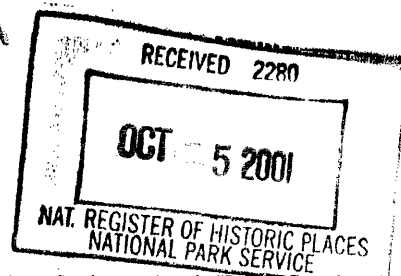


**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name: Saltus Grocery Store

other names/site number Jim's Corner Store

2. Location

street & number 299- 301 North Winooski Avenue not for publication n/a
city or town Burlington vicinity n/a
state Vermont code VT county Chittenden code 007
zip code 05401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Margaret C Gamble, National Register Specialist 9-25-01
Signature of certifying official Date

Vermont State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

4. National Park Service Certification

I, hereby certify that this property is:

Signature of Keeper Date

- entered in the National Register
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register

Entered in the National Register

11-19-01

other (explain):

Saltus Grocery Store
Name of Property

Chittenden County, Vermont
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

Historic and Architectural Resources of Burlington, Vermont

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/multiple dwelling

Commerce/Trade/speciality store

Current Functions

(Enter Categories from instructions)

Domestic/multiple dwelling

Commerce/Trade/speciality store

Work in Progress

7. Description

Architectural Classification

(Enter categories from instructions)

Italianate

Materials

(Enter categories from instructions)

foundation stone

roof asphalt

walls weatherboard

other wood

Narrative Description

(See continuation sheets)

8. Statement of Significance

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

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

Areas of Significance
(Enter categories from instructions)

- Architecture
- Commerce
- Industry
- Ethnic Heritage/European

Period of Significance

1897-1950

Significant Dates

- 1897
- 1905

Significant Person

(Complete if Criterion B is marked above)

N/A

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain in one or more continuation sheets)

9. Major Bibliographical References

Previous documentation on file (NPS)

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

Primary Location of Additional Data

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

Saltus Grocery Store
Name of Property

Chittenden County, Vermont
County and State

10. Geographical Data

Acreage of Property

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	642500	4927450	3		
2				4		

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

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

11. Form Prepared By

name/title Christopher K. Quinn date August 20,2000
organization C.K. Quinn & Company
street & number 85 Peru Street telephone (802)862-3969
city or town Burlington state Vermont zip code 05401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Burlington Community Land Trust- Jim's Housing Limited Partnership

street & number P.O. Box 524, 179 North Winooski Ave.

telephone (802)862-6244

city or town Burlington

state Vermont

zip code 05401

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 1

Saltus Grocery Store
Burlington, Chittenden County, Vermont

Description:

Summary:

The Saltus Grocery Store, constructed in 1897, is a two-story, flat-roofed, vernacular commercial structure with Italianate elements. It is situated on a corner lot at the intersection of North Winooski Avenue and Archibald Street, an area historically regarded as the Old North End section of Burlington, Vermont. The area is mixed-use with small commercial and residential properties primarily composed of multiple-dwelling houses. Although the building is in poor condition due to a lack of occupancy for nearly a decade, it still maintains its integrity as an excellent example of a neighborhood store due to its corner lot location, storefront elements and generally intact floor plan from the original configuration as a mixed domestic and commercial building. It embodies the significant features that distinguish it as a neighborhood store from the late 19th-century, which were popular during Burlington's era of industrial and commercial development and influx of European immigrant laborers. Although it has been modernized to accommodate additional apartments and commercial uses, it retains its historical integrity from the original design, setting, materials, workmanship and association with its period of significance.

