

1029

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



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

1. Name of Property

Historic name: Duplex at 73-75 Sherman Street

Other names/site number: N/A

Name of related multiple property listing:

The Historic and Architectural Resources of Burlington, Vermont

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

2. Location

Street & number: 73-75 Sherman Street

City or town: Burlington State: VT County: Chittenden

Not For Publication: N/A

Vicinity: N/A

3. State/Federal Agency Certification

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

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

<u>Laura W. Meschmann</u>	<u>11/4/13</u>
Signature of certifying official/Title:	Date
<u>DIVISION FOR HISTORIC PRESERVATION - SHPO</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

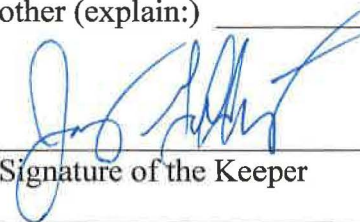
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4. National Park Service Certification

I hereby certify that this property is:

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


Signature of the Keeper

12/31/2013
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: multiple dwelling

Current Functions

(Enter categories from instructions.)

Domestic: multiple dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival (vernacular)

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Concrete, slate, weatherboard, shingle, wood

Narrative Description

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

Summary Paragraph

The duplex at 73-75 Sherman Street is a rectangular, wood frame, 2½-story, gable front, vernacular Colonial Revival style dwelling. Built c. 1912 as a livery stable, the building was substantially rehabilitated into a duplex in 1927 and continues to be used as such. The 4 x 5 bay structure has a slate roof with a decorative band of scalloped shingles on the east slope and a molded cornice. It has clapboard siding and simple trim around the doors and windows. There are four natural-finish glass and panel entry doors: two located at the primary entrance on the north elevation, and two at the secondary entrance on the east elevation. The north elevation features a two-story open porch with turned half-columns on the second floor and full-length square posts on the first floor and wood shingle half-walls. There is a smaller, two-story porch on the south end of the east elevation. The interior of the duplex has an intact floor plan, hardwood flooring, a square, Queen Anne style, stained glass window at the second floor stair landing, and natural-finish wood trim details, including wainscoting, panel doors and built-in kitchen cabinetry. The stylistic detailing and interior floor plan reflect the building's rehabilitation, rather than its original use as a livery stable. The duplex is set back roughly one house length from the sidewalk on the south side of Sherman Street, reflecting its original use as a secondary structure associated with 77 Sherman Street. It is located in an area of Burlington now known as the Old North End, a densely built-up area of small commercial buildings and working class single- and multi-family dwellings built largely in the last quarter of the 19th century and first quarter of the 20th century when immigrants were flooding into the city. Because of its 1927 transformation, the duplex is now a representative example of multi-family housing built in the city's large working class neighborhood to accommodate a growing population during the late years of Burlington's boom period that stretched from the late 19th century through the early 20th century. It retains the residential living spaces built in 1927, with one unit stacked above the other, and

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retains integrity of location, setting, design, materials, workmanship, feeling and association as multi-family worker housing.

Narrative Description

Setting

The duplex at 73-75 Sherman Street is located on the south side of Sherman Street, roughly one block east of Battery Park, a green space overlooking Lake Champlain at the northern edge of Burlington's downtown district. Sherman Street is a two-block long residential street that runs east-west in the densely built up Old North End, a working class section of the city constructed in the late 19th and early 20th centuries. Sherman Street is lined with a mix of 1½- and 2½-story, primarily gable-front, single- and multi-family residential buildings. The buildings on Sherman Street are built close to one another and the diminutive, 2x3 bay, vernacular Greek Revival structures are similarly styled and massed and feature slate roofs embellished with bands of scalloped shingles. No green strip separates the sidewalk and the road, and the development pattern of Sherman Street reflects a layout of uniform setbacks and narrow, grassy front yards set immediately adjacent to the sidewalk. The exception to the uniform setback and small front yard site layout is 73-75 Sherman Street, which was originally built as a livery stable in the rear yard of the house at 77 Sherman Street. Converted into a duplex in 1927, 73-75 Sherman Street faces north and its deep front yard serves as a parking area for the duplex. A concrete walkway approaches the two front entries from the sidewalk and runs along the western edge of the parking area, following the edge of the property line. The sidewalk wraps around the front and eastern side of the building to meet the side porches at the rear end of the east elevation. The building has a grassy side yard to the east, and on the south and west a chain link fence runs immediately adjacent to the building, defining the property lines. Large deciduous trees that stand along the fence line on adjacent properties provide shade for the lot at 73-75 Sherman.

Exterior

The duplex is a rectangular, wood frame, 2½-story, 4x5 bay, gable front, vernacular Colonial Revival style building with a two-story open porch on its front elevation and smaller two-story porch at the rear end of the eastern elevation. The building has a board-formed concrete foundation visible on the exterior and rests on a stone foundation that is one of the only vestiges of its original construction. It has a slate roof with bands of decorative scalloped shingles on the east slope and a molded cornice. Twin brick chimneys rise from the ridge. Clapboard siding and wide plain trim, including water table, corner boards, and fascia, finish the structure. Window and door trim is narrow and plain with narrow cornices. Windows are replacement 1/1 wood sash with aluminum storms and are set individually and in pairs. Exterior doors are all natural-finish wood with a single large pane of glass over three horizontal recessed panels.

