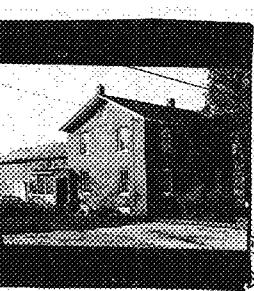


INTERVALE ROAD



STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-288

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

Riverside Farm

PRESENT USE: residence

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

Walker

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good

Fair Poor

STYLE: Greek Revival

DATE BUILT:

c. 1850

COUNTY: Chittenden

TOWN: Burlington

LOCATION:

111 Intervale Road

COMMON NAME:

FUNCTIONAL TYPE: dwelling

OWNER: Burlington Electric Department

ADDRESS: Pine Street

(contact: Tom Carr)

ACCESSIBILITY TO PUBLIC:

Yes No Restricted

LEVEL OF SIGNIFICANCE:

Local State National

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete Concrete Block

2. Wall Structure

a. Wood Frame: Post & Beam Balloon

b. Load Bearing Masonry: Brick Stone Concrete

Concrete Block

c. Iron d. Steel e. Other:

3. Wall Covering: Clapboard Board & Batten Wood Shingle

Shiplap Novelty Asbestos Shingle Sheet Metal

Aluminum Asphalt Shingle Brick Veneer Stone Veneer

Bonding Pattern: common

Other:

4. Roof Structure

a. Truss: Wood Iron Steel Concrete

b. Other:

5. Roof Covering: Slate Wood Shingle Asphalt Shingle

Sheet Metal Built Up Rolled Tile Other:

6. Engineering Structure:

7. Other:

Appendages: Porches Towers Cupolas Dormers Chimneys

Sheds Ells Wings Bay Window Other:

Roof Style: Gable Hip Shed Flat Mansard Gambrel

Jerkinhead Saw Tooth With Monitor With Bellcast

With Parapet With False Front Other:

Number of Stories: 2 1/2

Number of Bays: 3 x 2

Entrance Location: center

Approximate Dimensions:

THREAT TO STRUCTURE:

No Threat Zoning Roads

Development Deterioration

Alteration Other:

LOCAL ATTITUDES:

Positive Negative

Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular block with rear ell. Gable sided orientation. Enclosed porch on south elevation of ell. Projecting eaves and interior end chimneys.

Fenestration - 6/6 sash. Flat arches, wood sills. Pointed arch gable windows
Entrance - 3/4 length sidelights. Greek Revival door. Stone lintel and sill.

Enrichments - Greek Revival moldings in entrance.

RELATED STRUCTURES: (Describe)

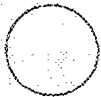
STATEMENT OF SIGNIFICANCE:

Although its history is not documented, it is likely that this Greek Revival farmhouse was built c. 1850 for John N. Pomeroy. Pomeroy was the son of an early prominent Burlingtonian, Dr. John Pomeroy, physician and founder of the UVM Medical School. Upon receipt of his inheritance in the 1840's, the younger Pomeroy retired from his law practice, built an elegant estate (Fern Hill, on the end of North Prospect St.) on a bluff overlooking the intervale, and lived out his life as a "gentleman farmer". He purchased the excellent intervale farmland, and probably built this house as a home for the family who did the real farm work. The land itself has been cultivated since before the Revolution, and is still highly productive for agricultural use.

REFERENCES:

1853, 1857, 1869, 1890, Sanborn maps; directories.

MAP: (Indicate North in Circle)



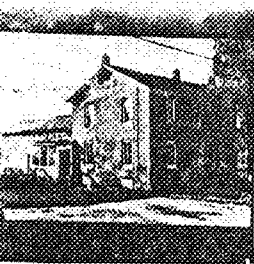
SURROUNDING ENVIRONMENT:

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

RECORDED BY:
 C. R. Morsbach

ORGANIZATION:
 VT. Div. for Historic Preservation

DATE RECORDED: 11/1/78



neg. 19

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-288

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

Riverside Farm

PRESENT USE: residence

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

Walker

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good

Fair Poor

STYLE: Greek Revival

DATE BUILT:

c. 1850

COUNTY: Chittenden

TOWN: Burlington

LOCATION:
111 Intervale Road

COMMON NAME:

FUNCTIONAL TYPE: dwelling

OWNER: Lorenzo Howe

ADDRESS: 81 South Silliam

ACCESSIBILITY TO PUBLIC:
Yes No Restricted

LEVEL OF SIGNIFICANCE:
Local State National

GENERAL DESCRIPTION:

Structural System

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

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

Roof Style: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:

Number of Stories: 2 1/2

Number of Bays: 3 x 2

Entrance Location: center

Approximate Dimensions:

THREAT TO STRUCTURE:

No Threat Zoning Roads Development Deterioration Alteration Other:

LOCAL ATTITUDES:

Positive Negative Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular block with rear ell. Gable sided orientation. Enclosed porch on south elevation of ell. Projecting eaves and interior end chimneys.

Fenestration - 6/6 sash. Flat arches, wood sills. Pointed arch gable windows

Entrance - 3/4 length sidelights. Greek Revival door. Stone lintel and sill.

Enrichments - Greek Revival moldings in entrance.

RELATED STRUCTURES: (Describe)

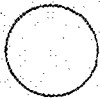
STATEMENT OF SIGNIFICANCE:

Although its history is not documented, it is likely that this Greek Revival farmhouse was built c. 1850 for John N. Pomeroy. Pomeroy was the son of an early prominent Burlingtonian, Dr. John Pomeroy, physician and founder of the UVM Medical School. Upon receipt of his inheritance in the 1840's, the younger Pomeroy retired from his law practice, built an elegant estate (Fern Hill, on the end of North Prospect St.) on a bluff overlooking the intervale, and lived out his life as a "gentleman farmer". He purchased the excellent intervale farmland, and probably built this house as a home for the family who did the real farm work. The land itself has been cultivated since before the Revolution, and is still highly productive for agricultural use.

REFERENCES:

1853, 1857, 1869, 1890. Sanborn maps; directories.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

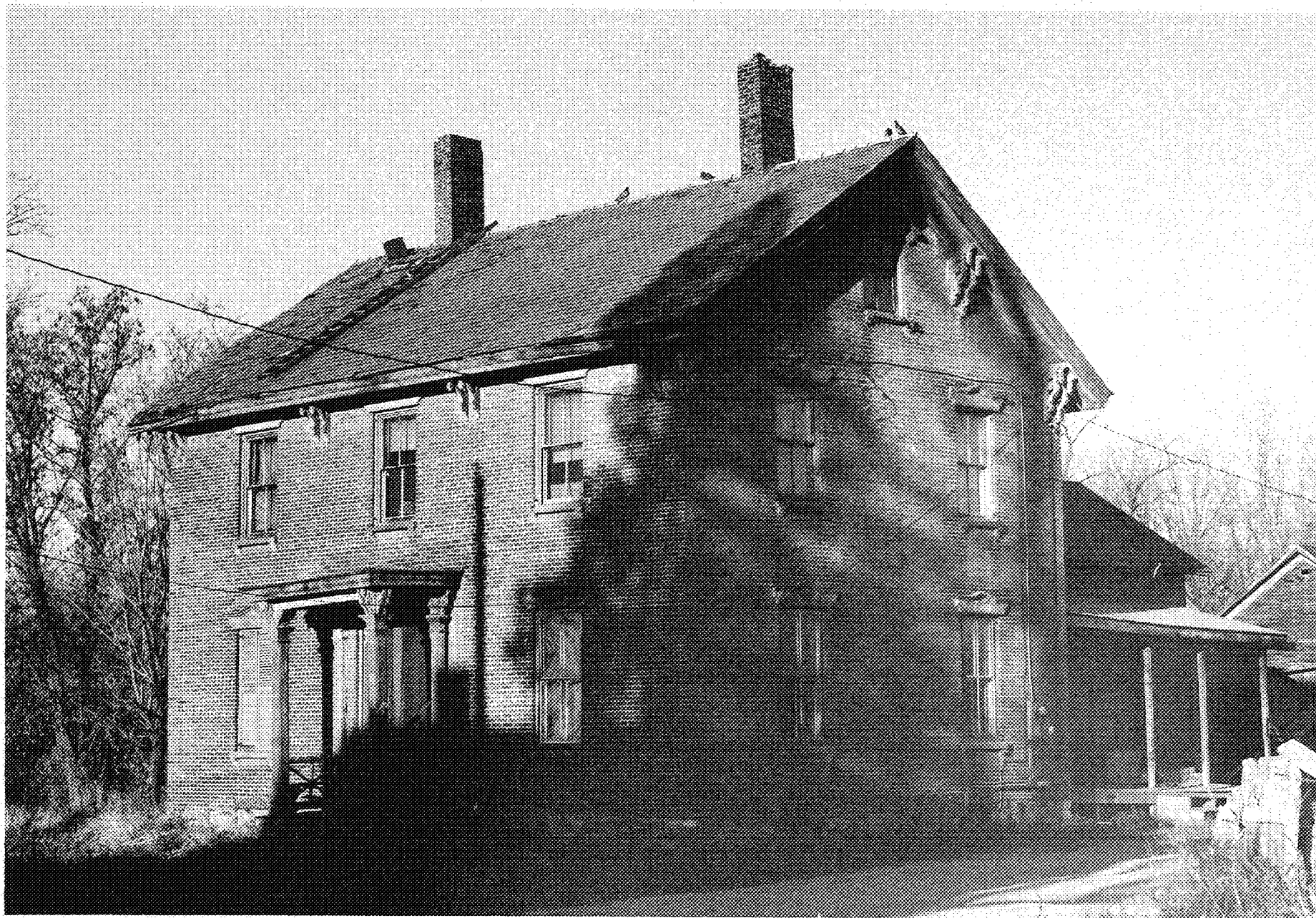
Open Land Woodland
Scattered Buildings
Moderately Built Up
Densely Built Up
Residential Commercial
Agricultural Industrial
Roadside Strip Development
Other:

RECORDED BY:
C. R. Morsbach

ORGANIZATION:
VT. Div. for Historic Preservation

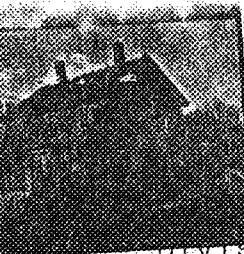
DATE RECORDED: 11/1/78





TomCar, Burlington Elec.
Dept., called 5/13/83
to let us know that
they were tearing down
the addition (garage)
at west end of house.
This addition was built
in 1930's, according to
Rena Calkins. It's
falling down & cost of
repair is excessive, so have
decided to demo it.

G. Peebles.



neg. 20

OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	180 Intervale Road
COMMON NAME:	
FUNCTIONAL TYPE:	dwelling
OWNER:	Rena Calkins
ADDRESS:	180 Intervale Road
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>

SURVEY NUMBER:	
NEGATIVE FILE NUMBER:	78-A-288
UTM REFERENCES:	Zone/Easting/Northing
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	Reynolds Farm
ORIGINAL FORMAL NAME:	Reynolds Farm
PRESENT USE:	residence
ORIGINAL USE:	residence
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	Reynolds
PHYSICAL CONDITION OF STRUCTURE:	Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>
STYLE:	Italianate
DATE BUILT:	c. 1868

GENERAL DESCRIPTION:

Structural System

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

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

Roof Style: Gable Hip Shed Flat Mansard Gambrel
Jerkinhead Saw Tooth With Monitor With Bellcast
With Parapet With False Front Other:

Number of Stories: 2 1/2

Number of Bays: 3 x 2

Entrance Location: center

Approximate Dimensions: _____

THREAT TO STRUCTURE:

No Threat Zoning Roads
Development Deterioration
Alteration Other:

LOCAL ATTITUDES:

Positive Negative
Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular block with rear ell. Gable sided orientation. 1 x 4 veranda on ell. Projecting eaves.

Fenestration - 2/2 sash. Peaked wooden window cornice. Wood sill with feet. Flat arches on basement windows. Pointed arch gable windows.

Entrance - 1 x 1 bay porch. Double doors with round arched windows. Flat roof Italianate style entry porch.

Enrichments - Paired brackets on porch and eaves. Chamfered posts on porch.