Exterior:

The Saltus Grocery Store is a flat-roofed, two-story, wood-framed building sheathed in clapboards, with a truncated triangular shape reflecting its location on a corner lot of a non-perpendicular intersection. It is approximately 24 feet by 24 feet by 29 feet in a triangular plan. The main block of the building is three bays long on the west and east sides, and three bays wide on the truncated triangular section. There is a two-story addition on the rear of the building. Although simple in details, the projecting cornice has wooden brackets with a beadboard frieze on the south and east-facing sides of the building. The cornice brackets are patterned with larger brackets approximately eight-feet apart, with smaller brackets every sixteen-inches between the larger brackets. The large brackets are paired on the truncated triangular section. The west facade has flatstock, wooden frieze boards without brackets. The windows are generally two-over-two wooden sash on the east, south and west facades. One-over-one replacement windows have been installed on both side-panels on the truncated section above the main entrance. The stone foundation has been reinforced with concrete. The concrete entry steps on the main entrance and metal bulkhead are c.1960's additions to the building. The storefront windows flanking the entrance are boarded up, but each window contains four panes of glass in a two-over-two arrangement with fixed transoms above in the original storefront window opening. The recessed entrance contains a modern aluminum door. Beadboard paneling beneath the windows has been covered with plywood sheathing. The beadboard ceiling above the recessed entrance remains intact. The recess was enclosed with ply-

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Saltus Grocery Store
Burlington, Chittenden County, Vermont

Section number 7 **Page** 2

wood sheathing in the 1960's or 1970's. A metal awning was added to the entrance, from the c.1960's additions. The east-facade has a steel door leading to the staircase on the first-level. Adjacent to the steel door is a square window opening that appears to be from the circa 1960 renovations. The door opening is original; however, neither the steel door, nor the square window are original features.

In the triangulated section of the building (southeast corner), the second floor is cantilevered over the store entrance. A one-story, wood framed, clapboarded addition was constructed circa 1905 at the north end of the building, as additional commercial space. A second story was added to the one-story, northeast corner of the building circa 1940 for additional living space. The second-floor windows on the northern addition are paired six-over-six wooden sash on the east, and north facades. The roof of this section is covered in asphalt shingles. The west side of the building has plywood covered window openings in a three-bay pattern.

Interior:

First Floor:

The floor plan of the building has evolved since its original construction in 1897. A one-story addition was added to the North Winooski facade (east) at the northern-end of the building in 1905 to accommodate a barber shop. Both of the front rooms in the northeast corner of the building, along North Winooski Avenue were used as a barber shop. The majority of the first floor store in the front portion of the building area remains as an open space; however, the rear (north) of the building has been divided into rooms for an apartment. The rear of the original grocery store space and the ancillary spaces once used as a barber shop are the areas that have been renovated into living quarters. The apartment is primarily post 1960 in composition, with acoustic-tile ceilings, gypsum walls, and circa 1960 appliances. It does not contain any finishes of architectural significance. Two recessed wall areas that once housed coolers remain on the east-wall of the store. The original wood-strip floors have been covered with vinyl tiles and the original beadboard ceiling has been covered with textured gypsum. An original street entrance on the east side of the building accesses both the stairs to the second floor and the areas that once served as two small ancillary commercial spaces along the North Winooski Avenue side (east side) of the building, which have since been converted into an apartment, circa 1960. The stairwell contains the original wooden staircase and side-walls covered in horizontally applied, painted beadboard.

(See Drawing-Existing Conditions 1st Floor)

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**National Register of Historic Places
Continuation Sheet**

Saltus Grocery Store
Burlington, Chittenden County, Vermont

Section number 7 **Page** 3

Second Floor:

The second floor was originally configured as a single apartment for the store owner. Its floor plan has as well evolved from its original construction when it was converted to accommodate additional living space, circa 1940. It. A second-story addition was built in circa 1940 for additional living space atop the circa 1905 northern, barber shop addition. The front portion of the floor plan (south side) remains intact, including a triangular shaped room, main living room and parlor above the store entrance. The two large living room and parlor sections are separated by large framed openings. These rooms have their original plaster walls and original flat-stock baseboard, door and window trim, which has all been painted white. All wall surfaces are painted-white; however, multiple layers of historic wall paper exist beneath the paint in the parlor and living room. No historic lighting or any finishes remain in the front apartment. The back rooms (north end) have been altered by the addition of new partition walls and the removal of historic fabric including plaster walls and ceilings, circa 1940 & 1960 alterations. The renovations in the northern section of the second floor apartment are circa 1940 and circa 1960 and do not contain any architectural elements or finishes of significance. All walls and ceilings in this portion of the building are painted gypsum board without any decorative woodwork or moldings. The flooring is industrial carpeting. All lighting and appliances are post 1960.