Spanning the western three bays of the front elevation is a flat roofed, Colonial Revival style, two-story open porch. To the left of the porch, in the first bay of each story, is a pair of 1/1 windows. On the first story, the porch has full-length square posts and shingled half-walls on the east and west sides. The northern, front elevation of the porch is open with two short sets of concrete steps accessing the replacement wood deck and historic entry doors. A single double-hung window is located between the two entry doors, sheltered by the porch. On the second

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story, the porch has turned half-columns that rest on a shingled half-wall that has a rectangular cut-out drain opening near the base on the center of the front wall. The columns, with square bases and Tuscan capitals, support an entablature and overhanging molded cornice. The porch shelters a door and window. Both levels of the porch have beadboard on the ceilings and interior faces of the half-walls. A 1/1 window is centered in the gable peak above the porch roof.

The east elevation has entry doors in the first two southernmost bays, sheltered by a two-story shed roofed porch with exposed rafter tails. The replacement wood deck on the open first floor of the porch is accessed by two concrete steps. This level has unpainted, square, wood replacement posts, a simple wood railing and balustrade, modern vinyl lattice skirt and exposed framing on the ceiling. The half-wall on the second story of the side porch is clad with beadboard with screening above, and shelters a door in the first bay and window in the second. Fenestration on the remainder of the east elevation includes a single window in the third bay, paired windows in the fourth bay, and a single window in the fifth bay on both stories.

The south elevation sits very close to the rear property line and a neighboring single-story garage located immediately south of the duplex. Fenestration is limited to a 1/1 window centered in the gable and a small, square, single-pane, fixed sash window centered below it on the second floor.

On the west side of the building, fenestration is located primarily in the southern half of the structure. The northern half of the elevation has no openings except for a square, fixed sash, Queen Anne style stained glass hall window on the second floor offset to the right (south). On the first story, a series of electric and gas meters are located on the lower north corner of the clapboarded wall. The southern half of the elevation has symmetrically placed 1/1 windows on both floors consisting of two pairs of windows with a single window centered between them.

Interior

On the basement level, the exposed floor joists and sills are built of heavy timber and are whitewashed, signifying the original use of the building as a livery stable prior to its conversion to a duplex in 1927. The duplex retains its historic floor plan comprised of one unit on each floor. The interior front stairs extend from the front porch entrance along the west side of the building to the unit on the second floor. An internal rear stair is located along the south wall. Along the east side of each unit a front living room and dining room beyond are connected by means of a wide opening. Two bedrooms occupy the west side of the units parallel to the living and dining rooms. At the rear of the apartments an ample kitchen on the east side parallels a bathroom and third bedroom on the west side of the building. Natural-finish interior features include two-panel doors, door and window trim, stair balustrades with square newel posts, hardwood flooring, and a full-height bead board built-in cabinet in each kitchen.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1927

Significant Dates

1927

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

The duplex at 73-75 Sherman Street in Burlington is an early 20th century, vernacular Colonial Revival style apartment building. The building was initially constructed c. 1912 at the rear of the lot to serve as a livery stable for Lucius Bostwick, owner of Bostwick's Market, but with the burgeoning need for housing in the early decades of the 20th century, Bostwick substantially rehabilitated the building in 1927 to serve as a duplex. The 2½-story, two-unit building, because of its conversion to residential, is associated with the continuing development of multi-family worker housing in Burlington's Old North End, a large, working-class neighborhood that began to develop in the late 19th century. It is the only example on Sherman Street of the adaptive use of a non-residential secondary structure into a residential building, reflecting the continued demand for housing in the area even after all of the traditional building lots had been developed. Because of its later rehabilitation for housing, the building's Colonial Revival style architectural features are distinctive in this neighborhood of primarily gable front, 1½-story, single-family, vernacular c. 1875 dwellings. The initial construction of the building as a livery stable c. 1912,

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its adaptive use into a duplex in 1927, and the patterns and histories of the owners/occupants and their families, illustrate the social, cultural, economic and housing trends characteristic of multi-unit housing development in Burlington. Therefore, it is locally significant under National Register Criterion C. Although built as a livery stable c. 1912, the rehabilitation of the building for use as a duplex in 1927 marks the period of significance. The building is being nominated under the Multiple Property Listing for "The Historic and Architectural Resources of Burlington, Vermont," Historic Context - "The Evolution of Worker Housing, 1827-1956" and meets the registration requirements for the "Multi-Unit Worker Housing" property type.

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

Development of Sherman Street

Sherman Street, known as Smith's Lane until the 1920s, is a narrow, two-block long, lightly travelled, densely developed residential street with modest frame dwellings built close together on narrow lots. It is located between Park Street and North Champlain Street, two primary north-south arteries that run through the Old North End, a large, densely-settled, working-class residential area of the city that developed primarily in the last quarter of the 19th century and first decades of the 20th century. Sherman Street is roughly a block east of Battery Park, a green space overlooking Lake Champlain at the northern edge of Burlington's downtown district. The city's downtown is several blocks south of Sherman Street. Located in close proximity to Burlington's industrial waterfront, Sherman Street was an ideal location for the development of working-class housing.