RELATED STRUCTURES: (Describe)

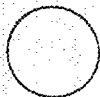
STATEMENT OF SIGNIFICANCE:

As early as the Civil War this was the farm of George Reynolds, who then lived on Elmwood Avenue. In 1860, Reynolds apparently built this house and made it his home until his death. His son then ran the farm into the twentieth century. The interval was the first part of the city put under cultivation, in the 1770's, and is still highly productive farmland.

REFERENCES:

1869, 1890, Sanborn maps; directories.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

C. R. Morsbach

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

11/1/78



OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: 180 Intervale Road
 COMMON NAME:
 FUNCTIONAL TYPE: dwelling
 OWNER: Rena Calkins
 ADDRESS: 180 Intervale Road
 ACCESSIBILITY TO PUBLIC:
 Yes No Restricted
 LEVEL OF SIGNIFICANCE:
 Local State National

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-288

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

Reynolds Farm

ORIGINAL FORMAL NAME:

Reynolds Farm

PRESENT USE: residence

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

Reynolds

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good

Fair Poor

STYLE: Italianate

DATE BUILT: c. 1868

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete Concrete Block

2. Wall Structure

a. Wood Frame: Post & Beam Balloon

b. Load Bearing Masonry: Brick Stone Concrete

Concrete Block

c. Iron d. Steel e. Other:

3. Wall Covering: Clapboard Board & Batten Wood Shingle

Shiplap Novelty Asbestos Shingle Sheet Metal

Aluminum Asphalt Shingle Brick Veneer Stone Veneer

Bonding Pattern: American 7 Other:

4. Roof Structure

a. Truss: Wood Iron Steel Concrete

b. Other:

5. Roof Covering: Slate Wood Shingle Asphalt Shingle

Sheet Metal Built Up Rolled Tile Other:

6. Engineering Structure:

7. Other:

Appendages: Porches Towers Cupolas Dormers Chimneys

Sheds Ells Wings Bay Window Other:

Roof Style: Gable Hip Shed Flat Mansard Gambrel

Jerkinhead Saw Tooth With Monitor With Bellcast

With Parapet With False Front Other:

Number of Stories: 2 1/2

Number of Bays: 3 x 2

Entrance Location: center

Approximate Dimensions:

THREAT TO STRUCTURE:

No Threat Zoning Roads

Development Deterioration

Alteration Other:

LOCAL ATTITUDES:

Positive Negative

Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular block with rear ell. Gable sided orientation. 1 x 4 veranda on ell. Projecting eaves.

Fenestration - 2/2 sash. Peaked wooden window cornice. Wood sill with feet. Flat arches on basement windows. Pointed arch gable windows.

Entrance - 1 x 1 bay porch. Double doors with round arched windows. Flat roof Italianate style entry porch.

Enrichments - Paired brackets on porch and eaves. Chamfered posts on porch.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

As early as the Civil War this was the farm of George Reynolds, who then lived on Elmwood Avenue. In 1860, Reynolds apparently built this house and made it his home until his death. His son then ran the farm into the twentieth century. The interval was the first part of the city put under cultivation, in the 1770's, and is still highly productive farmland.

REFERENCES:

1869, 1890, Sanborn maps; directories.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

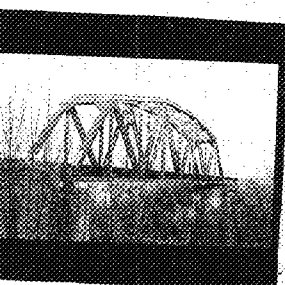
C. R. Morsbach

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

11/1/78



OF VERMONT
 on for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY: Chittenden
 TOWN: Burlington
 LOCATION: Intervale Road
 COMMON NAME:
 FUNCTIONAL TYPE: bridge
 OWNER:
 ADDRESS:
 ACCESSIBILITY TO PUBLIC:
 Yes No Restricted
 LEVEL OF SIGNIFICANCE:
 Local State National

SURVEY NUMBER:
 NEGATIVE FILE NUMBER:
 78-A-288
 UTM REFERENCES:
 Zone/Easting/Northing
 U.S.G.S. QUAD. MAP:
 PRESENT FORMAL NAME:
 ORIGINAL FORMAL NAME:
 PRESENT USE: railroad bridge
 ORIGINAL USE:
 ARCHITECT/ENGINEER:
 American Bridge Co.
 BUILDER/CONTRACTOR:
 PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Poor
 STYLE:
 DATE BUILT: 1928

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

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

LOCAL ATTITUDES:
 Positive Negative
 Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

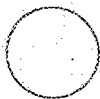
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This Warren truss bridge is an important, well preserved example of railroad engineering. Dating from the period after the flood of 1927, this bridge was designed to clear span the Winooski River to avoid washouts. It was fabricated by the American Bridge Co.