(See Drawing-Existing Conditions 2nd Floor)

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**National Register of Historic Places
Continuation Sheet**

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Saltus Grocery Store
Burlington, Chittenden County, Vermont

Statement of Significance:

Summary:

The Saltus Grocery Store in Burlington's Old North End is an excellent example of a neighborhood store in Burlington, Vermont. Built in 1897 as a grocery store and residence in a predominately Jewish neighborhood, the building represents a popular building type that developed during Burlington's industrial and commercial development in the 19th and early 20th centuries. The growth in industrial and commercial development created an influx of immigrant laborers, largely of European descent and densely populated neighborhoods were developed to house the growing labor force. As such neighborhoods developed, small stores, often at street corners, were built to offer general goods and speciality ethnic products to local patrons and provide living space for the owner and tenants. The Saltus Grocery Store is a lasting legacy of the disappearing property type referred to as neighborhood stores and therefore is being nominated to the National Register within the Multiple Property Documentation Form, "Historic and Architectural Resources of Burlington, Vermont," as it clearly meet the registration requirement for the property type, "neighborhood store". It is being nominated under Criterion A for its association with the industrial and commercial development in Vermont and connection with Burlington's ethnic heritage. In addition, the building is being nominated under Criterion C due to the integrity it has maintained in exemplifying its original architectural style and functional use.

Industrial and Commercial Development: (1790- 1940)

The location of Burlington, Vermont on Lake Champlain enabled it to develop as a major eastern port and center of industrial and commercial development because it was a natural point of transport. Burlington capitalized on its location and transportation advantages early in the 19th century and continued to do so as new means of transportation were developed. By 1823 the opening of the Champlain Canal provided a continuous transportation and trade route to New York City and points west. Along with the development of canal transport infrastructure along the waterfront, Burlington prospered in commercial and industrial development during the Canal Era. A number of large mill complexes were developed along the waterfront and nearby Winooski River, which led to a large influx of European immigrants to meet the growing demand for labor in Burlington. By 1840 it was the most populated town in the state .

The establishment of the Burlington and Rutland Railroad in 1849 propelled Burlington's industrial growth and by the 1850's Burlington became one of the three most important ports on the eastern seaboard, especially for lumber trade and processing. The size and range of industries in Burlington grew rapidly upon the establishment of the railroad to include lumber trade and processing, wood

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**National Register of Historic Places
Continuation Sheet**

Saltus Grocery Store
Burlington, Chittenden County, Vermont

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manufacturing, and textile mills along the Winooski River. As industry and commerce was expanded through the end of the 19th century, many of the employers recruited immigrants from Canada and the ports of New York and Boston to meet labor demands.

Ethnic Heritage:

New neighborhoods were developed to accommodate the influx of workers that worked in the mills on the nearby waterfront and in the woolen mills along the Winooski River. These neighborhoods were developed throughout the 19th century by both company and private initiatives. Because these areas were primarily 'working-class' neighborhoods composed of newly settled immigrants they developed distinct ethnic identities. Many nationalities were represented, including French Canadians, Germans, Italians, Polish, Syrian, Irish and Russians. As the labor force population grew in the late 19th century, new arrivals tended to settle within close proximity to their relatives and religious organizations. Neighborhood stores within these communities served as a convenience to the nearby patrons because they catered to the ethnic population. The Saltus Grocery Store is a testament to this pattern of development. It was built in 1897 by Frank X. Saltus, a Jewish grocer, and located within one block of two Jewish synagogues. Although Frank X. Saltus operated the store until 1902, it maintained a long history operating as a grocery store owned by Jewish proprietors. In addition to serving as a grocery and residence for the owner, the store accommodated ancillary businesses throughout its history. In 1905 a small, one-story addition along North Winooski Avenue was built to accommodate a barber shop. From 1919-1992 the Burlington City Register shows that a jeweler, confectionery shop and barber were in residence in the ancillary space to the north. Its primary commercial function in the 1930's was as a smoke shop and a luncheonette in the 1940's. By the 1950's and 1960's it served as a variety store. Beginning in 1971 it became Jim's Corner Store, which lasted nearly two decades until 1990 when the building was vacated. Throughout its history it served as a neighborhood store that offered convenient products and served as a place of informal social gathering for local residents.

