

BANK STREET

#14-16 St. Paul

- built probably as duplex residence 1st tenants were George Wright, a clerk & salesman, and the widow of F. R. Church. Wright may possibly have owned the building.

#72 St. Paul

b. 1931 by Gulf Oil Corp.

#113 Bank St.

b. probably 1900

#125 Bank

b. 1897 - 1st res. was John McConnell, a dry goods salesman on Church St.  
1917 - John Traill, treas. of T. S. Peck insurance agency  
1948 - Traill still there

#127-29 - b. 1905-06

#131-33 - b. ca. 1908

#179 Bank - c. 1880-85

#185 Bank - 1889-94

1901 - Burlington Toy Store - Bernard Brown house upstairs

1896 - Mark Rogers

- Mrs. John Gibson

1903 - Abraham Katy, tailor

STATE OF VERMONT  
 Division of Historic Sites  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

SURVEY NUMBER:	
117 Bank St.	
NEGATIVE FILE NUMBER:	
LATITUDE	LONGITUDE
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	
PRESENT USE:	apartment house
ORIGINAL USE:	
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE:	
Excellent <input type="checkbox"/>	Good <input checked="" type="checkbox"/>
Fair <input checked="" type="checkbox"/>	Deteriorated <input type="checkbox"/>
THEME:	
STYLE:	Queen Anne w/Colonial Revival porch

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	117 Bank St.
FUNCTIONAL TYPE:	dwelling
COMMON NAME:	
OWNER:	Della & Diane Stebbins
ADDRESS:	200 Maple St. Burlington
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
DATE BUILT:	ca. 1900

GENERAL DESCRIPTION:

Structural System

- Foundation: Brick  Stone  Concrete  Concrete Block
- Wall Structure
  - Wood Frame: Balloon  Western Platform  Post & Beam
  - Load Bearing Masonry: Brick  Stone  Concrete  Concrete Block
  - Iron
  - Steel
  - Other:
- Wall Covering: Clapboard  Wood Shingle  Board & Batten  Shiplap  Novelty  Stucco  Tile  Brick  Stone  Slate  Sheet Metal  Asphalt Shingle  Aluminum
- Roof Structure
  - Truss: Wood  Iron  Steel  Concrete
  - Vault: Brick  Stone  Concrete
  - Other:
- Roof Covering: <sup>rafter</sup> Wood Shingle  Asphalt Shingle  Tile  Slate  Sheet Metal  Paper  Built Up  Rolled
- Engineering Structure:
- Other:

Appendages: Porches  Towers  Dormers  Bay Windows  Ells  Chimneys  Cupolas  Wings  Sheds  Other:

Number of Stories: 2 1/2 Number of Bays: 2 x Entrance Location: second

Approximate Dimensions:

Roof Style: Gable  Gambrel  Flat  Shed  Hip  Mansard  Jerkinhead  Monitor  Saw Tooth  Other:

With Belcast  With Parapet  With False Front

THREAT TO STRUCTURE:
No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input type="checkbox"/> Other: <input type="checkbox"/>

LOCAL ATTITUDES:
Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other: <input type="checkbox"/>

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Constructed on a cruciform with cross gables. The front gable incorporates a pent roof and imbricated shingles.

The porch appears to have been added later. It is Colonial Revival style with a balustrade.

RELATED STRUCTURES:

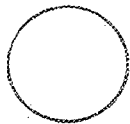
STATEMENT OF SIGNIFICANCE:

This is a typical low-cost Colonial Revival style home commonly constructed at the turn of the century. It was moved to this location from Pine St. between 1906 and 1912 when the upper part of the block was being developed. First resident on Bank St. location was Meador Martin, a porter at the Van Ness House, in 1908. Multi-unit listings begin in 1919. This may have been a rental property from its beginning.

REFERENCES:

Sanborns, directories

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land  Woodland   
Scattered Buildings   
Moderately Built Up   
Densely Built Up   
Residential  Commercial   
Agricultural  Industrial   
Other: \_\_\_\_\_

RECORDED BY:

Adele Cramer

ORGANIZATION:

VT Division for Historic Preservation

DATE RECORDED:

6/15/77



STATE OF VERMONT  
 Division of Historic Sites  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

COUNTY: Chittenden  
 TOWN: Burlington  
 LOCATION: 125 Bank St.  
 FUNCTIONAL TYPE: apartment house  
 COMMON NAME:  
 OWNER: Harold & Augustine Martell  
 ADDRESS: 125 Bank St.  
 Burlington, VT  
 ACCESSIBILITY TO PUBLIC:  
 Yes  No  Restricted   
 LEVEL OF SIGNIFICANCE:  
 Local  State  National   
 DATE BUILT: 1897

SURVEY NUMBER:  
 125 Bank St.  
 NEGATIVE FILE NUMBER:  
 77-A-69  
 LATITUDE: LONGITUDE:  
 U.S.G.S. QUAD. MAP:  
 PRESENT FORMAL NAME:  
 ORIGINAL FORMAL NAME:  
 John McConnell  
 PRESENT USE: apartment house  
 ORIGINAL USE: dwelling  
 ARCHITECT/ENGINEER:  
 BUILDER/CONTRACTOR:  
 PHYSICAL CONDITION OF STRUCTURE:  
 Excellent  Good   
 Fair  Deteriorated   
 THEME:  
 STYLE: Queen Anne

GENERAL DESCRIPTION:  
 Structural System  
 1. Foundation: Brick  Stone  Concrete  Concrete Block   
 2. Wall Structure  
 a. Wood Frame: Balloon  Western Platform  Post & Beam   
 b. Load Bearing Masonry: Brick  Stone  Concrete   
 Concrete Block   
 c. Iron   
 d. Steel   
 e. Other:  
 3. Wall Covering: Clapboard  Wood Shingle  Board & Batten   
 Shiplap  Novelty  Stucco  Tile  Brick  Stone   
 Slate  Sheet Metal  Asphalt Shingle  Aluminum   
 4. Roof Structure  
 a. Truss: Wood  Iron  Steel  Concrete   
 b. Vault: Brick  Stone  Concrete   
 c. Other: rafter  
 5. Roof Covering: Wood Shingle  Asphalt Shingle  Tile   
 Slate  Sheet Metal  Paper  Built Up  Rolled   
 6. Engineering Structure:  
 7. Other:  
 Appendages: Porches  Towers  Dormers  Bay Windows  Ells   
 Chimneys  Cupolas  Wings  Sheds  Other:  
 Number of Stories: 2 1/2 Number of Bays: 3 x 4 Entrance Location: off-center  
 Approximate Dimensions: 25 x 35  
 Roof Style: Gable  Gambrel  Flat  Shed  Hip  Mansard   
 Jerkinhead  Monitor  Saw Tooth  Other:  
 With Belcast  With Parapet  With False Front

THREAT TO STRUCTURE:  
 No Threat  Zoning  Roads   
 Development  Deterioration   
 Other:

LOCAL ATTITUDES:  
 Positive  Negative  Mixed   
 Other:

**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

Irregular massing. This house incorporates a number of rooflines. The main outline is that of a hip but the 2-story, polygonal, bay window which is located at the corner is topped by a polygonal cap with exposed rafter tails. Another polygonal roof section breaks the outline of the hip at the central bay of the front elevation. The west elevation incorporates another 2-story bay window with a gabled roof. A porch which is polygonal shaped appends the front elevation and incorporates a polygonal cap a part of its roofline which is essentially hip.

**RELATED STRUCTURES:**

**STATEMENT OF SIGNIFICANCE:**

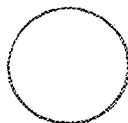
Built before the development potential of the street was fully realized, this Queen Anne house is a reminder of the earlier 1-family character of the street. The great variety of its rooflines distinguish it from simpler Queen Anne houses.

Probably built in 1897, the first resident and probably owner was John McConnell, a dry goods salesman on Church St. In 1917 it was purchased by the treasurer of the T. S. Peck insurance agency, John Traill, who was still there in 1948. Another residence converted to apartments bears of its location.

**REFERENCES:**

Sanborns & directeries

**MAP: (Indicate North In Circle)**



**SURROUNDING ENVIRONMENT:**

- Open Land  Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential  Commercial
- Agricultural  Industrial
- Other:

**RECORDED BY:**

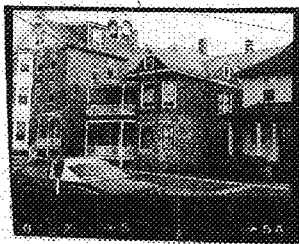
Adele Cramer

**ORGANIZATION:**

VT Division for Historic Preservation

**DATE RECORDED:**

6/15/77



STATE OF VERMONT  
 Division of Historic Sites  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

SURVEY NUMBER: 127-0 Bank St.	
NEGATIVE FILE NUMBER: 77-A-69	
LATITUDE	LONGITUDE
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	
PRESENT USE:	2-family
ORIGINAL USE:	same
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/>	
THEME:	
STYLE: Queen Anne	

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	127-129 Bank St.
FUNCTIONAL TYPE:	2-family house
COMMON NAME:	
OWNER:	Bernard Beaudoin
ADDRESS:	260 Colchester Ave. Burlington, VT 05401
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
DATE BUILT:	1907

GENERAL DESCRIPTION:

Structural System

- Foundation: Brick  Stone  Concrete  Concrete Block
- Wall Structure
  - Wood Frame: Balloon  Western Platform  Post & Beam
  - Load Bearing Masonry: Brick  Stone  Concrete  Concrete Block  1st floor
  - Iron
  - Steel
  - Other:
- Wall Covering: Clapboard  Wood Shingle  Board & Batten  Shiplap  Novelty  Stucco  Tile  Brick  Stone  Slate  Sheet Metal  Asphalt Shingle  Aluminum
- Roof Structure
  - Truss: Wood  Iron  Steel  Concrete
  - Vault: Brick  Stone  Concrete
  - Other: rafter
- Roof Covering: Wood Shingle  Asphalt Shingle  Tile  Slate  Sheet Metal  Paper  Built Up  Rolled
- Engineering Structure:
- Other:

Appendages: Porches  Towers  Dormers  Bay Windows  Ells  Chimneys  Cupolas  Wings  Sheds  Other:

Number of Stories: 2 1/2 Number of Bays: 2 x 3 Entrance Location: double entrance in 1st bay

Approximate Dimensions: 20 x 40

Roof Style: Gable  Gambrel  Flat  Shed  Hip  Mansard  Jerkinhead  Monitor  Saw Tooth  Other:

With Belcast  With Parapet  With False Front

THREAT TO STRUCTURE: No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input type="checkbox"/> Other:
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LOCAL ATTITUDES: Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other:
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**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

1st floor rockfaced concrete block, bonded with concrete blocks with a raised floral design. 2nd story hinged brick. 3rd floor incorporates pent roofed gables with imbricated shingles. The second bay is polygonal and projecting from the wall plane. Windows on both the 1st and 2nd story of this section incorporate stained and leaded glass transoms. A 2 story porch with turned posts appends the 1st bay. The east elevation also incorporates a 2-story polygonal bay pedimented, gable roofed dormer project from the roof on the east elevation.

**RELATED STRUCTURES:**

**STATEMENT OF SIGNIFICANCE:**

Reportedly built for a Mrs. Coutney along with 135-137 Bank St., these were fairly high quality rental housing properties. Both buildings are substantial and utilize an unusual bank of concrete block with a raised floral pattern which separates the rockfaced, concrete-block, first floor from the hinged-brick, second story.

**REFERENCES:**

Sanborns, directeries, sea survey for #131-33 and #135-37 Bank

**MAP: (Indicate North In Circle)**



**SURROUNDING ENVIRONMENT:**

Open Land  Woodland   
Scattered Buildings   
Moderately Built Up   
Densely Built Up   
Residential  Commercial   
Agricultural  Industrial   
Other:

**RECORDED BY:**

Adele Cramer

**ORGANIZATION:**

VT Division for Historic Preservation

**DATE RECORDED:**

6/15/77





STATE OF VERMONT  
 Division of Historic Sites  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

SURVEY NUMBER: 131-3 Bank St.	
NEGATIVE FILE NUMBER: 77-A-69	
LATITUDE	LONGITUDE
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME: Congregational Parsonage	
PRESENT USE: apartment house	ORIGINAL USE: same
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/>	
THEME:	
Style:	Queen Anne

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	131 and 133 Bank St.
FUNCTIONAL TYPE:	apartment house
COMMON NAME:	
OWNER:	Bernard & Anna Beaudoin
ADDRESS:	260 Colchester Ave. Burlington, VT 05401
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
DATE BUILT:	1st floor ca. 1850 upper stories 1905

GENERAL DESCRIPTION:

Structural System

1. Foundation: Brick  Stone  Concrete  Concrete Block
2. Wall Structure
  - a. Wood Frame: Balloon  Western Platform  Post & Beam
  - b. Load Bearing Masonry: Brick  Stone  Concrete  Concrete Block
  - c. Iron
  - d. Steel
  - e. Other:
3. Wall Covering: Clapboard  Wood Shingle  Board & Batten  Shiplap  Novelty  Stucco  Tile  Brick  Stone  Slate  Sheet Metal  Asphalt Shingle  Aluminum
4. Roof Structure
  - a. Truss: Wood  Iron  Steel  Concrete
  - b. Vault: Brick  Stone  Concrete
  - c. Other: rafter
5. Roof Covering: Wood Shingle  Asphalt Shingle  Tile  Slate  Sheet Metal  Paper  Built Up  Rolled
6. Engineering Structure:
7. Other:

Appendages: Porches  Towers  Dormers  Bay Windows  Ells  Chimneys  Cupolas  Wings  Sheds  Other:

Number of Stories: 3 1/2 Number of Bays: 3 x 5 Entrance Location: side hall

Approximate Dimensions: 30 x 45

Roof Style: Gable  Gambrel  Flat  Shed  Hip  Mansard  Jerkinhead  Monitor  Saw Tooth  Other:

With Belcast  With Parapet  With False Front

THREAT TO STRUCTURE: No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input type="checkbox"/> Other: <input type="checkbox"/>
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LOCAL ATTITUDES: Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other: <input type="checkbox"/>
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**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

A 3-story bay window embellished with imbricated and sawtooth shingling lights the 1st bay of the front elevation. 3-story porches with turned posts and imbricated shingles append the east elevation. There are also rear porches on each floor. Porches on the upper 2 floors were added between 1926-1942. The building is oriented with its gable end to the street. The gable is pedimented lit by a double window and embellished with imbricated shingles. Vergeboards are plain panels with curved ends. Lintels are brick flat arches.

**RELATED STRUCTURES:**

A steeply pitch gable breaks the roofline on the east elevation. It is lit by a 3-part triangular window.

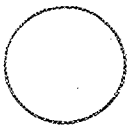
**STATEMENT OF SIGNIFICANCE:**

The first story of this building appears to be the remains of what was once the Parsonage for the First Congregational Church. It is shown on the 1853 map as part of Dr. Leonard Marsh's property and was purchased by the women's Association of the church in 1864. It was used as the parsonage until 1871. Maps indicate that it was brick veneer with front-gable and all sections most likely it was articulated in the Greek Revival style. In 1905, the building was enlarged to its present imposing proportions to accommodate four apartments. It was a fairly high-rent property, as the apartments are roomy and well-finished in natural wood. The enlarging of this building marked a change in the character of the street from 1-family to multi-family dwellings. Today, the buildings in this district are all that remains to indicate the former residential character of the surrounding area.

**REFERENCES:**

Sanborns, directories: see Survey for #127-29 and #135-37 Bank

MAP: (Indicate North in Circle)



**SURROUNDING ENVIRONMENT:**

- Open Land  Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential  Commercial
- Agricultural  Industrial
- Other:

**RECORDED BY:**

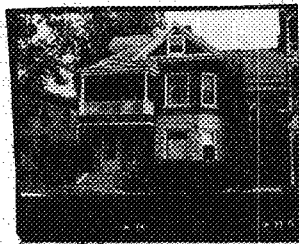
Adele Cramer

**ORGANIZATION:**

VT Division for Historic Preservation

**DATE RECORDED:**

6/15/77



STATE OF VERMONT  
Division of Historic Sites  
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
Individual Structure Survey Form

SURVEY NUMBER: 135-7 Bank St.	
NEGATIVE FILE NUMBER: 77-A-69	
LATITUDE	LONGITUDE
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	
PRESENT USE: 2-family house	
ORIGINAL USE: same	
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/>	
THEME:	
STYLE: Queen Anne	

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	135, 137 Bank St.
FUNCTIONAL TYPE:	2-family
COMMON NAME:	
OWNER:	Bernard & Anna Beaudoin
ADDRESS:	260 Colchester Ave. Burlington, VT 05401
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
DATE BUILT:	1909 had rear wing until

GENERAL DESCRIPTION: betw. 1926-1942

Structural System

1. Foundation: Brick  Stone  Concrete  Concrete Block
2. Wall Structure
  - a. Wood Frame: Balloon  Western Platform  Post & Beam
  - b. Load Bearing Masonry: Brick  Stone  Concrete  Concrete Block  1st floor
  - c. Iron
  - d. Steel
  - e. Other:
3. Wall Covering: Clapboard  Wood Shingle  Board & Batten  Shiplap  Novelty  Stucco  Tile  Brick  Stone  Slate  Sheet Metal  Asphalt Shingle  Aluminum
4. Roof Structure
  - a. Truss: Wood  Iron  Steel  Concrete
  - b. Vault: Brick  Stone  Concrete
  - c. Other: rafter
5. Roof Covering: Wood Shingle  Asphalt Shingle  Tile  Slate  Sheet Metal  Paper  Built Up  Rolled
6. Engineering Structure:
7. Other:

Appendages: Porches  Towers  Dormers  Bay Windows  Ells  Chimneys  Cupolas  Wings  Sheds  Other:

Number of Stories: 2 1/2 Number of Bays: 2 x 3 Entrance Location: double entrance in 1st bay

Approximate Dimensions: 20x30

Roof Style: Gable  Gambrel  Flat  Shed  Hip  Mansard  Jerkinhead  Monitor  Saw Tooth  Other:

With Belcast  With Parapet  With False Front

THREAT TO STRUCTURE: No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input type="checkbox"/> Other:
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LOCAL ATTITUDES: Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other:
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**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

This is a twin to 127-129 Bank St. The only differences are the porch, which is supported by columns on the 2nd floor and modern iron posts on the 1st floor, and an additional rear wing found on 127-129. There was a rear wing of this building until between 1926-1942.

**RELATED STRUCTURES:**

**STATEMENT OF SIGNIFICANCE:**

Built in 1909, two years after 127-129, it is practically identical to it, utilizing a variety of masonry materials and an unusual concrete block bank with a raised floral pattern. Both buildings were rather high quality rental properties.