One of Burlington's earliest industries, the Champlain Glass Company, was located near the northeast corner of Park and Sherman Streets. Established in 1827, it produced mainly window glass. The business was leased by Frederick Smith in 1834 and purchased by Smith three years later. Along with several partners, he continued to operate the plant until 1850 when it ceased operation due to the increased cost of fuel. The plant was known by various names: Loomis, Smith & Co., Janes, Smith & Co., Wilkins & Landon, and Smith & Wilkins. The company was the primary force driving growth in the Old North End in the 1830s and 1840s. The city contracted with Smith to lay out streets in the vicinity of the factory (north to North Street, south to Pearl Street, the west side of Front Street to the east side of Champlain Street) and the neighborhood surrounding the plant became known as Glassville. The company built housing so that its workers could live near the factory and a number of lots were sold to company employees. Many worker-built houses were constructed in the area. Principals of the company were primary landholders in the newly subdivided area.

Both the 1853 Presdee & Edwards map of Burlington and the 1857 Walling map show the Old North End as largely undeveloped, but Sherman Street (then Smith's Lane) had been laid out. A large lot on its south side, where 73-75 Sherman Street now stands, was owned by Smith & Landon, both former principals of the glass company. Two structures had been built on this lot by the time of the 1869 Beers map, but the lot at 73-75 Sherman Street was unimproved and

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remained so at the time of the 1890 Hopkins map and also of the 1900 Sanborn Fire Insurance map. The parcel remained in the hands of the Smith family at that time.

Between 1869 and 1877 all other lots on Sherman Street were developed, many with gable front, 1½-story, two-bay wide, vernacular single family dwellings with single-story, west-side entry porches and single story, shed-roofed kitchen additions on the rear of the main block. The 1877 E. Meilbek Bird's Eye view of Burlington and Winooski clearly records the new development along the street. The post-Civil War era was a period of rapid growth in Burlington, the result of a lumber boom with mills processing wood and leading the city to become the world's third-largest lumber port. Workers flooded into the city and the neighborhoods near the waterfront lumber yards grew rapidly. This era marked the beginning of rapid development in the Old North End as industry in the city, centered along the nearby waterfront, expanded.

History of 73-75 Sherman Street

The ownership and rental pattern of the building illustrates its use as working-class housing. The building was originally constructed as a livery stable by Lucius Bostwick, owner of Bostwick's Market, which was located several lots away at the corner of Sherman and North Champlain Streets. Bostwick converted the livery stable into a duplex in 1927, and sold the duplex to Italian immigrant Joseph Veglia, an employee of the Rutland Railroad, in 1937. Veglia retained ownership of the building until 1962 and resided in the building from 1951 to 1962. The building housed only four families throughout this period.

In 1906, the estate of Martha Smith sold the existing house at what is now 77 Sherman Street Lucius Bostwick. This sale included a large open yard to the west and south of 77 Sherman Street, which is where 73-75 Sherman Street is now located. In 1909, Bostwick purchased the former Third Ward Market at the corner of Sherman and North Champlain Streets, several houses east of the lot at 73-75 Sherman Street. Lucius, the proprietor, operated this store with his brother Edward Bostwick until the 1950s but sold the structure in 1944. Sanborn maps indicate that c. 1912 Bostwick built a 2½-story livery stable behind the existing house at 77 Sherman Street. This livery stable continues to appear on the 1919 Sanborn map, and at the time of the 1926 Sanborn map was identified as being used for storage. The 1927 Burlington directory notes that a dwelling was under construction at 73-75 Sherman Street, and this is the point at which the livery stable was converted into the present duplex. In the early decades of the 20th century, demand for working class housing remained high in Burlington. Many single-family homes were remodeled to capitalize on the need for additional housing units. Vacant lots in established neighborhoods were developed with multi-unit structures. Following an established pattern of other successful businessmen in Burlington, the new duplex on Sherman Street was an investment property for Bostwick. The lots fronting Sherman Street were fully built out by 1927, and the conversion of the livery stable into a duplex reflects the continued demand for multi-family housing in the Old North End.

Bostwick's first tenants in 1928 were Ancel Godette in #75 and William Fondry in the unit at #73. Ancel Godette, 28, and his wife Glenella, 29, were born in Vermont, as were both their parents. They had a young daughter named Doris. Glenella did not work. Ancel was an assistant barber at a shop owned by Eldon Dickson at 140 Church Street, the primary commercial street in

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Burlington's downtown district, a short walk away. In 1939 Godette purchased the barbershop. Ancel and his family resided in the unit at #75 Sherman until 1961 and moved to 1191 North Avenue in 1962, while still operating the barbershop on Church Street.