Architecture:

The Saltus Grocery Store is an excellent example of a neighborhood store in Burlington, Vermont because it maintains its original character-defining features that are typical of the building type-neighborhood store. Because these building types were both domestic dwellings and commercial buildings they shared features that are common to both. The Saltus Grocery Store continues to exhibit its original Italianate architectural elements, a style that was popular in the late 19th century for commercial and residential buildings in Burlington. It retains its original commercial Italianate details including, bracketed eaves, projecting cornices, two-over-two windows and rectangular form. Furthermore and characteristic of neighborhood stores in Burlington, is that it employs standard

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Continuation Sheet**

Saltus Grocery Store
Burlington, Chittenden County, Vermont

Section number 8 **Page** 6

commercial features such as storefront windows and a recessed entrance, but in a scale and fashion that enables it to fit within the architectural context of its residential community. Neighborhood stores, including the Saltus Grocery Store, are unique in this characteristic because they complement the size, scale and styles of their residential neighbors, while still exhibiting standard commercial features.

In addition, the floor plan and setting of the Saltus Grocery Store is still intact and one of the character defining features of neighborhood stores in Burlington. The corner lot location is significant because it historically provided convenience to the people in the immediate vicinity, while providing maximum visibility to attract customers. As standard in neighborhood stores, the Saltus Grocery was designed to accommodate the residence of the owner on the second floor, while providing easy, but private access to the store below. The original elements that are significant to its historic function are still intact, including the open store area, side entrance and large front rooms of the upstairs owner's apartment. Although in poor condition, all of the contributing architectural elements that distinguish it as an example of a vernacular Italianate commercial and domestic building, which historically functioned as a neighborhood store are still intact.

Summary:

The Saltus Store retains the integrity of design, materials, craftsmanship, association and location that render it an excellent example of the property type, neighborhood store, as defined in the Multiple Property Documentation Form, "Historic and Architectural Resources of Burlington, Vermont". Currently, as of August 2000, the Saltus Grocery Store is in process of being renovated into office spaces on the first level and living quarters on the second floor. The renovation is planned to be a Certified Rehabilitation as part of the Federal Rehabilitation Investment Tax Credit program, and will therefore retain the characteristic architectural features that associate it with its history as a neighborhood store in the vernacular Italianate style.

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Continuation Sheet**

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Saltus Grocery Store
Burlington, Chittenden County, Vermont

Major Bibliographical References:

Collections of Documents:

Historic Preservation Certification Application-Jim's Corner Store, Burlington, Vermont. Recorded by Emily Wadhams and on file at Vermont Division for Historic Preservation, Montpelier, Vermont. 1997.

Historic Sites and Structures Survey Reports of Burlington, Vermont. Conducted in 1978 by C.R. Morsbach and supervised by the Vermont Division for Historic Preservation, Montpelier, Vermont.

National Register of Historic Places-Nomination Form: Lakeside Historic District, Burlington, Vermont. Recorded and on file at Vermont Division for Historic Preservation, Montpelier, Vermont. 1982.

National Register of Historic Places-Nomination Form: South Willard Street Historic District, Burlington, Vermont. Recorded and on file at Vermont Division for Historic Preservation, Montpelier, Vermont. 1988.

National Register of Historic Places-Nomination Form: Winooski Falls Mill Historic District, Burlington, Vermont. Recorded and on file at Vermont Division for Historic Preservation, Montpelier, Vermont. 1978.