**REFERENCES:**

Sanborns, directories, Survey forms for #131-33 and #127-29.

**MAP: (Indicate North in Circle)**



**SURROUNDING ENVIRONMENT:**

Open Land  Woodland   
Scattered Buildings   
Moderately Built Up   
Densely Built Up   
Residential  Commercial   
Agricultural  Industrial   
Other:

**RECORDED BY:**

Adele Cramer

**ORGANIZATION:**

VI Division for Historic Preservation

**DATE RECORDED:**

6/15/77



STATE OF VERMONT  
 Division of Historic Sites  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	139 Bank St.
FUNCTIONAL TYPE:	store & office
COMMON NAME:	Emerald City of Oz
OWNER:	Howard & Mona Black
ADDRESS:	139 Bank St. Burlington, VT
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
DATE BUILT:	ca. 1855

SURVEY NUMBER:	
NEGATIVE FILE NUMBER: 77-A-69	
LATITUDE	LONGITUDE
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	
PRESENT USE:	
ORIGINAL USE:	
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/>	
THEME:	
STYLE: Italianate	

GENERAL DESCRIPTION:

Structural System

- Foundation: Brick  Stone  Concrete  Concrete Block
- Wall Structure
  - Wood Frame: Balloon  Western Platform  Post & Beam
  - Load Bearing Masonry: Brick  Stone  Concrete  Concrete Block
  - Iron
  - Steel
  - Other:
- Wall Covering: Clapboard  Wood Shingle  Board & Batten  Shiplap  Novelty  Stucco  Tile  Brick  Stone  Slate  Sheet Metal  Asphalt Shingle  Aluminum
- Roof Structure
  - Truss: Wood  Iron  Steel  Concrete
  - Vault: Brick  Stone  Concrete
  - Other:
- Roof Covering: <sup>rafter</sup> Wood Shingle  Asphalt Shingle  Tile  Slate  Sheet Metal  Paper  Built Up  Rolled
- Engineering Structure:
- Other:

Appendages: Porches  Towers  Dormers  Bay Windows  Ells  Chimneys  Cupolas  Wings  Sheds  Other:

Number of Stories: 2 Number of Bays: 2 x 5 Entrance Location: side hall

Approximate Dimensions:

Roof Style: Gable  Gambrel  Flat  Shed  Hip  Mansard  Jerkinhead  Monitor  Saw Tooth  Other:

With Belcast  With Parapet  With False Front

THREAT TO STRUCTURE:

No Threat  Zoning  Roads  Development  Deterioration  Other:

LOCAL ATTITUDES:

Positive  Negative  Mixed  Other:

**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

Massing - regular, main block is square shaped with a rectangular rear wing which contains a polygonal oriel window which begins at the 2nd floor level & which is topped by a polygonal, slate roofed cap.

Fenestration - long windows with double hung sashes. One contains a stained glass transom. Wood sills. Brick flat arch lintels - bay window with Queen Anne sashes on front elevation, polygonal bay, second floor rear.

Entrance - plain with a bracketed door hood - formerly on side - stone lintel.

Cornice - eaves overhang and are supported by brackets, matching cornice on the wing and oriel and bay windows & door hood.

**RELATED STRUCTURES:****STATEMENT OF SIGNIFICANCE:**

This was the first house to be located on this block, predating even the Baptist Church. Its age and its corner location make a keystone in a residential enclave which has survived urban renewal. It displays features of three architectural styles. Greek Revival, Italianate and Queen Anne. The main block is much like 404 College St. which was built in 1844. The 1853 map indicates that Dr. Leonard March was the first owner, and it is possible that the house was built for him in 1840 when he moved to Burlington from Hartford, Vt. He practiced medicine here until 1855 when he was appointed professor of Greek and Latin languages at the University of Vermont. He held this position until 1857 when he was appointed professor of vegetable and animal physiology a position occupied until his death. Successive owners were James Peck, S. D. Hodge and George Witsie. By 1920 the building was in quasi-commercial use; doctor's and dentists offices were located here from then on.

**REFERENCES:**

Sanborn maps, 1853, 1857, 1869, 1877, 1890 maps. Directories Rann p. 263

MAP: (Indicate North In Circle)

**SURROUNDING ENVIRONMENT:**

Open Land  Woodland   
 Scattered Buildings   
 Moderately Built Up   
 Densely Built Up   
 Residential  Commercial   
 Agricultural  Industrial   
 Other:

RECORDED BY:

Adele Cramer

ORGANIZATION:

VT Division for Historic Preservation

DATE RECORDED:

6/16/77

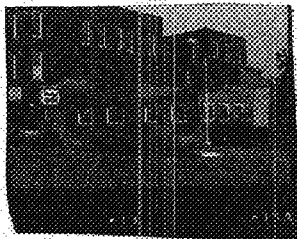
Survey Number: 139 Bank St.

Negative File Number: 77-A-69

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Wall Enrichments - projecting piers at corners, imbricated shingles on oriel window.

Interior - straight sawn floor boards. A few Greek Revival doors. Italianate moldings.



STATE OF VERMONT  
 Division of Historic Sites  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

SURVEY NUMBER:	
155 Bank St.	
NEGATIVE FILE NUMBER:	
77-A-69	
LATITUDE	LONGITUDE
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	
PRESENT USE:	restaurant
ORIGINAL USE:	diner
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
Mahoney's, Bayonne, N. J.	
PHYSICAL CONDITION OF STRUCTURE:	
Excellent <input type="checkbox"/>	Good <input checked="" type="checkbox"/>
Fair <input type="checkbox"/>	Deteriorated <input type="checkbox"/>
THEME:	
STYLE:	

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	155 Bank St.
FUNCTIONAL TYPE:	restaurant
COMMON NAME:	Henry's Diner
OWNER:	Frank Gollstein
ADDRESS:	c/o Henry's Diner 155 Bank St., Burlington, VT
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
DATE BUILT	originally 1925, remodeled 1935

GENERAL DESCRIPTION: burned 1969, rebuilt 1970

Structural System

1. Foundation: Brick  Stone  Concrete  Concrete Block
2. Wall Structure
  - a. Wood Frame: Balloon  Western Platform  Post & Beam
  - b. Load Bearing Masonry: Brick  Stone  Concrete  Concrete Block
  - c. Iron
  - d. Steel
  - e. Other:
3. Wall Covering: Clapboard  Wood Shingle  Board & Batten  Shiplap  Novelty  Stucco  Tile  Brick  Stone  Slate  Sheet Metal  Asphalt Shingle  Aluminum
4. Roof Structure
  - a. Truss: Wood  Iron  Steel  Concrete
  - b. Vault: Brick  Stone  Concrete
  - c. Other:
5. Roof Covering: Wood Shingle  Asphalt Shingle  Tile  Slate  Sheet Metal  Paper  Built Up  Rolled
6. Engineering Structure:
7. Other:

Appendages: Porches  Towers  Dormers  Bay Windows  Ells  Chimneys  Cupolas  Wings  Sheds  Other:

Number of Stories: 1 Number of Bays: 5 x 9 Entrance Location: 1st bay

Approximate Dimensions:

Roof Style: Gable  Gambrel  Flat  Shed  Hip  Mansard  Jerkinhead  Monitor  Saw Tooth  Other:

With Belcast  With Parapet  With False Front

THREAT TO STRUCTURE:

No Threat  Zoning  Roads  Development  Deterioration  Other:

LOCAL ATTITUDES:

Positive  Negative  Mixed  Other:



**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

Massing - irregular

Fenestration - rectangular, almost square, sliding window

Door - covered by enclosed entranceway.

Wall Enrichments - stucco is textured. Some hollow tile is exposed above the window in the 2nd bay a recessed semi-circle is located over the windows of the second bay. Originally round topped diner, shipped from Mahoney's in Bayonne, N.Y. 1925. Booths added 1935, later west wall opened for more booths, 1958 kitchen expanded & more dining space added.

**RELATED STRUCTURES:**

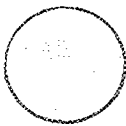
**STATEMENT OF SIGNIFICANCE:**

This building was the first "diner" in Burlington, and reportedly only the 5th in the state. It was built as a completed unit in 1925 for Henry Couture by Mahoney's of Bayonne, N. J., and then shipped by train to Burlington. The idea met strong opposition from churches and "society" because diners had a bad reputation for attracting rowdier. It was expanded in 1954, burned in 1969, and rebuilt to be even larger than before. Despite the changes, both in size and in type of food, it retains its original atmosphere.