REFERENCES:

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

C. R. Morsbach

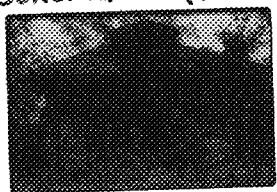
ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

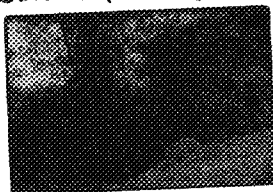
1/11/78

INTERVALE R.R. STATION
BURLINGTON (VIEW E)



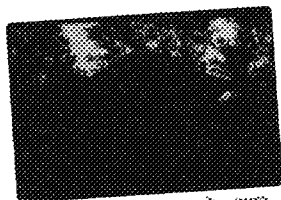
DAVID TANSEY

INTERVALE R.R. STATION
BURLINGTON (VIEW S)



DAVID TANSEY

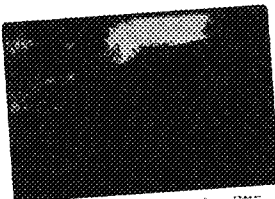
Intervale R.R. station



Burlington

D. TANSEY

Intervale R.R. Station



Burlington

D. TANSEY

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Chittenden
TOWN: Burlington
LOCATION: Intervale Road
COMMON NAME:
PROPERTY TYPE: Railroad Station
OWNER: ADDRESS:
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>

GENERAL DESCRIPTION:

Structural System

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

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

Roof Style: Gable Hip Shed Flat Mansard Gambrel
Jerkinhead Saw Tooth With Monitor With Bellcast
With Parapet With False Front Other:

Number of Stories: 1 1/2

Number of Bays: 3x3

Entrance Location: West

Approximate Dimensions: _____

SIGNIFICANCE: Architectural Historic Archeological

Historic Contexts:

Level of Significance:
Local State National

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: Vacant

ORIGINAL USE: Railroad Station

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good

Fair Poor

STYLE:

DATE BUILT: C.1910

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Outer front bays (west) are entrances; central bay is window. Red brick in running bond on front; rock-faced concrete block quoins and bay demarcation; white brick soldier course flat arches over doors and windows. Sides and rear are rock-faced concrete block. Broad eaves. Wood shingled front gable dormer with trefoil arched window. Rear of basement is exposed due to steep site. On north is concrete platform over storage area. To rear of this, attached to rear corner, is shed roofed garage. Structure has deteriorated roof and boarded over windows and entrances.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

As one of the few remaining railroad buildings in Burlington, this station retains significance despite some serious (but remediable) deterioration. The building displays an almost extravagant decorative detailing for its small size. This is a remarkable relic from Burlington's railroad days.

REFERENCES:

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:
David Tansey

ORGANIZATION:
VDHP

DATE RECORDED:
07/10/88



ENERGY WISE BUILDESIGN INC.

P.O. BOX 248 BURLINGTON, VT 05402-0248 802- 865-0658

5/19/92

Inspection Report and Cost Estimate

Repair and Rehabilitation of Calkins Farmhouse, Intervale
Road, Burlington, Vermont.

General Observations and Comments:

- 1) Structure - The building is T-shaped, consisting of a main section built on a full foundation and a kitchen wing built on a foundation of undetermined depth and stability. Both parts have solid brick and mortar walls which bear the upper structure of the house. The floor joists in both parts run transversely to the ridge poles from eave to eave with major bearing supports in the middle.

In general, the main section appears structurally sound from foundation to roof but needs substantial repair work in the exterior masonry. This repair work is described more explicitly below. The foundation, main support posts, bearing partitions, floor and roof framing are all apparently in good condition. The slate roof appears generally sound, although minor repair work to prevent leaks may be required from time to time as is typical of this type of roof.