Published Documents:

Beasley, Ellen. *The Corner Store*. Washington D.C.: National Building Museum, 1999.

Burlington Vermont: A Brief Sketch of its History, Educational Facilities and Industrial Life. Burlington Junior High School project, 1920-21.

Gilbertson, Elsa. *The Historic Architecture of Vermont: Guide to Vermont Architecture*. Montpelier, Vermont: Vermont Division for Historic Preservation. 1992.

Vermont Historic Preservation Plan: Industry and Commerce Theme. Montpelier, Vermont: Vermont Division for Historic Preservation. 1989.

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Continuation Sheet**

Section number 9 **Page** 8

Saltus Grocery Store
Burlington, Chittenden County, Vermont

Major Bibliographical References: cont'd-

Books:

Allen, Charles. *About Burlington Vermont*. Burlington: Hobart J. Stanley & Co., 1905

Anderson, Elin. *We Americans: A Study of Cleavage in an American City*. Cambridge: Harvard University Press, 1937.

Auld, Joseph. *Picturesque Burlington: A handbook of Burlington, Vermont and lake Champlain*. Burlington: Free Press Association, 1894.

Blow, David. *Historic Guide to Burlington Neighborhoods- Volume I*. Burlington: Chittenden County Historical Society, 1991.

Blow, David. *Historic Guide to Burlington Neighborhoods- Volume II*. Burlington: Chittenden County Historical Society, 1997.

Carlisle, William Baker. *Look Around Chittenden County, Vermont*. Chittenden County Historical Society, 1976.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1986.

Meeks, Harold A. *Time and Change in Vermont: A Human Geography*. Connecticut: The Globe Pequot Press, 1986.

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**National Register of Historic Places
Continuation Sheet**

Section number 10

Page 9

Saltus Grocery Store
Burlington, Chittenden County, Vermont

Geographical Data:

Verbal Boundary Description:

The location and boundaries of the property being nominated are those contained within the limits of the lot recorded in the Burlington City Map as lot#-040-2-114-000 which is less than one acre and located on the northwest corner at the intersection of North Winooski Avenue and Archibald Street.

Boundary Justification:

The boundaries as indicated in the Burlington City Map constitute the entire property and building that is being nominated, which are the same property boundaries historically associated with the building's location.