**REFERENCES:**

Free Press, June 16, 1975

**MAP: (Indicate North in Circle)**



**SURROUNDING ENVIRONMENT:**

Open Land  Woodland   
Scattered Buildings   
Moderately Built Up   
Densely Built Up   
Residential  Commercial   
Agricultural  Industrial   
Other:

**RECORDED BY:**

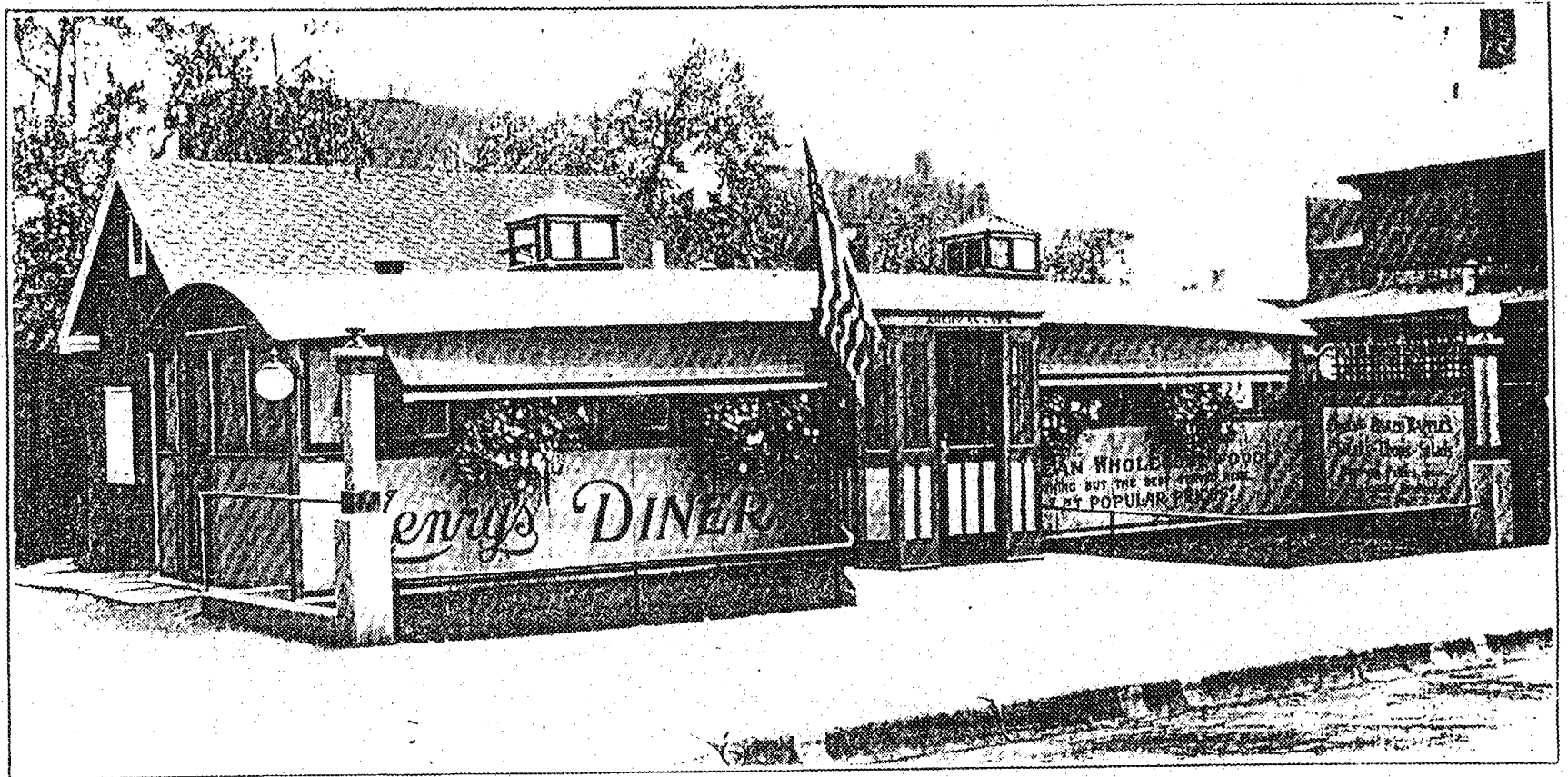
Adele Cramer

**ORGANIZATION:**

VT Division for Historic Preservation

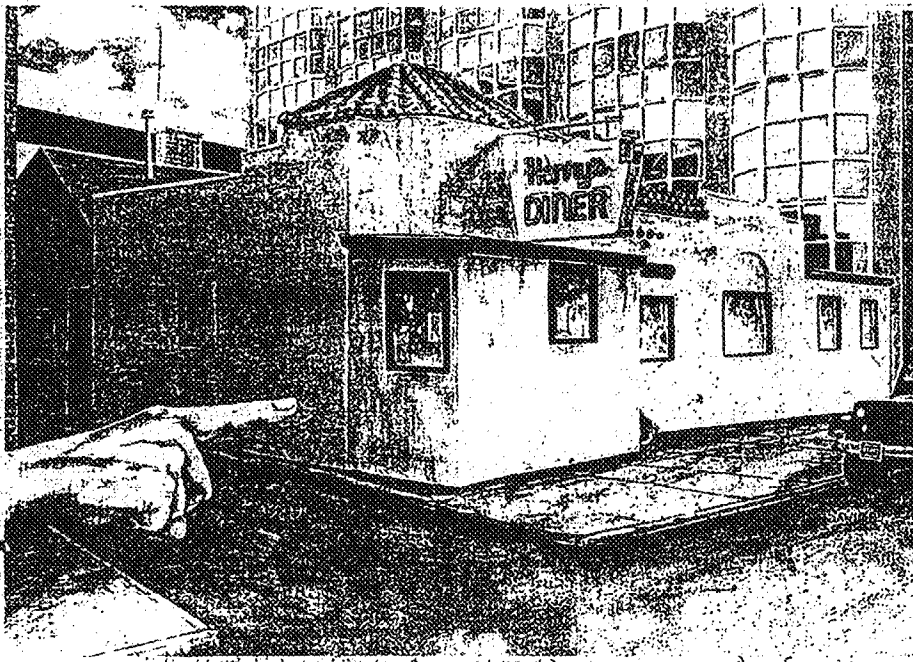
**DATE RECORDED:**

6/16/77



Henry's Diner, located at Burlington, Vermont. This is another of the popular "DeLuxe" Models of O'Mahony Diners.

# Henry's Diner



Henry's Diner (Burlington, Vermont)

Don Smyer

A landmark for over  
73 years in the heart  
of downtown  
Burlington.  
Breakfast, luncheon  
specials and thrifty  
dinners:

155 Bank Street  
Open Daily

Thomas D. Visser  
Historic Preservationist  
92 Charlotte Street  
Burlington, VT 05401

January 11, 1999

David E. White, AICP  
CLG Coordinator  
Burlington Planning Department  
135 Church Street  
Burlington, VT 05401

Dear David:

Thank you for sending me via email a copy of the letter you have sent to the Vermont Division for Historic Preservation summarizing the recent action of the Burlington Historic Preservation Review Committee on the request for recommendations on the proposed de-listing of Henry's Diner at 155 Bank Street from the State Register of Historic Places.

It is disappointing to see that my minority opinion on this matter is not reflected in your review of the proceedings and comments. I am therefor offering these comments to clarify the record on reasons behind my lone dissenting vote.

First, the attorney requesting the de-listing presented no information to indicate that the 1977 Vermont Historic Sites and Structures Survey for the property was in error or that the designation of the property to the State Register of Historic Places was in error.

Secondly, the attorney requesting the de-listing presented no information to suggest that the building had been significantly altered since being surveyed in 1977.

In the absence of any such evidence, as I stated, I felt that it would be inappropriate for the Burlington Historic Preservation Review Committee to overturn the state register listing. As I strongly stated, I felt this could set a very dangerous precedent. If we are to protect our architectural heritage, our procedures should follow the principal that the burden of proof should be on the applicant to show just cause for the overturning of an existing historic register designation.

I also felt that representations of an awkward lease arrangement calling for the building's removal were irrelevant to our considerations on de-listing an historic property, especially in light of staff's comments that this could be a way to avoid a difficult future review by the Burlington Planning Commission.

Lacking specific evidence on the history of important character defining features of the building I chose not to speculate on its architectural integrity at our meeting.

My own historical research subsequent to our Historic Preservation Review Committee meeting and research work by others, indicates that, indeed, the Spanish stucco exterior of the building does date from 1935. It is unfortunate that this fact was not specifically included in the Historic Sites and Structures Survey, but it is now clear in my opinion that the building has retained its integrity from the 1930s.

The 1935 Burlington City Directory includes an advertisement for Henry's Diner that mentions that it is "newly modernized" with an interior view showing the booths that were added next to the sidewalk. The 1938 Sanborn insurance map shows an expanded footprint from that appearing on the 1926 map. The footprint for the front section that first appears on the 1938 map continues to be the same through the latest map done in 1960, although small additions were made to the west and south. The only alteration since then seems to be the small storm enclosure added around the front entrance.

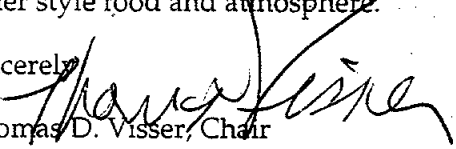
The *Burlington Free Press* published a photo on June 8, 1935 of the exterior of the newly renovated Henry's Diner showing a "Mediterranean" stucco façade and a Spanish tile hipped roof on a low tower over the northeast entry way. These features survive today. The caption of the photo reads as follows:

"These photos, showing the complete architectural transformation of Henry's Diner from an ordinary small dining car (below) into a little restaurant that is not only the last word in modern fixtures but also unique in design presents a good example of what the progressive business man can do to rejuvenate commercially at a moderate outlay. Former patrons will find the original car completely modernized, with an addition containing booths, doubling the original seating capacity. The exterior is Mediterranean in design, with vari-colored, textured stucco walls and tile roof. The interior is suggestive of a tavern, with antique-stained woodwork, subdued lighting and with all appointments in harmony. many innovations in the use of new building materials as well as air conditioning are introduced for the first time in Burlington. Wright & Morrissey were the contractors, with plans and supervision of Howard D. Fieldler, architect."