Living at #73 when the duplex first opened, was William Fondry, 38, who was born in Vermont. His parents had been born in Germany. He worked as a cotton mill weaver. His wife, Ida, was 43, was born in Vermont; her father was born in Quebec. She did not work. Living with them was William's brother, John Fondry, 42, who was divorced and worked as a cotton mill machinist. The Fondrys remained in this unit until the early 1930s.

At the time of the 1930 census the Godettes, in #75, had taken in a boarder named Perly Foss who was 30, single, and had no job. By 1935, Gregory Shanley, a city employee, and his wife, Ethel, had moved into the unit at #73 and remained there until the late 1940s. The directory for this year indicates that Ancel Godette and his wife had taken in a new boarder, Julia Godette, widow of Alexander Godette.

Lucius Bostwick sold the building in 1937 to Joseph Veglia, an Italian immigrant who was a widower and lived nearby at 83 Sherman Street and worked for the Rutland Railroad. The 1930 census provides further insight into Veglia's life. At that time he was 36, had immigrated in 1914, was a laborer doing odd jobs, and lived at 83 Sherman with his wife Lucy, 39, who had been born in Italy and immigrated in 1913. She worked as an assistant at a restaurant. He had three step-daughters aged 15, 13, and 11 who were born in Vermont. The duplex at 73-75 Sherman Street was an income-producing property for Veglia throughout the late 1930s and 1940s. During these years he continued to live in other buildings on Sherman Street and in 1946 was residing next door at #77, which he had purchased, with a new wife named Mary. In October 1949 Veglia sold his house at #77, retired, and by 1950 had moved into the unit at #73. The Veglias remained in this unit until 1963 when they sold the building.

Several ownership and occupancy patterns at 73-75 Sherman Street emerge from information derived from Burlington land records, city directories, and U.S. census records from 1930, reflecting development and settlement patterns of the Old North End outlined and further detailed in the associated MPDF. The initial construction of the building as a livery stable c. 1912, its adaptive use into a duplex in 1927, and the patterns and histories of the owners/occupants and their families, illustrate the social, cultural, economic and housing trends characteristic of multi-unit housing development in this section of Burlington. Meanwhile, the building's intact form, massing and fenestration pattern, and simple early 20th century architectural detail, link the building to its rehabilitation and ongoing use to the pattern of infill construction in the Old North End in the early decades of the 20th century.

The building was converted into an investment property by a successful city businessman, Lucius Bostwick, for income-producing rentals during a period of economic growth and expansion when there was an increased demand for housing to accommodate waves of workers arriving in Burlington. Businessmen who initially constructed these rental buildings later sold them, often to neighborhood residents, frequently immigrants, who became owner-occupants of the properties. At 73-75 Sherman Street, in the 1930s ownership passed to an upwardly mobile,

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working class Italian immigrant, Joseph Veglia who lived nearby. Later, upon retirement, Veglia moved into the building whose duplex design provided him a residence and continued income.

The Old North End's neighborhoods provided a supportive social network for residents. Occupants at 73-75 Sherman Street tended to remain in the building for long periods of time. The Godettes remained in the unit at #75 from the time the building was built until 1962. The Fondrys resided in #73 for roughly five years in the late 1920s and early 1930s, and after them the Shanleys (husband and wife and later just the widowed Ethel) remained for about 15 years from the middle 1930s to the late 1940s. The Veglias lived in this unit for about 12 years during the 1950s and early 1960s.

Typical of the crowded conditions Burlington's working class found themselves living in during the first half of the 20th century, families in this building shared their apartments with extended family members: William and Ida Fondry and his brother John, Ancel and Glenella Godette and widowed relative Julia Godette, Ancel and Glenella Godette and their grown daughter Doris, Ethel Shanley and her grown daughter, Kathleen. Occupancy patterns, evident in census records and directories of the period, indicate that in this large working class section of Burlington families often took in boarders to help make ends meet. During the Great Depression, the Godettes took in an unemployed boarder, Perly Foss.

Architectural Integrity of 73-75 Sherman Street and Registration Requirements

The building is a vernacular Colonial Revival style duplex built during the first third of the 20th century. Two-family houses with living units on separate stories became popular in Burlington at the end of the 19th century and typically exhibit elements of late 19th and early 20th centuries architectural styles. The duplex's intact 1927 plan with one unit on each floor reflects its ongoing role as a two-family residence. The building's large mass and fenestration pattern mirrored on both floors, twin brick chimneys, along with its original two-story front and side porches, each sheltering paired entry doors, continue to convey its interior layout with two stacked residential units.

Molded cornices on the roofs of the porches and main block, as well as narrow cornices above windows and doors, front porch with square posts and turned half-columns with bases and capitals, and shingled half-walls and beadboard ceilings, clapboard siding with simple wide water tables, fascia and corner boards, decorative slate roof, and original glass and panel doors at all exterior entries all provide vernacular references to the Colonial Revival style. The building's minimal embellishment provides a bit of architectural interest in the modest working class duplex. These early 20th century design elements, and its deep setback, distinguish this building on the short residential street that was densely developed in the 1870s.