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Continuation Sheet**

Saltus Grocery Store
Burlington, Chittenden County, Vermont

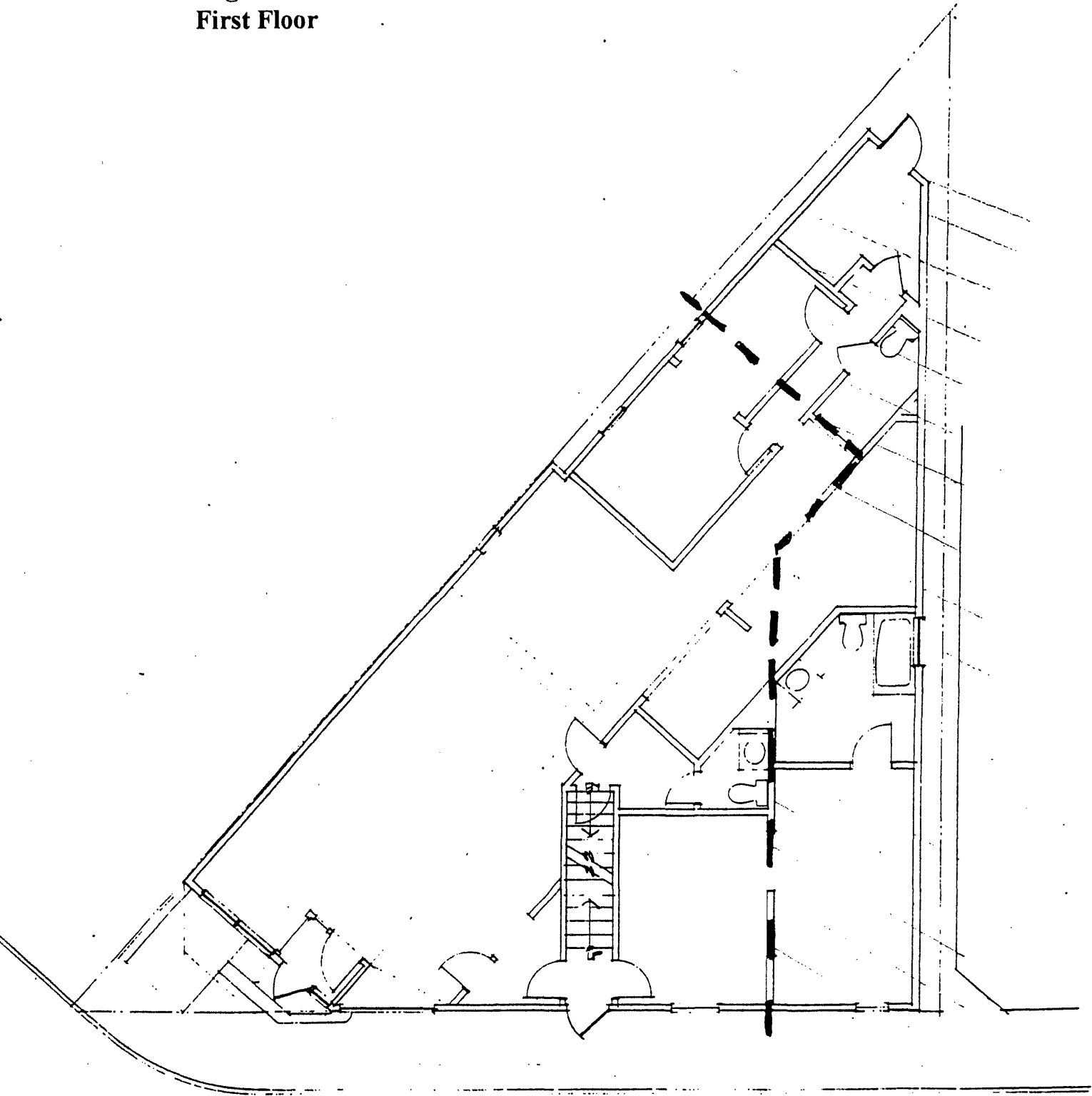
Section number _____ **Page** _____

Additional Documentation:

The following items are included:

- Geographical Map- USGS Map, Burlington, VT
- Drawings- ' Jim's Corner Store-Existing Conditions 1st Floor'
' Jim's Corner Store-Existing Conditions 2nd Floor'
- Photographs
- Photograph negatives with Identification Sheet
- Slides
- Proof of Ownership-Warranty Deed