In light of this additional archival evidence, it is even more clear that building should not be de-listed from the Vermont State Register. Indeed, Henry's Diner is a noteworthy example of the 1930s commercial architecture of statewide significance. Although at first it seems to be a simple vernacular commercial building, it is of distinct architectural merit as one of very few surviving architect-designed examples of the Spanish/Mediterranean eclectic style of commercial architecture in Vermont. Its architectural importance is further enhanced by having such important building innovations as air conditioning.

Beyond its architectural significance, Henry's Diner is also historically significant as the first diner in Burlington. Although the original lunch wagon diner car appearance was "modernized" in 1935 to transform it into a restaurant, these alterations occurred over 63 years ago and the change should be considered as an important part of the history of the building and the city. Since then, Henry's Diner remains a popular gathering place for Burlington residents and visitors from a wide range of social groups seeking traditional diner style food and atmosphere.

Sincerely,

  
Thomas D. Visser, Chair  
Historic Preservation Review Committee  
Burlington Design Review Board

cc: Elsa Gilbertson, Vermont Division for Historic Preservation  
encl.

# RESTAURATEUR TURNS TO MODERNIZ

## Revivifying Restaurant Business

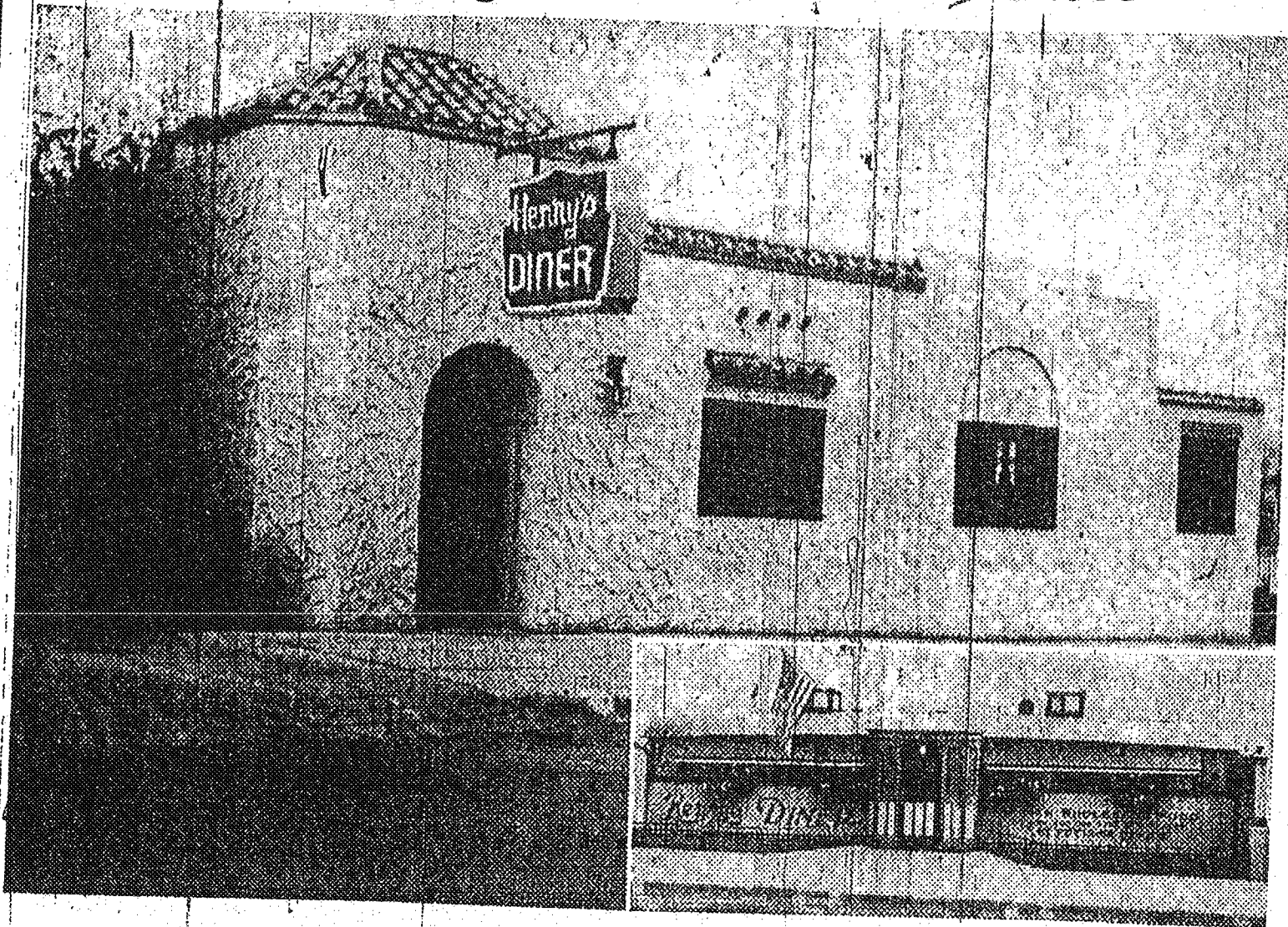
### be Exercised

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rack is easily con- few pieces of 2x4- nded from the cell- basement or the ic.

the garage is used aces. Here again a to keep the sash ly piled and away p floor and walls. he storm sash and d idea to take ad- , pleasant weather > proper condition be quickly installed occasionally a stile, broken and needs of the glass may



These photos, showing the complete architectural transformation of Henry's Diner from an ordinary small

(Free Press Photo)

### Efficient Lau

### Here tions

A mod one of th saving po Home that the l ventilated keep out same time steam fro the home. A water ing toward and clean desirable. Many t are availab inate the hand. Sta and cold v lets connecte ate the h ing water. placing t where the A power attached

# BURLINGTON RESTAURATEUR TURNS TO MODERNIZ

## Care In Storing of Storm Sash And Doors Should Be Exercised

The proper care of storm sash and doors during the period between their removal from the home in the spring and their subsequent installation in the fall is one that warrants very careful consideration.

Storm sash and doors, when removed, should be laid flat so that they can be refitted snugly into window and door frames. This is essential to prevent heat losses and the infiltration of cold air. They should be stored in a dry, well-ven-

tilated place so that they will not be subjected to swelling and subsequent shrinking and warping. It is important that they be piled flat and not against damp basement walls or floors.

Many home owners solve the storm-sash and door problem by constructing a storage room in the basement or attic. Such a room also solves the problem of storing screens during the winter. It may also be used for garden and lawn tools and equipment and also as a workroom. It should preferably have an outside window for ventilation and light as well as artificial light. A floor may be laid over the old floor of the basement or over exposed joists in the attic.

In some cases a rack is easily constructed with a few pieces of 2x4-inch lumber suspended from the ceiling joists in the basement or the rafters in the attic.

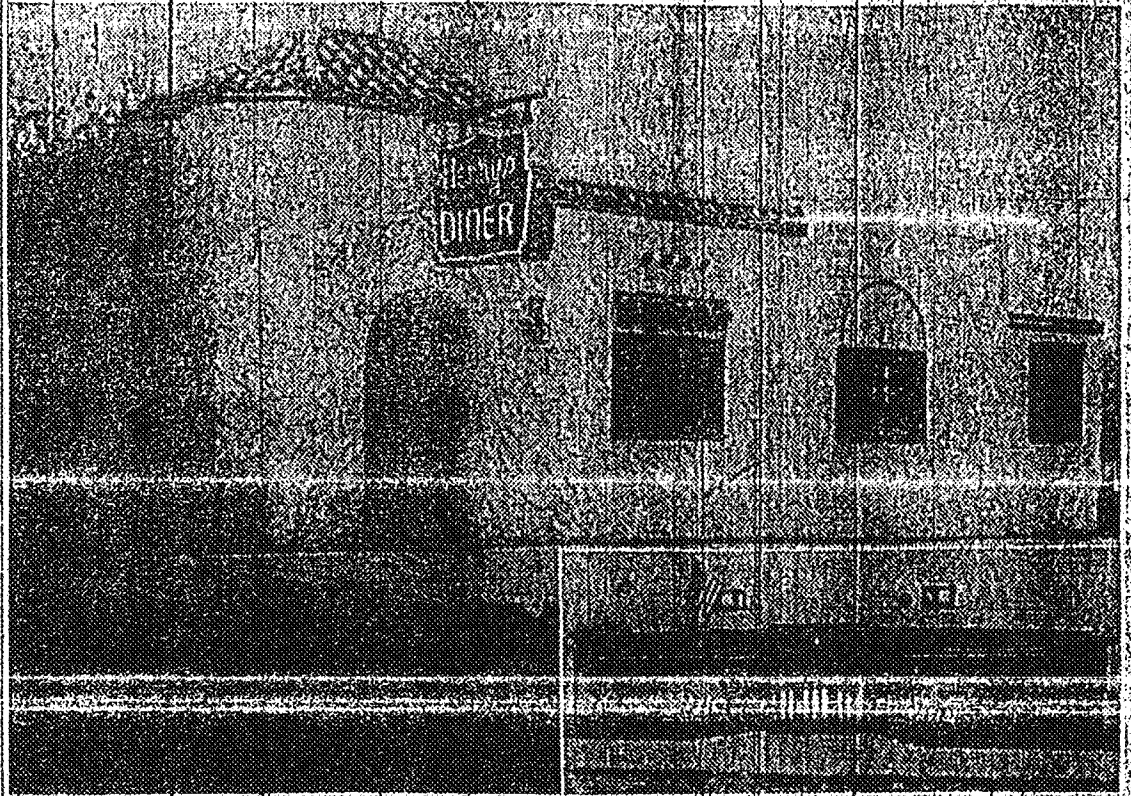
In some cases the garage is used for storage purposes. Here again a rack is desirable to keep the sash and doors properly piled and away from possible damp floor and walls.

