walkway. Metal guardrail with concrete piers.	N/A	Ineligible due to age.
123		152		c. 1823, 1854, 1927	Burlington Flouing Company Grist Mill Site, located adjacent to the lower crib dam near the SW corner of the Winooski Bridge. The site includes portions of the mill's brick foundation walls, floodgates, and sluiceway are the district's only remaining references to the industries on the Burlington side of the Winooski River's lower falls.	Winooski Falls Mill HD #14	Remains eligible (listed).

Map ID #	Photograph	Photo #	Address	D.O.C.	Brief Description	NR/SR Listed	Integrity & Eligibility
124	n/a, underwater		Timber Dam	1837	Timber crib dam created a pond for the Burlington Woolen Mill and later the Colchester Merino Mill. The dam was heavily damaged in the flood of 1927, and never repaired.	Winooski Falls Mill HD #12	Remains eligible (listed).
ADDITIONAL RESOURCES							
125		153	Intersection of Chase St and Barrett St	c. 2000	Small triangular green space with bench and hydrant at the intersection. Within the roadway ROW. Does not appear on maps or aerials until the c. 2000. Not identified as a public park by City of Burlington.	N/A	Ineligible due to age.

APPENDIX D

Burlington-Winooski BF RAIZ(2) – Historic Resource ID – Photographs

All photographs taken by VHB, April-May 2023, unless otherwise noted.

Abenaki Way



Photograph 1: 1 Abenaki Way, Community College of Vermont (CCV). Map ID 1.



Photograph 2: Staging area on Abenaki Way, looking north. Winooski Falls Way is to the left (west). Map ID 2.

BARRETT STREET



Photograph 3: 9-11 Barrett Street. Map ID 3.



Photograph 4: 485 Colchester (left) and 10 Barrett Street (right). Map ID 4.



Photograph 5: 17-19-21 Barrett Street. Map ID 5.



Photo 6: 32 Barrett Street. Map ID 6.



Photo 7: 50 Barrett Street. Map ID 7.



Photo 8: 50 Barrett Street façade, Chase Street in foreground, Barrett Street in background. Map ID 7.



Photo 9: 51 Barrett Street. Map ID 8.



Photo 10: Empty Lot just west of 51 Barrett Street. Map ID 8.

BRIDGE



Photo 11: Bridge approach from the intersection of Colchester Avenue, Barrett Street, and Riverside Avenue in Burlington. Map ID 9.



Photo 12: Bridge approach from Burlington. Map ID 9.



Photo 13: Bridge railing and ornamental details. Chace Mill in the background. Map ID 9.



Photo 14: Bridge approach from Winooski. Map ID 9.



Photo 15: Bridge showing the decking and piers. Map ID 9.

CHASE STREET



Photo 16: 6-8 Chase Street. Map ID 10.



Photo 17: 6-8 Chase Street from Colchester Avenue. Map ID 10.



Photo 18: 9 Chase Street. Map ID 11.



Photo 19: 20 Chase Street. Map ID 12.



Photo 20: 21 Chase Street. Map ID 13.



Photo 21: 26 Chase Street. Map ID 14



Photo 22: 30 Chase Street. Map ID 15.



Photo 23: 31 Chase Street. Map ID 16.



Photo 24: 32-36 Chase Street. Map ID 17.



Photo 25: 37 Chase Street. Map ID 18.



Photo 26: 40 Chase Street. Map ID 19



Photo 27: 46 Chase Street. Map ID 20.



Photo 28: 46 Chase Street barn. Map ID 20a.



Photo 29: 46 Chase Street and detached garage. Map ID 20.



Photo 30: 49 Chase Street. Map ID 21.



Photo 31: 51-53 Chase Street. Map ID 22.



Photo 32: 52-54 Chase Street. Map ID 23.



Photo 33: 55 Chase Street. Map ID 24.



Photo 34: 67 Chase Street. Map ID 25.



Photo 35: 68 Chase Street. Map ID 26.



Photo 36: 69 Chase Street. Map ID 27.



Photo 37: 70 Chase Street. Map ID 28.



Photo 38: 76 Chase Street. Map ID 29.



Photo 39: 79 Chase Street. Map ID 29-1.



Photo 40: 80 Chase Street. Map ID 30.



Photo 41: 81-83 Chase Street. Map ID 31.



Photo 42: 84 Chase Street. Map ID 32.



Photo 43: 89 Chase Street. Map ID 33.



Photo 44: 90 Chase Street. Map ID 34.



Photo 45: 91 Chase Street. Map ID 35.



Photo 46: 93 Chase Street. Map ID 36.

COLCHESTER AVENUE



Photo 47: 352 Colchester Avenue. Map ID 37.