The kitchen wing, which was probably not built at the same time as the main structure, suffers from overwhelming structural problems stemming primarily from an unstable foundation. Although no digging was done to determine the depth and integrity of the foundation, evidence abounds in the brickwork above it to suggest that the foundation has collapsed and heaved in numerous places. As the entire building structure consists of small masonry components, with no inherent structural framework, these subside and collapse as the foundation collapses. Several apparent efforts have been made from time to time to repair and shore up the brickwork in specific areas but these have not effectively addressed or corrected weaknesses of the structure as a whole. Aside from its instability as an independent structure, the kitchen wing also threatens the integrity of the main house. Movement in the kitchen wing acts upon the masonry structure of the adjoining wall of the main structure, threatening both the masonry and the floor and roof systems dependent upon it. There is no effective way of rehabilitating the kitchen wing without demolishing it and rebuilding on a new foundation.

The windows in both sections of the house are sound but old. They consist of single strength glass with storm sashes.

2) Systems -

- 1) Plumbing - Plumbing is limited and largely antiquated. Cast iron drains are sound but without vents or a house trap. Feeds are a mixture of copper and galvanized piping which will need to be largely upgraded. Plumbing extends to first floor level only.
- 2) Heat - Oil -fired forced hot air system was not professionally inspected as part of this report. It was described as adequate for first floor of main part of house by Paul Calkins. Wood stove in kitchen also not inspected. Improved venting into chimney likely to be required. No chimneys in house were inspected as part of this report.
- 3) Wiring - New panel recently installed, but probably not fully in accordance with code. New wiring in basement not to code. Rest of house on knob and tube system with single suspended light fixture in each room. Major overhaul of entire system required to bring it up to code.
- 4) Septic - According to Paul Calkins; septic connects to city lines. This was not verified.
- 5) Utilities - According to Paul Calkins, all utilities connect to city lines and are in good order. Natural gas is close by but not now available on property.

3) General Recommendations:

Before commencing any major work on the house, consult with an architect or structural engineer to determine the viability of the structure and the safest possible demolition of parts to be removed or replaced. This would be especially critical if the kitchen wing were to be torn down. It is highly probable that the Burlington Building Department will require this as well.

A prior consultation and walk-through with Burlington Building Department officials is also recommended, particularly if a partial rehabilitation is contemplated. This would insure that they would fully approve the contemplated work without substantially more costly requirements or conditions.

Cost Estimates for Specific Work

1) Exterior structure -

a) Kitchen wing - Irreparable. Must be torn down and rebuilt on new foundation. If rebuilt as same essential structure, recommend building wood frame structure with veneer of brick from original building. No cost given at this point in time.

b) South wall of main house -

The problem: Wall is severely buckled outward from house

Recommendation: Tear down and rebuild from existing foundation. Suggest building 2X6 frame wall with plywood sheathing and air and water infiltration barrier. Reconstruct masonry veneer out of brick that was removed and tie into existing brick at east and west walls. Insulate and finish interior of wall in sheetrock. Sheetrock first floor only so that future wiring and heat may be run on second floor.

Cost: Framing and general carpentry: \$2500
Masonry (including demo): 16000
Insulation: 400
Sheetrock: 300

Other potential costs:

Prep for wood sills at foundation 0-200

Restoring and replacing window trim and roof trim 350-3200

Total \$19,550-22,600

c) Repairing masonry at windows -

The Problem: All windows in house apparently have wood lintels and sills which have rotted out causing brickwork to sag and collapse over windows and allowing water to penetrate behind masonry. Freezing and thawing action on moisture behind masonry causes further deterioration of brick and mortar, particularly around windows but extending eventually to entire walls. This is most likely the cause of the buckling of the south wall. It is a condition now apparent on all of the windows of the house.

Recommendation: Replace lintels over windows with steel so that brick will be properly and permanently supported. Replace wood sills with brick or poured concrete. This will require removing wood trim at windows. Recommend restoring and replacing wood trim to

retain aesthetic integrity of house. Also recommend installing treated wood sills over masonry for same reason. South wall not included below.