When storing the storm sash and doors it is a good idea to take advantage of warm, pleasant weather to get them into proper condition so that they may be quickly installed in the fall. Occasionally a stile, rail, or muntin is broken and needs replacing. Some of the glass may need reputtying. All loose joints should be made tight. Frames should be cleaned and all old, scaly paint removed. Then they may be brightened up and made more water resistant by a fresh coat of paint. All hinges and other fastenings should be oiled. If necessary, to prevent rust and all defective parts replaced.

### RIVERSIDE

The Underhill-Riverside Farm Bureau group will meet Tuesday, June

## Revivifying Restaurant Business



(Free Press Photo)

These photos, showing the complete architectural transformation of Henry's Diner, from an ordinary small dining car (below) into a little restaurant that is not only the last word in modern fixtures but also unique in design, presents a good example of what the progressive business man can do to rejuvenate commercially at a moderate outlay. Former patrons will find the original car completely modernized with an addition containing booths, doubling the original seating capacity. The exterior is Mediterranean in design, with vari-colored, textured stucco walls and tile roof. The interior is suggestive of the tavern, with antique-stained woodwork, subdued lighting and with all appointments in harmony. Many innovations in the use of new building materials as well as air-conditioning are introduced for the first time in Burlington. Wright & Morrissey were the contractors, with plans and supervision by Howard D. Fiedler, architect.

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## OPINION

SATURDAY, JANUARY 16, 1999 · EDITORIAL PAGE EDITOR STE

## Holding onto Henry's

State preservationists are to be commended for upholding the designation of Henry's Diner as a state historic building.

The vote improves the chances that the Bank Street landmark will be preserved in the future.

Now it will be up to building owner Mike Goldstein and landowners Nord Brue and partners to review the options; and for the Burlington planning office to offer helpful guidance in a complicated lease arrangement.

Communities lose much more than a good cup of coffee when landmarks like Henry's Diner are threatened.

The best outcome would be to preserve a structure as humble and authentic as its name — Henry's.

The 1925 pink-stucco eatery with the Spanish tile roof is one of approximately 12 diners left in Vermont. It is one of the only examples of Mediterranean commercial architecture in Burlington.

That said, Henry's is not the Sistine Chapel. Henry's is not the Empire State Building. If personified, Henry's would not emerge as a sleek god or swift angel. Henry's would be a goofy uncle who dances the flamenco in orthopedic shoes.

The debate about the homespun eatery raises important questions about what sorts of old buildings should be preserved. Preservationists wisely agree that age does not automatically make a building worth saving.

They tout criteria such as historic significance, architectural distinction, craftsmanship and relationship to surrounding buildings. Preservationists also say that buildings that inspire a following, understandably, tend to be the ones that are saved.

Of course, people do not find inspiration in all the same sources.

Here in Burlington, there are those who want to save the rusting metal grain elevator on the waterfront and others who would demolish it today. Ditto for the ugly duckling Naval Reserve building.

As for Henry's? There is no carved marble work over Henry's front door, no stained glass next to the booths and no indication that Marilyn Monroe or Natalie Wood were discovered at the counter.

But Henry's is an icon.

It bespeaks of an era when Burlington was much more small-town, and the customer who passed the sugar almost always knew the one who passed back the cream. The cozy restaurant is a vestige of a neighborhood that was bulldozed through eminent domain to make room for the Burlington Square Mall and what is now the Chittenden Bank.

Henry's is a survivor. Not merely of an urban renewal project that will likely always stir mixed feelings in Burlington, but of an age in which locally owned, one-of-a-kind businesses are dying out in the Queen City's downtown.

There is only one Henry's in Burlington and all the world. That is exactly why it would be so hard to say goodbye.

HOW DID WE GET HERE?  
I THOUGHT WE WERE WATCHING A SOAP OPERA!

CLINTON IMPERICHMENT TRIAL

## U.S. relations

The Chinese Embassy in Washington hosted a gala dinner on Tuesday marking the 20th anniversary of the re-establishment of diplomatic relations between Washington and Beijing.

As some 300 guests — including U.S. government officials and American business executives — ate, drank and otherwise made merry with their Chinese hosts,



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10B

## VERMONT

FRIDAY, JANUARY 15, 1999 • METRO EDITOR ROBELEY 660-1862 or (

# Diner retains status

## State upholds historic designation

By Leslie Wright  
*Free Press Staff Writer*

Henry's Diner in downtown Burlington is a historic landmark worthy of being kept on the state's list of historic buildings, the state Advisory Council on Historic Preservation ruled Thursday.

The council denied owner Mike Goldstein's request to take the city's oldest diner off the list.

Goldstein, whose family has owned the 74-year-old diner since 1944, had hoped to be rid of the designation in an effort to keep his options open when his lease expires at the end of November. While he owns the diner, he leases the land beneath it.

According to the terms of the 30-year lease, the building must be removed if the lease isn't renewed. The land is owned by Howard Opera House Associates.

Goldstein hopes to negotiate a one- to three-year lease, but the historic designation complicates matters for him should he decide to expand or demolish the building at 155 Bank St.

"It definitely will prohibit certain changes," Goldstein said. "I would like to have that monkey taken off my back."

The state placed the diner on the list in 1977. Goldstein wasn't aware of the designation until recently.

On the state level, the designation presents no limitations as long as no public money or state or federal permits are involved in development plans, said Elsa Gilbertson of the state Division for Historic Preservation.

At the city level, however, plans for changes to the exterior of the building would trigger increased scrutiny because the diner is in the city's design review district.

The historic designation, and Thursday's reaffirmation, further tips the scales in favor of preserving the building, city planner Glynis Jordan said.

The council reviewed Goldstein's request in November but asked the city Historic Preservation Review Committee for comments. That committee ruled in favor of taking the diner off the list.

In the meantime, however, committee member Tom Visser gathered additional information. He was given a 1935 Burlington Free Press article about the diner.

The article and photo helped advisory council member David Lacy make up his mind to keep the diner on the list.

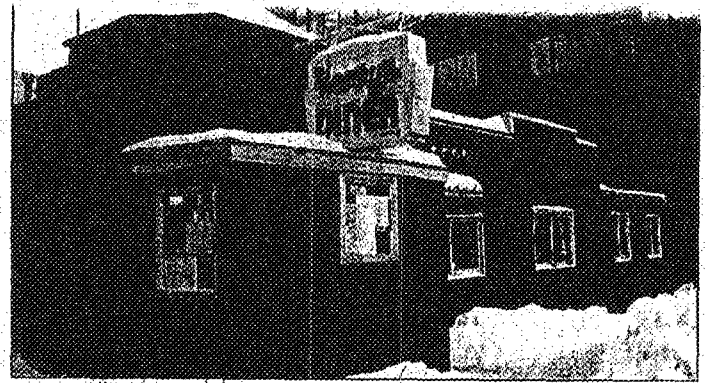
"(The diner) hadn't changed at all since it had originally been listed in the '70s," Lacy said.

"Henry's Diner is such an institution, and it has played such an important role in the history of downtown Burlington.

It's one of those fixtures that makes downtown Burlington vital."

Tom Visser, chairman of the city's Design Review Board

BFP 1/13/99



# Historic Henry's at crossroads

## End of lease looms over landmark diner

By Leslie Wright  
Free Press Staff Writer

Henry's Diner is on the Internet, but you can't pay for your meal with a credit card.

Somehow the irony seems to fit the downtown Burlington landmark where meals have been served for 74 years and not much has changed over the decades.

As the century is about to turn, owner Mike Goldstein admits it might be time to rethink the credit card policy — and a whole lot else.

The diner, which opened in 1925 and has been in Goldstein's family since 1944, faces a crossroads. While he owns the diner, he doesn't own the land underneath it and in November, his 30-year land lease runs out.

At 58, Goldstein finds it daunting to think of renewing the lease until he's 88. The trouble is, if he doesn't renew, the lease requires him to remove the distinctive pink stucco building with its red neon sign, a task further complicated by the fact it has been designated a state landmark.

He has lots of ideas.

He's thinking about a shorter lease. He's thinking about renovating the building and trying to spruce up business.



Photos by MARY T. CARTY, for The Free Press

ABOVE: Charlene Farr, a waitress at Henry's Diner for 15 years, talks with Tom Ferguson, a regular customer at the diner, in Burlington on Tuesday.

TOP: Henry's Diner in Burlington sits on leased land and the owner is unsure whether he'll renew the 30-year lease when it runs out in November.

"I'm pretty much up in the air right now," Goldstein said.

Few argue its historic significance. The patrons at the counter are testimony to the fact that Henry's has been around a long time.

City worker Lindol Atkins has been enjoying warm bowls of oatmeal at the counter for 35 years.

Rick Brice says he's patronized Henry's "his whole life," which has been decades. Over a bagel and coffee, he said he eschews fast-food restaurants, preferring diners.

See DINER, back page

## Henry's facts

■ **WHAT:** Henry's Diner, 155 Bank St.

■ **FOUNDED:** 1925 by Henry Couture, who bought the diner from Jerry O'Mahony Inc., an Elizabeth, N.J., company. Couture worked to attract women to diners, which was an effort directed by the diner company. Women were viewed as undesirable customers because they were believed to be indecisive about ordering and slow eaters. Couture timed his customers and found that women

ate and ordered as fast as men.

■ **RENOVATED:** 1935. A stucco exterior and Spanish tile roof were added along with air conditioning, perhaps the first in the city.