**Jim's Corner Store
Existing Conditions
First Floor**



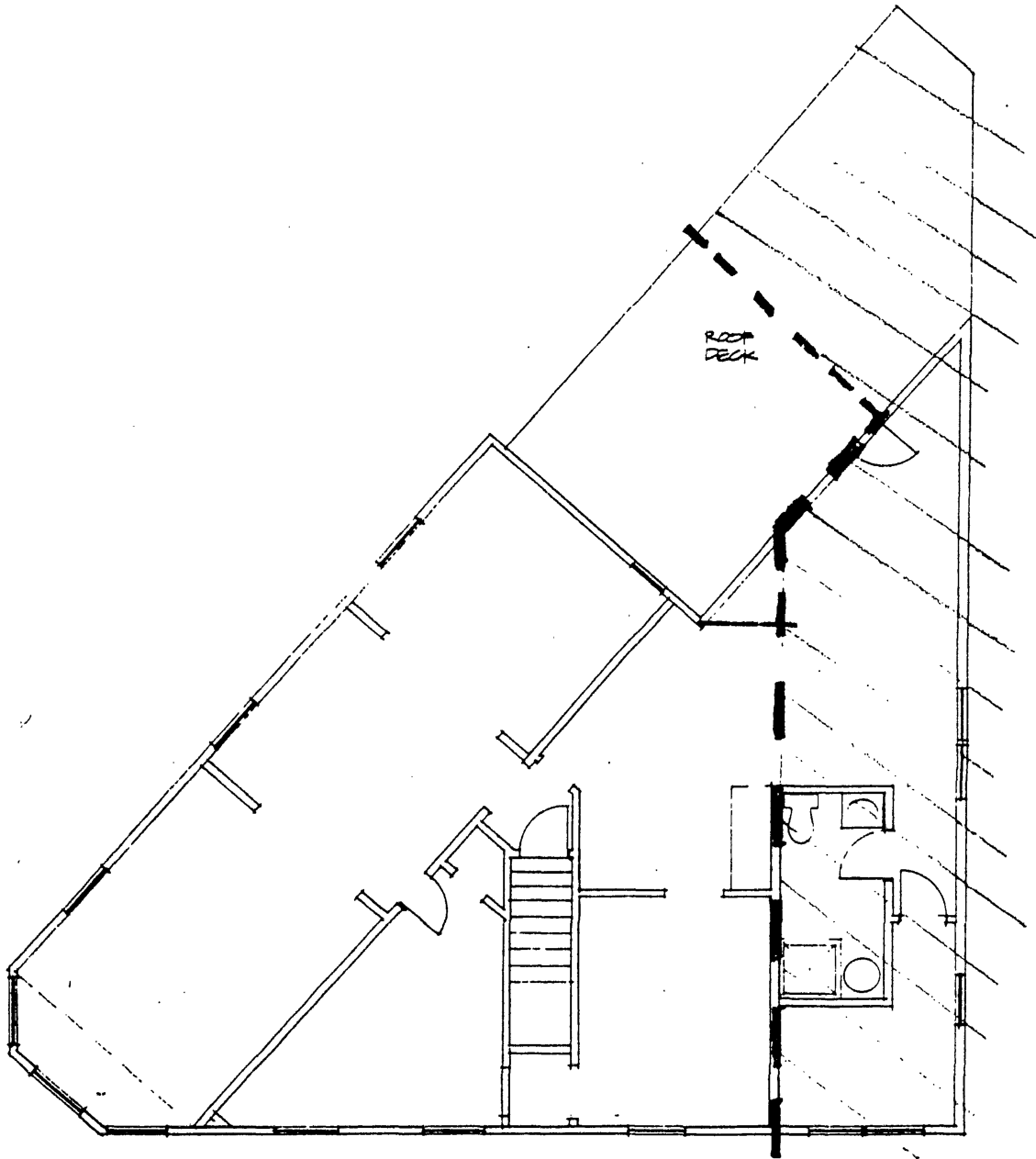
FIRST FLOOR
1/4" = 1'-0"

JIM'S CORNER STORE

DUNCAN • WISNIEWSKI ARCHITECTURE ■
125 SOUTH CHAMPLAIN STREET, BURLINGTON, VERMONT 05401
A PROFESSIONAL CORPORATION



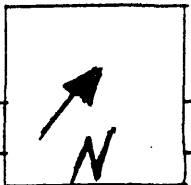
**Jim's Corner Store
Existing Conditions
Second Floor**



SECOND FLOOR
4-11-02

JIM'S CORNER STORE

DUNCAN • WISNIEWSKI ARCHITECTURE ■
235 SOUTH CHAMPLAIN STREET, BURLINGTON, VERMONT 05401, 802-244-6426
A PROFESSIONAL CORPORATION



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**National Register of Historic Places
Continuation Sheet**

Saltus Grocery Store
Burlington, Chittenden County, Vermont

Section number _____ **Page** 2 _____

Photograph Labels:

The Saltus Grocery Store
Burlington, Chittenden County, Vermont
Credit: Amy Demetrowitz
July 2000
Negative filed at Vermont Division for Historic Preservation

Photograph#1
View looking NW at south corner & east side

Photograph #2
View looking NE at west side & south corner