Cost: Masonry:	\$12,300	
Carpentry (dismantling, restoring, and replacing wood trim at windows		700-2100
Total		\$13,000-15,100

d) Other exterior repairs:

Repair of cornice trim -
Recommendation: Repair or replace cornice trim as needed.
Cost: Carpentry: \$150-450

Repair of front steps -
Recommendation: rebuild existing steps on solid foundation.

Cost: Carpentry: \$200

Total cost of Other Exterior repairs \$350-650

2) Fully accessible bath facility

The problem: Existing bath is too small to properly accommodate individuals confined to wheelchairs. Fixtures also inadequate.

Recommendation: Replace existing bath with new complete and fully accessible fixtures in adjoining room. Upgrade all plumbing supply, waste, and vent lines to meet applicable codes. Fixtures to include the following:

- Wheelchair lav-with wings
- Handicapped accessible toilet
- 52" wide Freewheel showerstall with hand held shower on rail

Cost: Fixtures: \$2900
Plumbing labor and materials: 3550

Total \$6450

Above cost includes washer hookup in kitchen.
Cost of widening door if required for accessibility not determined at this time.

3) Rewiring first floor of house and basement to meet current codes

The problem: Wiring throughout house antiquated and inadequate.

Recommendation: Bring electrical service and wiring up to code in most economical manner possible.

Cost: Wiring using wiremold and surface mounted fixtures as required: \$8000
Added budget for wiring kitchen 1000
Total \$9000
(includes feed circuits to second floor)

4) Interior sheetrock and plaster repair work

Recommendation: Repair existing plaster work where economical; apply drywall and joint compound where required or plaster repairwork not viable.

Cost: Drywall: \$700
Plaster repair: 275
Total: \$975

5) Painting:

Recommendation: Paint walls and woodwork of entire downstairs

Cost: \$2000-3 \$2000-3500

6) Option of framing exterior walls of downstairs of main house with 2X4 walls providing insulation and wiring, heat and plumbing chases

Recommendation: Frame interior side of exterior walls on first floor. This would allow better insulation as well as chase ways for wiring and all mechanicals.

Cost: Carpentry - framing, retrimming windows and doors \$1450
Insulation: 650
Drywall: 600
Total \$2650

Cost savings in other parts of work described above:

Electrical: (\$2400)
Drywall and plaster repair (250)
Total savings (\$2650)

Total cost of work indicated above: \$51,325 - 58,275

This is an estimated cost only, and is not offered as a bid or a contract price.

Report submitted by Tom Perry of Energy Wise Buildesign, Inc.

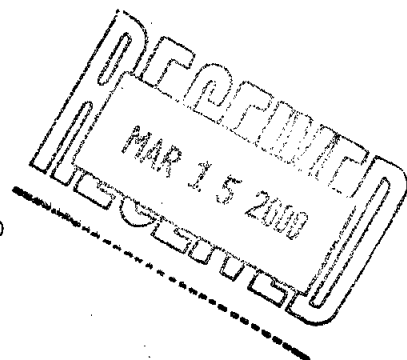
Date: May 19, 1992

BURLINGTON



DEPARTMENT

585 Pine Street • Burlington, Vermont 05401-4891
802/658-0300 • 802/865-7386 (TTY/Voice) • Fax: 802/865-7400



March 14, 2000

Mr. Thomas D. Visser, Chair
Burlington Design Review Board
92 Charlotte Street
Burlington, VT 05401

Re: Abare House

Dear Tom:

I am writing in response to your letter to Mayor Peter Clavelle dated February 29, 2000 regarding the Intervale Foundation's request to demolish a building at 299 Intervale Road. Frankly, I was appalled at the tone of your letter and question whether you and other members of the Board made you aware of the history of this property.

The house in question was purchased as part of the Lorenzo Howe Farm by the City for use by the Electric Department in June 1977. The house was then occupied by Mr. Howe's herdsman, Arthur Abare and Mrs. Abare. During negotiations for the Howe property acquisition, the City agreed to allow Abare to remain in the house rent-free. This provision was detailed in a March 1977 Option to Purchase Agreement and is referenced in the deed in which Howe conveyed the bulk of his farm to the City in June 1977. The intent was for Abare to maintain the house. After Abare died, the City allowed Mrs. Abare to occupy the house.