Interior floor plans and finishes remain intact and reflect early 20th century decorating ideals, including natural finish plain wide board trim, panel doors, square stair rails and newel post, kitchen cabinetry, hardwood floors, and wide openings from living rooms to dining rooms. The duplex retains its historic floor plan comprised of one unit on each floor and front and back staircases. The front stairs extend from the front porch entrance along the west side of the building to the second floor unit. A rear stair system is located along the rear wall. Along the east

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side of each unit, a front living room and dining room beyond are connected by means of a wide opening. Two bedrooms occupy the west side of the units parallel to the living and dining rooms. At the rear of the apartments, an ample kitchen on the east parallels a bathroom and third bedroom on the west half of the building.

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9. Major Bibliographical References

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

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

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

Burlington and Winooski, Vermont Directory. Springfield, MA: H.A. Manning Co., Springfield, MA: 1927-1963.

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

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

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

Meilbek, E. *Bird's Eye View of Burlington and Winooski, Vermont*. Madison, Wisconsin: J.J. Stoner, 1877.

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

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

Walling, H. F. *Map of Chittenden County, Vermont*. New York: Baker and Tilden, 1857.

Previous documentation on file (NPS):

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

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Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.10 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

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

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

Or

UTM References

Datum (indicated on USGS map):

- NAD 1927 or NAD 1983

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- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 18 | Easting: 641669 | Northing: 4926928 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The duplex at 73-75 Sherman Street is located on a 0.10 acre parcel on the south side of the road. The parcel ID number is 044-2-058-000.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the land immediately surrounding the building and is sufficient to convey the historic significance of the duplex.

11. Form Prepared By

name/title: Suzanne Jamele, Historic Preservation Consultant

organization: _____

street & number: 1 High Street

city or town: Plainfield state: VT zip code: 05667

e-mail scjamele@gmail.com

telephone: 802-454-7825

date: June 24, 2013

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Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

Name of Property: 73-75 Sherman Street

City or Vicinity: Burlington

County: Chittenden County

State: Vermont

Photographer: Photographs 1 – 6: Suzanne Jamelle
Photograph 7: Liz Pritchett

Date Photographed: Photographs 1 – 6: May 2011
Photograph 7: August 2009

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

- 1 of 7: Looking southeast on Sherman Street. #73-75 is at the far right edge of image, set back from the street.
- 2 of 7: Looking northeast on Sherman Street from the yard of #73-75. The Italianate style, flat roofed, building on the right is Bostwick's Market.

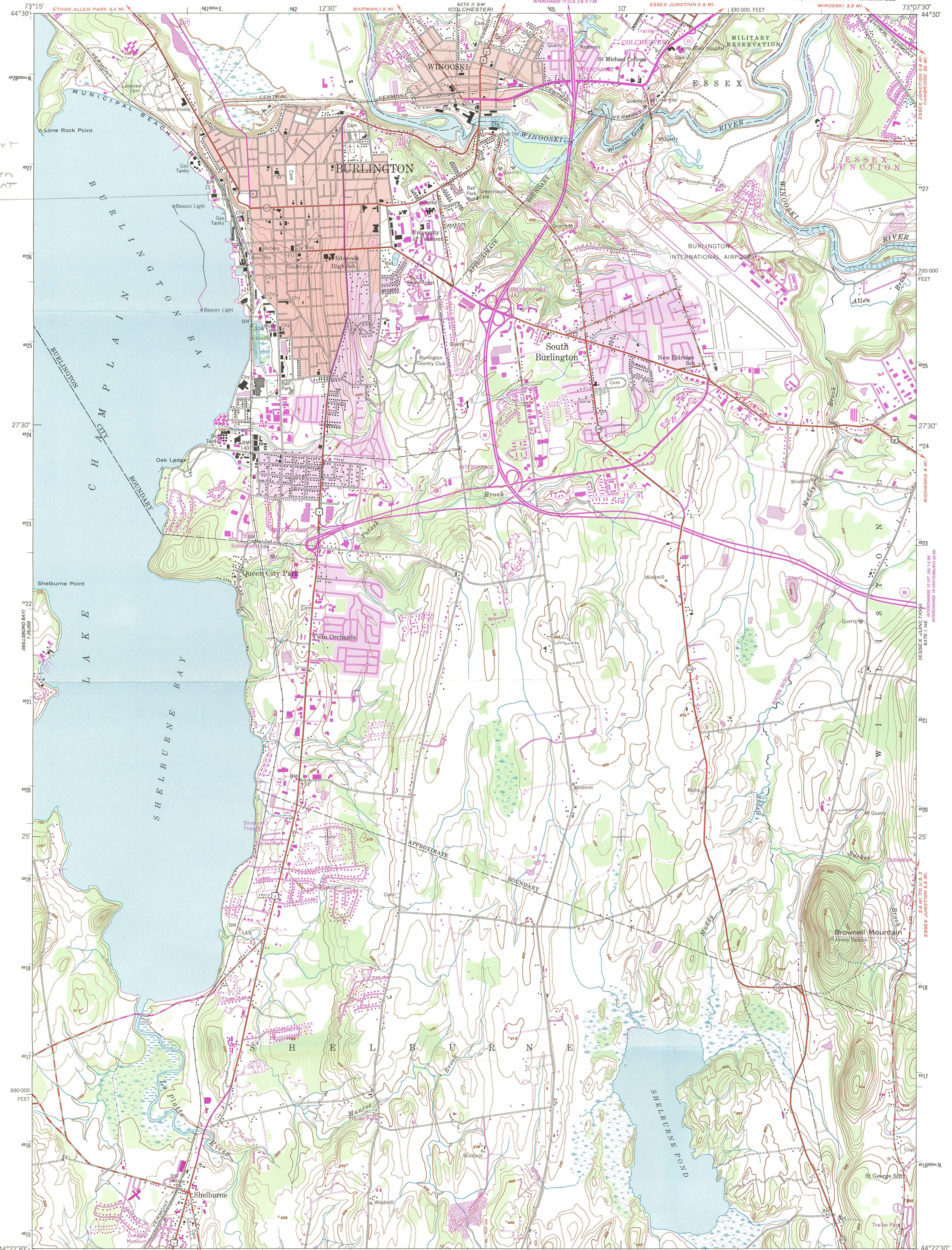
Duplex at 73-75 Sherman Street
Name of Property