Photo 48: 1970s addition to 352 Colchester Avenue. Map ID 37.



Photo 49: 366 Colchester Avenue. Map ID 38.



Photo 50: 362 Colchester Avenue. Map ID 39.



Photo 51: 376 Colchester Avenue. Map ID 40.



Photo 52: 380 Colchester Avenue. Map ID 41.



Photo 53: 390 Colchester Avenue. Map ID 42.



Photo 54: Greenmount Cemetery. Map ID 43.



Photo 55: 401-403 Colchester Avenue. Map ID 44.



Photo 56: 406 Colchester Avenue. Map ID 45.



Photo 57: 407 Colchester Avenue. Map ID 46.



Photo 58: 408-410 Colchester Avenue. Map ID 47.



Photo 59: 411 Colchester Avenue. Map ID 48.



Photo 60: 411 Colchester Avenue side elevation. Map ID 48.



Photo 61: 414 Colchester Avenue. Map ID 49.



Photo 62: 419 Colchester Avenue. Map ID 50.



Photo 63: 426 Colchester Avenue. Map ID 51.



Photo 64: 429 Colchester Avenue. Map ID 52.



Photo 65: 430 Colchester Avenue. Map ID 53.



Photo 66: 432-434 Colchester Avenue. Map ID 54.



Photo 67: 438 Colchester Avenue. Map ID 55.



Photo 68: 440-442 Colchester Avenue. Map ID 56.



Photo 69: 445 Colchester Avenue. Map ID 57.



Photo 70: 446 Colchester Avenue. Map ID 58.



Photo 71: 448-450 Colchester Avenue. Map ID 59.



Photo 72: 451 Colchester Avenue. Map ID 60.



Photo 73: 452 Colchester Avenue. Map ID 61.



Photo 74: 454-460 Colchester Avenue. Map ID 62.



Photo 75: 455-457-459 Colchester Avenue. Map ID 63.



Photo 76: 460-462 Colchester Avenue. Map ID 64



Photo 77: 461-463-465 Colchester Avenue. Map ID 65



Photo 78: 467 Colchester Avenue. Map ID 66.



Photo 79: 475 Colchester Avenue. Map ID 67.



Photo 80: 485 Colchester Avenue and 10 Barrett Street. Map ID 68.



Photo 81: View from the top of Colchester Avenue looking towards Winooski. Greenmount Cemetery is to the left.



Photo 82: View towards the bridge from the intersection of Colchester Avenue and Chase Street.



Photo 83: Intersection of Colchester Avenue, Riverside Avenue, and Barrett Street.

EAST ALLEN STREET



Photo 84: 3 East Allen Street, the Winooski Block. Map ID 69.



Photo 85: 19 East Allen Street. Map ID 70.



Photo 86: 27 East Allen Street. Map ID 71.



Photo 87: 33 East Allen Street. Map ID 72.

Photo 88: Note, there is no Photo 88.



Photo 89: 106 E Allen Street, City Lights building. Map ID 73.

FOLLETT STREET



Photo 90: 29 Follett Street. Map ID 74.



Photo 91: 29 Follett Street and the intersection of Follett Street and West Canal Street. Map ID 74.

MAIN STREET



Photo 92: Rotary Park and the Winooski traffic circle. Map ID 75.



Photo 93: Falls Terrace Park. Map ID 76.



Photo 94: 8 Main Street (at left). Map ID 77.



Photo 95: 22 Main Street. Map ID 78.



Photo 96: 24-26 Main Street. Map ID 79.



Photo 97: 26 Main Street. Map ID 80.



Photo 98: 30 Main Street. Map ID 81.



Photo 99: 36-38 Main Street. Map ID 82



Photo 100: 41-45 Main Street. Map ID 83



Photo 101: 46 Main Street. Map ID 84.



Photo 102: 46 Main Street. Map ID 85.



Photo 103: 50 Main Street USPS. Map ID 86.



Photo 104: Small park at the corner of West Allen and Main Street. Map ID 87.



Photo 105: 70 Main Street. Map ID 88.



Photo 106: 71 Main Street. Map ID 89.



Photo 107: 75 Main Street. Map ID 90.



Photo 108: Main Street NECR Bridge. Map ID 91.



Photo 109: 101 Main Street. Map ID 92.



Photo 110: 109 Main Street. Map ID 93.



Photo 111: 114 Main Street. Map ID 94.



Photo 112: 120 Main Street. Map ID 95.



Photo 113: 121 Main Street. Map ID 96.



Photo 114: 125 Main Street. Map ID 97.



Photo 115: Winooski Main Street street view.



Photo 116: Winooski Main Street looking towards the circle.

MILL STREET



Photo 117: 1 Mill Street. Map ID 99.



Photo 118: 1 Mill Street façade. Map ID 99.