■ **SOLD:** 1944 to Frank and Roberta Goldstein. Son Michael took over in 1974 and still operates it.

■ **RENOVATED:** 1952 and 1957 the dining area was expanded. In 1969 the exterior was damaged by fire and the restaurant was renovated again.

# Corneal implants offer alternative to laser surgery

# DINER: Future uncertain for downtown landmark

Continued from Page 1A

"It's sure got a lot of history behind it," Brice said. "I couldn't believe what they tore down in the '50s under urban renewal."

## Preservationists upset

Diners aren't the only ones with concerns. Goldstein drew the attention of local preservationists last fall when he requested that the diner be taken off the state's list of historic buildings. The building was placed on the list in 1977, but, until recently, Goldstein knew nothing about it.

He doesn't want the listing, he said, because the designation could hamper whatever plan he chooses.

The historic designation means plans involving state funds or requests for state permits will be subject to review by a state historic preservation council.

At the city level, the historic listing subjects the building to closer scrutiny than it would be without such a designation. Even without it, the diner is in an area of the city that subjects plans to the city's Design Review Board,

according to Tom Visser, chairman of that board said.

The land is owned by Howard Opera House Associates. Nord Brue, a partner in the opera house, said he is willing to work with Goldstein. There are no plans, he adds, for the property at 155 Bank St. after the lease expires.

The state Advisory Council on Historic Preservation reviewed Goldstein's request in November, but did not take action. Instead the council asked the Burlington Historic Preservation Review Committee for input.

That committee, a subcommittee of the Design Review Board, met Jan. 5 and voted 2-1 to remove the building from the historic list.

Visser voted against taking the restaurant off the list because the committee didn't have enough information to evaluate the historic significance of the diner.

He has since uncovered a Burlington Free Press article from 1935 with a photo of the diner after a major renovation. While the diner has expanded, the stucco exterior and Spanish tile

roof are largely the same today as they were in 1935, Visser said. Visser called it a Mediterranean commercial style that is rare for Burlington.

"Henry's Diner is such an institution, and it has played such an important role in the history of downtown Burlington," Visser said. "It's one of those fixtures that makes downtown Burlington vital."

Visser has appealed to the state advisory council keep the diner on the list. So has David Barber, a member of Preservation Burlington, a neighborhood activist group.

## Nostalgia or history?

While many are nostalgic about diners, people can get carried away when it comes to preserving them, according to Richard Gutman, who wrote American Diners Then and Now, which included Henry's Diner. Gutman, who lives in Boston, has helped restore more than 70 diners across the country.

"They have historic merit, but if they are people's property, it's not like they are a public struc-

ture like a courthouse that people have a vested interest in," Gutman said. Telling diner owners what they can or can't do with their property, he added, is "not quite appropriate."

Local patron Hal Goldman had to agree. He loves the restaurant because of its predictability and welcoming atmosphere.

He doesn't have to ask for his "usual" — a short stack of pancakes with a glass of water and the daily paper — because the waitresses know. He likes to engage Goldstein in conversations about Moldova, a place Goldstein's been several times as brigadier general of the Vermont National Guard.

"It's got to be the only diner in the world where your pancakes are cooked by a Jewish brigadier general," said Goldman.

On the other hand he doesn't begrudge Goldstein his plans.

"It's important to protect the historic heritage of the city, but people have a right to control something they put all their sweat and energy into," he said. "You can't lose sight that he's put his life into this."

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## Safety questions

Critics say the 53-footers are simply too big for Vermont's quaint downtowns, narrow bridges and winding roads. The extra 5 feet can make a difference on tight turns, they say forcing trailers to cut corners or pull into oncoming traffic.

"Vermont's narrow highways are poorly suited to the movement of large vehicles," concludes a draft report from a Transportation Agency-led committee studying truck issues. "Even many of Vermont's major highways have spot locations or stretches that would fail to meet some of the geometric criteria currently in use."

However, truckers say 53-foot trailers are safe, are becoming the industry standard and are necessary to keep Vermont businesses competitive. Plenty of people in the Statehouse agree with them.

## The New Weight Loss Pill **MERIDIA**

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TALK SHOWS, N.B.C. NIGHTLY NEWS,  
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SURVEY NUMBER: 157-163 Bank St.

NEGATIVE FILE NUMBER: 77-A-69

STATE OF VERMONT  
Division of Historic Sites  
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
Individual Structure Survey Form

LATITUDE	LONGITUDE

U.S.G.S. QUAD. MAP:  

COUNTY: Chittenden  
TOWN: Burlington  
LOCATION: 157 Bank St., Bank St. next to Henry's Diner attached to Magrams  
FUNCTIONAL TYPE: commercial building  
COMMON NAME:  
OWNER:  
ADDRESS:  
ACCESSIBILITY TO PUBLIC:  
Yes  No  Restricted   
LEVEL OF SIGNIFICANCE:  
Local  State  National   
DATE BUILT: 1880

PRESENT FORMAL NAME:  
ORIGINAL FORMAL NAME:  
PRESENT USE: part of Magrams  
ORIGINAL USE:  
ARCHITECT/ENGINEER:  
BUILDER/CONTRACTOR:  
PHYSICAL CONDITION OF STRUCTURE:  
Excellent  Good   
Fair  Deteriorated   
THEME:  
STYLE: Queen Anne Commercial

GENERAL DESCRIPTION:  
Structural System  
1. Foundation: Brick  Stone  Concrete  Concrete Block   
2. Wall Structure  
a. Wood Frame: Balloon  Western Platform  Post & Beam   
b. Load Bearing Masonry: Brick  Stone  Concrete   
Concrete Block   
c. Iron   
d. Steel   
e. Other:  
3. Wall Covering: Clapboard  Wood Shingle  Board & Batten   
Shiplap  Novelty  Stucco  Tile  Brick  Stone   
Slate  Sheet Metal  Asphalt Shingle  Aluminum   
4. Roof Structure  
a. Truss: Wood  Iron  Steel  Concrete   
b. Vault: Brick  Stone  Concrete   
c. Other:  
5. Roof Covering: Wood Shingle  Asphalt Shingle  Tile   
Slate  Sheet Metal  Paper  Built Up  Rolled   
6. Engineering Structure:  
7. Other:  
Appendages: Porches  Towers  Dormers  Bay Windows  Ells   
Chimneys  Cupolas  Wings  Sheds  Other:  
Number of Stories: 3 Number of Bays: 10 x 7 Entrance Location: off-center  
Approximate Dimensions:  lot original  
Roof Style: Gable  Gambrel  Flat  Shed  Hip  Mansard   
Jerkinhead  Monitor  Saw Tooth  Other:  
With Belcast  With Parapet  With False Front

THREAT TO STRUCTURE:  
No Threat  Zoning  Roads   
Development  Deterioration   
Other:

LOCAL ATTITUDES:  
Positive  Negative  Mixed   
Other:

**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

Massing - rectangular block. 1st floor facade has been modernized 1st two bays are separated from last 8 and brickwork and stone used in window lintels is different.

Entrance - modern glass doors between modern storefront

Fenestration - 1 over 1 sashes with segmental arched upper sash. Bonded brick arches with keystones and springline blocks form the surround. Stone sills.

Cornice - cast iron, modillioned, denticulated with brackets at ends.

Enrichments - stone horizontal courses unite springline blocks.

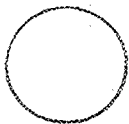
**RELATED STRUCTURES:**

**STATEMENT OF SIGNIFICANCE:**

An example of a commercial structure articulated in the Queen Anne style, its cornice and window heads are outstanding. This Commercial block was built in 1880 by John P. Howard. One year after the opera house. Since A. B. Fisher was the local architect on many of Howard's projects, he was probably connected with this building as well. During the 1880's and 90's the building housed and undertaker's shop and a seed and grain store. The first two bays were added between 1912 and 1919 enclosing an alley and connecting it with the opera house block.

Money by T. P. Howard 2 stores 1st floor 2 apts. upstairs probably

**MAP: (Indicate North In Circle)**



**SURROUNDING ENVIRONMENT:**

- Open Land  Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential  Commercial
- Agricultural  Industrial
- Other:

**RECORDED BY:**

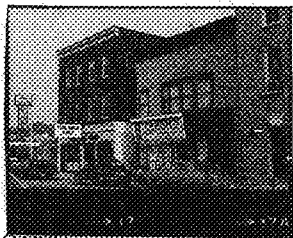
Adele Cramer

**ORGANIZATION:**

VT Division for Historic Preservation

**DATE RECORDED:**

3/8/78



STATE OF VERMONT  
Division of Historic Sites  
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
Individual Structure Survey Form

SURVEY NUMBER: 179 Bank St.	
NEGATIVE FILE NUMBER: 77-A-69	
LATITUDE	LONGITUDE
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	
PRESENT USE:	store
ORIGINAL USE:	
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/>	
THEME:	
STYLE: Queen Anne commercial	

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	179 Bank St.
FUNCTIONAL TYPE:	store
COMMON NAME:	Farah's Delicatessen
OWNER:	William J. Wright & others
ADDRESS:	c/o Allen Agency 176 Main St., Burlington, VT
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>
DATE BUILT:	ca. 1885

GENERAL DESCRIPTION:

Structural System

- Foundation: Brick  Stone  Concrete  Concrete Block
- Wall Structure
  - Wood Frame: Balloon  Western Platform  Post & Beam
  - Load Bearing Masonry: Brick  Stone  Concrete   
Concrete Block
  - Iron
  - Steel
  - Other:
- Wall Covering: Clapboard  Wood Shingle  Board & Batten   
Shiplap  Novelty  Stucco  Tile  Brick  Stone   
Slate  Sheet Metal  Asphalt Shingle  Aluminum
- Roof Structure
  - Truss: Wood  Iron  Steel  Concrete
  - Vault: Brick  Stone  Concrete
  - Other:
- Roof Covering: Wood Shingle  Asphalt Shingle  Tile   
Slate  Sheet Metal  Paper  Built Up  Rolled
- Engineering Structure:
- Other:

Appendages: Porches  Towers  Dormers  Bay Windows  Ells   
Chimneys  Cupolas  Wings  Sheds  Other:

Number of Stories: 2 Number of Bays: 3 x 3 Entrance Location: 1st bay and central

Approximate Dimensions:

Roof Style: Gable  Gambrel  Flat  Shed  Hip  Mansard   
Jerkinhead  Monitor  Saw Tooth  Other:

With Belcast  With Parapet  With False Front

THREAT TO STRUCTURE: No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input type="checkbox"/> Other: <input type="checkbox"/>
---

LOCAL ATTITUDES: Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other: <input type="checkbox"/>
---

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - regular

Fenestration - 2 over 2 sashes east elevation, double hung front elevation. Oriel window, 4 bays with double hung sashes lights the front facade.