Chittenden County, Vermont
County and State

- 3 of 7: Looking south at the north (front) elevation of #73-75.
- 4 of 7: Looking southwest at the rear end of the east (side) elevation. Note the exposed rafter tails on the second-story porch and band of scalloped slate shingles on the roof of the main block.
- 5 of 7: Looking southeast at the north (front) and west (side) elevations.
- 6 of 7: Looking west and up, along the south (rear) elevation. The garage of an abutting property stands several feet from the building.
- 7 of 7: Interior view of the unit on the second floor. Note the wide opening between the living room and dining room, the natural finish trim and hardwood floors. Door to stairs is on right.

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

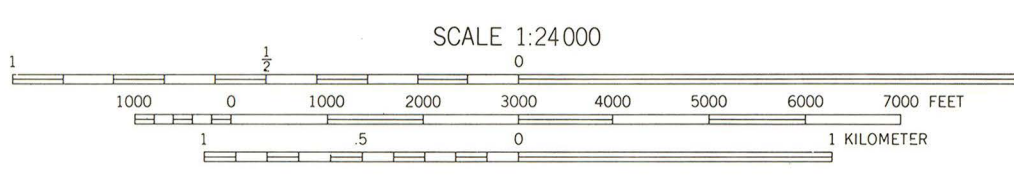
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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



Duplex at
73-75 Sherman Street
Burlington, Chittenden
County, Vermont
18-041649E
4926928-N

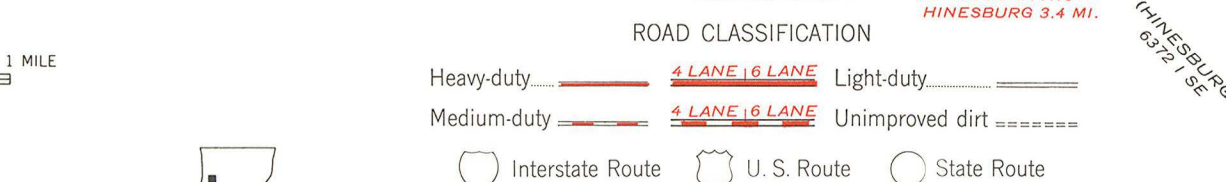
Mapped by the Army Map Service
Published for civil use by the Geological Survey
Control by USGS, USC&GS, and USCE
Topography from aerial photographs by multiplex methods
Aerial photographs taken 1947. Field check 1948
Polyconic projection. 1927 North American datum
10,000-foot grid based on Vermont coordinate system
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue
To place on the predicted North American Datum 1983
move the projection lines 2 meters south and
34 meters west as shown by dashed corner ticks
Red tint indicates area in which only landmark
buildings are shown
No distinction is made between barns, dwellings,
commercial, and industrial buildings

There may be private inholdings within the boundaries
of the National or State reservations shown on this map



CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225 OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



Revisions shown in purple and woodland compiled by
the Geological Survey from aerial photographs
taken 1983 and other sources. This information not field checked
Map edited 1987
Purple tint indicates extension of urban areas

BURLINGTON, VT.
NW/4 BURLINGTON 15' QUADRANGLE
44073-D2-TF-024

1948
PHOTOREVISED 1987
DMA 6372 1 NW-SERIES V813

















National Register of Historic Places

Archivist note to the record

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Duplex at 73-75 Sherman Street
NAME:

MULTIPLE Burlington, Vermont MPS
NAME:

STATE & COUNTY: VERMONT, Chittenden

DATE RECEIVED: 11/15/13 DATE OF PENDING LIST: 12/14/13
DATE OF 16TH DAY: 12/30/13 DATE OF 45TH DAY: 1/01/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13001029

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: Y PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12/31/2013 DATE

ABSTRACT/SUMMARY COMMENTS:

*Minimally meets Registration Requirements
of MPS*

RECOM./CRITERIA Accept C

REVIEWER J. Gubland DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/~~N~~ see attached SLR Y/~~N~~

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Vermont Division for Historic Preservation
Agency of Commerce and Community Development
One National Life Drive
Davis Building, 6th Floor
Montpelier, VT 05620

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

http://accd.vermont.gov/strong_communities/preservation/

August 20, 2013

Mary O'Neil, AICP
Burlington Historic Preservation Review Committee
Certified Local Government Program
Department of Planning and Zoning
149 Church Street
Burlington, VT 05401

**RE: HPRC Review of Proposed Nomination to the National Register of Historic Places
Duplex at 73-75 Sherman Street**

Dear Mary:

Thank you for forwarding the comments, dated August 14, 2013, from the Burlington Historic Preservation Review Committee on the above-referenced National Register nomination. All of the Committee's suggested corrections have been incorporated into the final draft of the nomination for this property.

If you have any questions or need clarification regarding any of the above, please do not hesitate to contact me at 802-828-3043 or devin.colman@state.vt.us.

Sincerely,
VERMONT DIVISION FOR HISTORIC PRESERVATION



Devin A. Colman
State Architectural Historian



Burlington Historic Preservation Review Committee
Certified Local Government Program
Department of Planning and Zoning
149 Church Street
Burlington, Vermont 05401

Steven Offenhartz
Matt Bushey
Ronald Wanamaker
Sean McKenzie, alternate
Jeremy Gates, alternate



August 14, 2013

Mr. Devin Colman
Vermont State Architectural Historian
Vermont Division for Historic Preservation
1 National Life Drive, Floor 6
Montpelier, VT 05620-0501

Dear Devin,

Burlington's Historic Preservation Review Committee met yesterday to review and discuss the nomination to the National Register for the **Duplex at 73-75 Sherman Street**. Present for the discussion were Steven Offenhartz, Matt Bushey, Ronald Wanamaker, alternate and former committee member Sean McKenzie, and Phil Hammerslough; a member of the Design Advisory Board. I was also present, to record the discussion and action.

Here are the specific comments of the HPRC for this nomination:

- The most notable feature of this resource is the unique relationship to the street and its associated (main) building, 77 Sherman Street.
- Strong feeling that it has retained its historic integrity.
- It is stronger when presented as evidence of a multi-unit dwelling than its original barn/livery use.
- Hope that the side porch isn't contributing toward evidence.
- There is an error in spelling Section 8, page 9, **Presdee** & Edwards that needs correction.
- Note that the fonts within the bibliography should agree.
- Criteria were sorted through with CLG coordinator – Vote was unanimous to recommend approval of the nomination under the "Historic and Architectural Resources of Burlington, Vermont"; Historic Context – "The Evolution of Worker Housing, 1827-1956."

Thank you for the opportunity to review these draft nominations to the National Register. The Committee continues to appreciate the ongoing assistance from Vermont's Division for Historic Preservation.

Cordially,

A handwritten signature in cursive script that reads "Mary".

Mary O'Neil, AICP
Senior Planner
CLG Coordinator

Resource: Duplex at 73-75 Sherman Street
What: Nomination to the National Register of Historic Places
When reviewed by HPRC: August 13, 2013

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

Please scan and email the completed form to Devin Colman at devin.colman@state.vt.us.

<p>Name of CLG City of Burlington</p> <hr/> <p>Name of Property being Nominated Duplex at 73-75 Sherman Street</p> <hr/> <p>Address 73-75 Sherman Street, Burlington, VT 05041</p> <hr/> <p>Owner City Neighborhoods HLP</p> <hr/> <p>Nomination Requested by City Neighborhoods HLP</p>	<p>For completion by CLG Commission:</p> <p>Was nomination distributed to CLG members? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Did CLG members make a Site Visit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>not as a group</i></p> <p>Date nomination received by CLG: <u>7/30/13</u></p> <p>Date reviewed by CLG: <u>8/13/13</u></p> <p>Date comments sent to Division: <u>8/14/13</u></p>
---	--

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

2. National Register Criteria Met:

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

3. Criteria Considerations Apply:

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

4. Level of Significance: Local State National

5. Retains Historic Integrity: Yes No

6. Additional Comments: see attached letter dated 8/14/13

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

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

<p>CLG recommendation: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny (explain)</p> <p><i>[Signature]</i></p> <p>CLG Commission Representative</p>	<p><u>9/5/13</u></p> <p>Date</p>
<p>Local Government Official recommendation: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny (explain)</p> <p><i>[Signature]</i></p> <p>Chief Elected Official</p>	<p><u>9/25/13</u></p> <p>Date</p>



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

June 8, 2011

Mr. Kathy Beyer
City Neighborhoods HLP
c/o Housing Vermont, Inc.
123 St. Paul Street
Burlington, VT 05401

PROPERTY: 73-75 Sherman Street, Burlington, VT
PROJECT NUMBER: 26041

Dear Ms. Beyer:

The National Park Service (NPS) has reviewed the Historic Preservation Certification Application -- Part 1 for the property cited above. Based upon the Multiple Property Listing, "Historic and Architectural Resources of Burlington, Vermont. The Evolution of Worker Housing, 1827-1956", approved on August 5, 2008, this property appears to meet the registration requirements at the local level under Criterion A. The building retains much of its original fabric; including siding, door and window trim, porches, slate roof, doors and windows, as well as interior finishes. Therefore, the property appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

This determination is preliminary only. This building will become a "certified historic structure" only when the property is listed in the National Register of Historic Places.