The house was in need of significant repairs as a result of its age, repeated flooding and vandalism. In the summer of 1990, BED contracted for extensive repair to the foundation, roof, chimney and windows. The cost exceeded \$10,000. In addition, BED crews removed a dilapidated shed from the rear of the house.

The home was vandalized and burglarized several times in the early 1990's. More than once, break-ins occurred while Mrs. Abare was home. Mrs. Abare vacated the premises in May 1994 at which time BED took steps to secure the house, including:

- *Installing gates on Intervale Road to restrict vehicular access to daylight hours;
- *Installation of security lighting and motion sensors;



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Letter to Mr. Thomas D. Visser

March 14, 2000

Page 2

- *Installation of a security alarm;
- *Installation of lamp timers;
- *Provision for lawn mowing.

Vandalism worsened after the house was no longer occupied. BED took steps to exclude access to the house; however, transients regularly removed doors and broke windows to gain access. Security equipment was damaged and removed. On average, BED crews resealed the house on a monthly basis from 1994 to 1999 costing an estimated \$2,800 per year in labor. Most materials consisted of recycled lumber from the Wood Depot.

In 1997, BED crews removed the remains of 2 sheds that had partially fallen in at the rear of the lot. In June 1997, the Electric Commission directed BED to release an RFP for the sale and rehabilitation of the house and lot. As part of this process, Bill Kropelin of BED staff contacted Tom Visser to determine if the house had significant historical value. Mr. Visser was not able to visit the site but directed Bill to Burlington Planning and Zoning. Glynis Jordan visited the site on 5/23/97 and said the house was not on the National or State Registers of Historic Places and although it was obviously old, probably had limited historical value due to architectural modifications that had been made over time. A single Proposal was received for the RFP offering \$1.00. The Commission did not accept the Proposal.

In the spring of 1998, BED arranged for the removal of several truckloads of debris from the property that had accumulated over many decades. The hauling and disposal cost was \$9,611.41. Also in 1998, BED installed a 250W HPS street light on the premises to assist police in monitoring the property. This project required 2 new poles plus 250 feet of new line at a cost of \$1,508.96.

In April 1998, the Intervale Foundation offered \$5,000 for the house and lot. The price was renegotiated to \$6,200 plus expenses and sold in November 1999. The Intervale Foundation was aware of the condition of the house and the City's Housing Replacement ordinance. The Intervale Foundation investigated insuring the property and rehabilitating the house using historical funding grants. We were told that the house could not be insured against flooding unless the first floor was raised 1.5 feet and that this would exempt the property from qualifying for historical preservation grants.

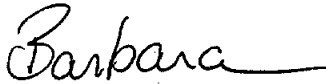
As the former Commissioner of Housing and Community Affairs, which included the Division for Historic Preservation, I am well aware of our responsibilities in protecting our past. The City and specifically the Burlington Electric Department have taken more than reasonable steps to protect this property. This building is old, not of historic significance, no longer has a septic permit and the reuse of the property by the Intervale Foundation is much more in keeping with the current uses in this area.

Letter to Mr. Thomas D. Visser
March 14, 2000
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I am hopeful that now that you and the Design Review Board have had time to review the history of the Abare property, you will come to a more reasonable conclusion than was reflected in your previous action.

Sincerely,

BURLINGTON ELECTRIC DEPARTMENT



Barbara L. Grimes
General Manager

BLG/pjc

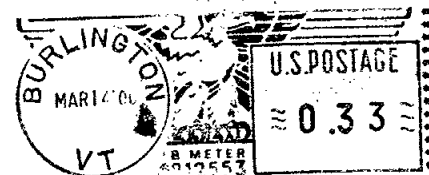
cc: Mayor Peter Clavelle
Burlington Electric Commission
Burlington Planning Commission
Burlington Public Works Commission
Intervale Foundation
✓ Emily Wadhams, SHPO

BURLINGTON



DEPARTMENT

585 Pine Street
Burlington, VT 05401-4891



Ms. Emily Wadhams, State Historic Preservation Officer
Department of Housing & Community Affairs
National Life Building
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