Cornice - wooden, bracketed, with applied molding ~~outlining a rectangle in the~~ frieze between the brackets. Cornice of the storefront is modillioned with small, stylized modillions. Chamfered posts which terminate in brackets supports this cornice. There is a wide frieze with embellishment similar to the main frieze.

Wall - stucco has been added over the original brick

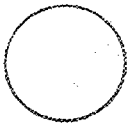
RELATED STRUCTURES:

STATEMENT OF SIGNIFICANCE:

Although the upper part of the front elevation has had stucco applied over the original brick, the Queen Anne style cornice and original storefront remain.

Appears on the 1885 Sanborn map, but is probably not much earlier. First tenant is unknown. Mary Collison's Millenary shop, ca. 1895-1905, a hairdresser (Mrs. Thibault), J. E. Peters, printer, 1891-95.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land  Woodland   
Scattered Buildings   
Moderately Built Up   
Densely Built Up   
Residential  Commercial   
Agricultural  Industrial   
Other:

RECORDED BY:

Adele Cramer

ORGANIZATION:

VT Division for Historic Preservation

DATE RECORDED:

6/16/77

STATE OF VERMONT  
Division of Historic Sites  
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
Individual Structure Survey Form

SURVEY NUMBER: 185 Bank St.	
NEGATIVE FILE NUMBER: 77-A-69	
LATITUDE	LONGITUDE
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	
PRESENT USE: shop & apartments	
ORIGINAL USE:	
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/>	
THEME:	
STYLE: Queen Anne Commercial	

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	185 Bank St.
FUNCTIONAL TYPE:	store
COMMON NAME:	Tick Tock shop
OWNER:	Louise & Dorothy Garbo
ADDRESS:	c/o Tick Tock shop 185 Bank St., Burlington, VT
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
DATE BUILT:	ca. 1885

GENERAL DESCRIPTION:

Structural System

1. Foundation: Brick  Stone  Concrete  Concrete Block
2. Wall Structure
  - a. Wood Frame: Balloon  Western Platform  Post & Beam
  - b. Load Bearing Masonry: Brick  Stone  Concrete   
Concrete Block
  - c. Iron
  - d. Steel
  - e. Other:
3. Wall Covering: Clapboard  Wood Shingle  Board & Batten   
Shiplap  Novelty  Stucco  Tile  Brick  Stone   
Slate  Sheet Metal  Asphalt Shingle  Aluminum
4. Roof Structure
  - a. Truss: Wood  Iron  Steel  Concrete
  - b. Vault: Brick  Stone  Concrete
  - c. Other:
5. Roof Covering: Wood Shingle  Asphalt Shingle  Tile   
Slate  Sheet Metal  Paper  Built Up  Rolled
6. Engineering Structure:
7. Other:

Appendages: Porches  Towers  Dormers  Bay Windows  Ells   
Chimneys  Cupolas  Wings  Sheds  Other:

Number of Stories: 3 Number of Bays: 4 x 2 Entrance Location: 1st bay and central

Approximate Dimensions:

Roof Style: Gable  Gambrel  Flat  Shed  Hip  Mansard

Jerkinhead  Monitor  Saw Tooth  Other:

With Belcast  With Parapet  With False Front

THREAT TO STRUCTURE:

No Threat  Zoning  Roads   
Development  Deterioration   
Other:

LOCAL ATTITUDES:

Positive  Negative  Mixed   
Other:



ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - regular

Fenestration - symmetrical, brick arches over windows are gauged & bonded.

Cornice - wooden, modillioned (stylized) cornice of 1st floor storefront remains although the facade has been modernized. It is denticulated and terminated at both ends by Queen Anne style brackets.

Interior - doorway have molded surrounds with cornerblocks.

Structure - east wall bowing out at 1st floor cornice level.

RELATED STRUCTURES:

STATEMENT OF SIGNIFICANCE:

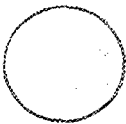
This is a rather typical Queen Anne style commercial block. It's modillioned and bracketed cornices remain although the storefront has been modernized.

This is a good example of a building intended to double on both residence and a business location for the owner. John Gibson, a cook at the elegant Van Ness House, probably built this in 1884. He and his wife operated a bakery, confectionary and toy store here until 1895. Later owners eschewed the bakery and ran the business purely as a toy store. All owners, up to Abraham Katy in 1948, lived upstairs and had a business downstairs. (Katy was a tailor here from 1905-1930's)

REFERENCES:

Sanborns, directeries

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

- Open Land  Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential  Commercial
- Agricultural  Industrial
- Other:

RECORDED BY:

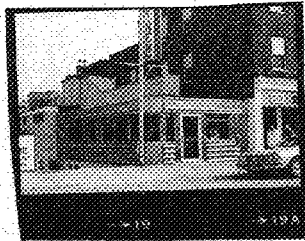
Adele Cramer

ORGANIZATION:

VT Division for Historic Preservation

DATE RECORDED:

6/16/77



STATE OF VERMONT  
 Division of Historic Sites  
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
 Individual Structure Survey Form

SURVEY NUMBER: 189 Bank St.	
NEGATIVE FILE NUMBER: 77-A-69	
LATITUDE	LONGITUDE
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	
PRESENT USE: diner	ORIGINAL USE: same
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE: Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/>	
THEME:	
STYLE: art deco	

COUNTY: Chittenden
TOWN: Burlington
LOCATION: 189 Bank St.
FUNCTIONAL TYPE: diner
COMMON NAME: Oasis Diner
OWNER: Stratton H. Lines
ADDRESS: 189 Bank St. Burlington, VT
ACCESSIBILITY TO PUBLIC: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
DATE BUILT: 1953

GENERAL DESCRIPTION:

Structural System

- Foundation: Brick  Stone  Concrete  Concrete Block
- Wall Structure
  - Wood Frame: Balloon  Western Platform  Post & Beam
  - Load Bearing Masonry: Brick  Stone  Concrete  Concrete Block
  - Iron
  - Steel
  - Other:
- Wall Covering: Clapboard  Wood Shingle  Board & Batten  Shiplap  Novelty  Stucco  Tile  Brick  Stone  Slate  Sheet Metal  Asphalt Shingle  Aluminum
- Roof Structure
  - Truss: Wood  Iron  Steel  Concrete
  - Vault: Brick  Stone  Concrete
  - Other:
- Roof Covering: Wood Shingle  Asphalt Shingle  Tile  Slate  Sheet Metal  Paper  Built Up  Rolled
- Engineering Structure:
- Other:

Appendages: Porches  Towers  Dormers  Bay Windows  Ells  Chimneys  Cupolas  Wings  Sheds  Other: heating & air conditioning unit on roof

Number of Stories: 1 Number of Bays: 3 x 7

Approximate Dimensions: Entrance Location: off center

Roof Style: Gable  Gambrel  Flat  Shed  Hip  Mansard  Jerkinhead  Monitor  Saw Tooth  Other:

With Belcast  With Parapet  With False Front

THREAT TO STRUCTURE: No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input type="checkbox"/> Other:
--

LOCAL ATTITUDES: Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other:
--

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - regular - railroad car shape.

Fenestration - curved window at corner - windows live the length as in a railroad car. The central bay of the long, windows side (east elevation) contains a 3 part unit of windows, one window flanked by 2 narrower windows.

Wall Enrichments - faceted panels - vertical on the bottom and with vertical faceted panels between 2 horizontal bands at the top. Brackets delineate the curved corner portion.

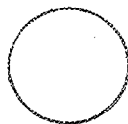
Additional - mosaic panel with name of diner in front of door on ground plastic projecting sign attached to post.

RELATED STRUCTURES:

STATEMENT OF SIGNIFICANCE:

The only stainless steel diner in Vermont, it was transported from Singas, New Jersey where it was purchased from the Mountain View Diner Co. The foundation for the diner was laid in the fall of 1953. The diner arrived on Thanksgiving weekend and was opened for business on Jan. 25, 1954.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

- Open Land  Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential  Commercial
- Agricultural  Industrial
- Other:

RECORDED BY:

Adele Cramer

ORGANIZATION:

VT Division for Historic Preservation

DATE RECORDED:

6/16/77