As you plan your rehabilitation, we strongly recommend that you review the Preservation Briefs and other preservation-related information provided online by the NPS at <http://www.nps.gov/history/hps/tps/tax/index.htm> to help you plan a successful rehabilitation that will preserve the historic character of this building/site/complex and will meet the Secretary of the Interior's Standards for Rehabilitation. The National Park Service also strongly encourages applicants to submit the Part 2 -- Description of Rehabilitation - prior to beginning work, in order to ensure conformance with the Standards.

A copy of this decision will be forwarded to the Internal Revenue Service. If you have any questions regarding the review of your Part I application, please the State Historic Preservation Office or me at 202-354-2278.

Sincerely,

Roger G. Reed, Historian
National Register of Historic Places

Enclosure

cc: IRS
VT SHPO
Suzanne Jamele

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

26041

MAY 26 2011

Instructions: Read the instructions carefully before completing application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

NATIONAL PARK SERVICE
TAX INCENTIVES PROGRAM

1. Name of Property: 73-75 Sherman Street
Address of Property: Street 73-75 Sherman Street
City Burlington County Chittenden State Vermont Zip 05401

Name of historic district: _____
 National Register district certified state or local district potential district

2. Check nature of request:
 certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.
 certification that the structure or building, and where appropriate, the land area on which such structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes
 certification that the building does not contribute to the significance of the above-named historic district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:
Name Suzanne Jemele, Historic Preservation Consultant
Street 1 High Street City Plainfield
State Vermont Zip 05667 Daytime Telephone Number 802-454-7825

4. Owner:
I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.
Name Kathy Beyer Signature [Signature] Date 5/17/11
Organization City Neighborhoods HLP, c/o Housing Vermont
Street 123 St. Paul Street City Burlington
State Vermont Zip 05401 Daytime Telephone Number 802-863-8424

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application - Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

Date 6/8/11 National Park Service Authorized Signature [Signature] National Park Service Office/Telephone No. 202 354-2278

See Attachments

State of Vermont
Division for Historic Preservation
One National Life Drive, Floor 6
Montpelier, VT 05620-0501
www.HistoricVermont.org

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

*Agency of Commerce and
Community Development*

November 8, 2013

J. Paul Loether
National Park Service
National Register of Historic Places
1201 Eye Street, NW 8th floor
Washington, DC 20005



Re: Duplex at 73-75 Sherman Street, City of Burlington, Chittenden County, VT

Dear Mr. Loether:

Enclosed please find the National Register nomination and supporting materials for the above-referenced property. This property is being submitted under the National Historic Preservation Act of 1966, as amended in 1980, for inclusion in the National Register of Historic Places.

The Part 1 - Historic Preservation Certification Application for this property was approved on June 8, 2011. A copy of the approval is enclosed.

The City of Burlington is a Certified Local Government, and the Burlington Historic Preservation Review Committee reviewed the draft nomination materials in August 2013. A copy of the HPRC's comments dated August 14, 2013, is enclosed. The Division's response letter, dated August 20, 2013, is also enclosed.

Both the HPRC Commission and the Mayor of Burlington approve of the nomination of this property to the National Register of Historic Places. A copy of their Final Review and Recommendation Report is enclosed.

No objections to the nomination were submitted to the Division during the public comment period.

The Vermont Advisory Council reviewed the draft nomination materials at their meeting on September 26, 2013. The Council voted unanimously that the property meets the National Register Criteria for Evaluation under Criterion C, and the Council recommends that the State Historic Preservation Officer approve the nomination.

If you have any questions concerning this nomination, please do not hesitate to contact me at (802) 828-3043 or devin.colman@state.vt.us.



November 8, 2013
Duplex at 73-75 Sherman Street, Burlington, VT
Page 2 of 2

Sincerely,
VERMONT DIVISION FOR HISTORIC PRESERVATION



Devin A. Colman
State Architectural Historian

Cc: Sue Cobb, City Neighborhoods HLP (w/o enclosures)

State of Vermont
Division for Historic Preservation
One National Life Drive, Floor 6
Montpelier, VT 05620-0501
www.HistoricVermont.org

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

*Agency of Commerce and
Community Development*

January 6, 2014

James Gabbert
National Park Service
National Register of Historic Places
1201 Eye Street, NW 8th floor
Washington, DC 20005



Re: Duplex at 73-75 Sherman Street, Burlington, VT
Additional Materials

13001029

Hi Jim,

As requested, please find enclosed a CD of digital image files and a corrected page 15, with NAD 1927 instead of 1929.

Thanks for your continued assistance,



Devin A. Colman
State Architectural Historian