Photo 119: 3 Mill Street. Map ID 100.



Photo 120: 3 Mill Street side elevation. Map ID 100.



Photo 121: 7-9 Mill Street. Map ID 101.



Photo 122: 13-15-17 Mill Street. Map ID 102.



Photo 123: 21 Mill Street. Map ID 103.



Photo 124: Staging Area Mill Street. Map ID 104.



Photo 125: Staging Area Mill Street. Map ID 104.



Photo 126: Stream gauging station on the Winooski River near Mill Street. Map ID 105.

RIVERSIDE AVENUE



Photo 127: 152 Riverside Avenue. Map ID 106.



Photo 128: 140 Riverside Avenue. Map ID 107.



Photo 129: 114 Riverside Avenue. Map ID 108.



Photo 130: 236 Riverside Avenue, the Salmon Hole. Map ID 109.

WEST CANAL STREET



Photo 131: 7-9-11 West Canal Street. Map ID 110.



Photo 132: 10 West Canal Street (left). Map ID 111.



Photo 133: 12 West Canal Street (right). Map ID 112.



Photo 134: 20 West Canal Street. Map ID 113.



Photo 135: 20 West Canal Street. Map ID 113.



Photo 136: Streetscape facing towards Main Street.

WINOOSKI FALLS WAY



Photo 137: 20 Winooski Falls Way, the Champlain Mill. Map ID 114.



Photo 138: 20 Winooski Falls Way. Map ID 114.



Photo 139: 25 Winooski Falls Way. Map ID 115.



Photo 140: 60 Winooski Falls Way. Map ID 116.



Photo 141: 65 Winooski Falls Way. Map ID 117.



Photo 142: 80 Winooski Falls Way. Map ID 118.



Photo 143: 85 Winooski Falls Way. Map ID 119.



Photo 144: 110 Winooski Falls Way. Map ID 120.



Photo 145: Staging Area.



Photo 146: Streetscape Winooski Falls Way.

WINOOSKI FALLS HYDRO & CHAMPLAIN MILL PATH

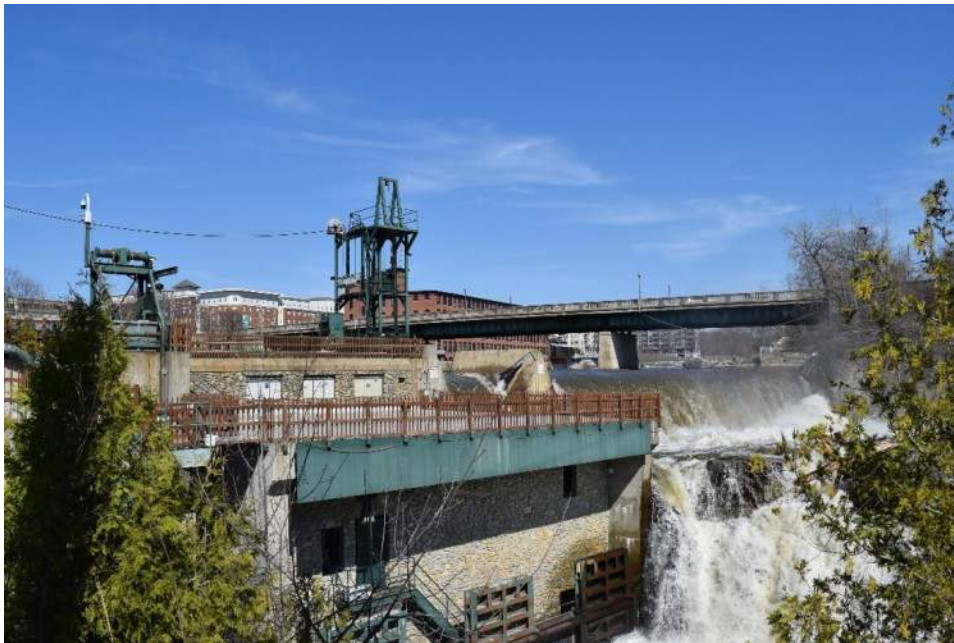


Photo 147: Winooski Falls Hydro within Winooski Falls Park. Map ID 121.



Photo 148: Winooski Falls Hydro. Map ID 121.



Photo 149: Winooski River Walk. Map ID 122.



Photo 150: Champlain Mill Path/Winooski River Walk Path, Map ID 122.



Photo 151: Winooski Falls, Bridge visible at left. Map ID 123.



Photo 152. Burlington Flouring Company Grist Mill Site. Map ID 123.

ADDITIONAL RESOURCES



Photo 153: Green space at the corner of Chase and Barrett Streets. Map ID 125.



Photo 154. 6 Maple Street. Map ID 98.