

**194 & 202 South Champlain
Proposed Redevelopment Project**

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Narrative

After acquiring the properties in April 2015, a restoration of the historic masonry structure at 194 South Champlain was completed including a complete reconstruction of a historically compatible front porch. The next phase of this project seeks to remove a poorly built wood addition off the rear of the masonry building along with a concrete block garage structure to replace both with a new duplex building with covered parking on grade beneath the new duplex. The overall lot coverage on 194 South Champlain will be reduced along with greater compliance to rear and side yard setbacks with the new structure. Green space will be added in the rear where none currently exists. The structurally and functionally obsolete house at 202 South Champlain is also proposed for demolition to be replaced by a single-family home with a smaller building footprint. The new structure will increase the rear yard setback providing more green space for the occupants.

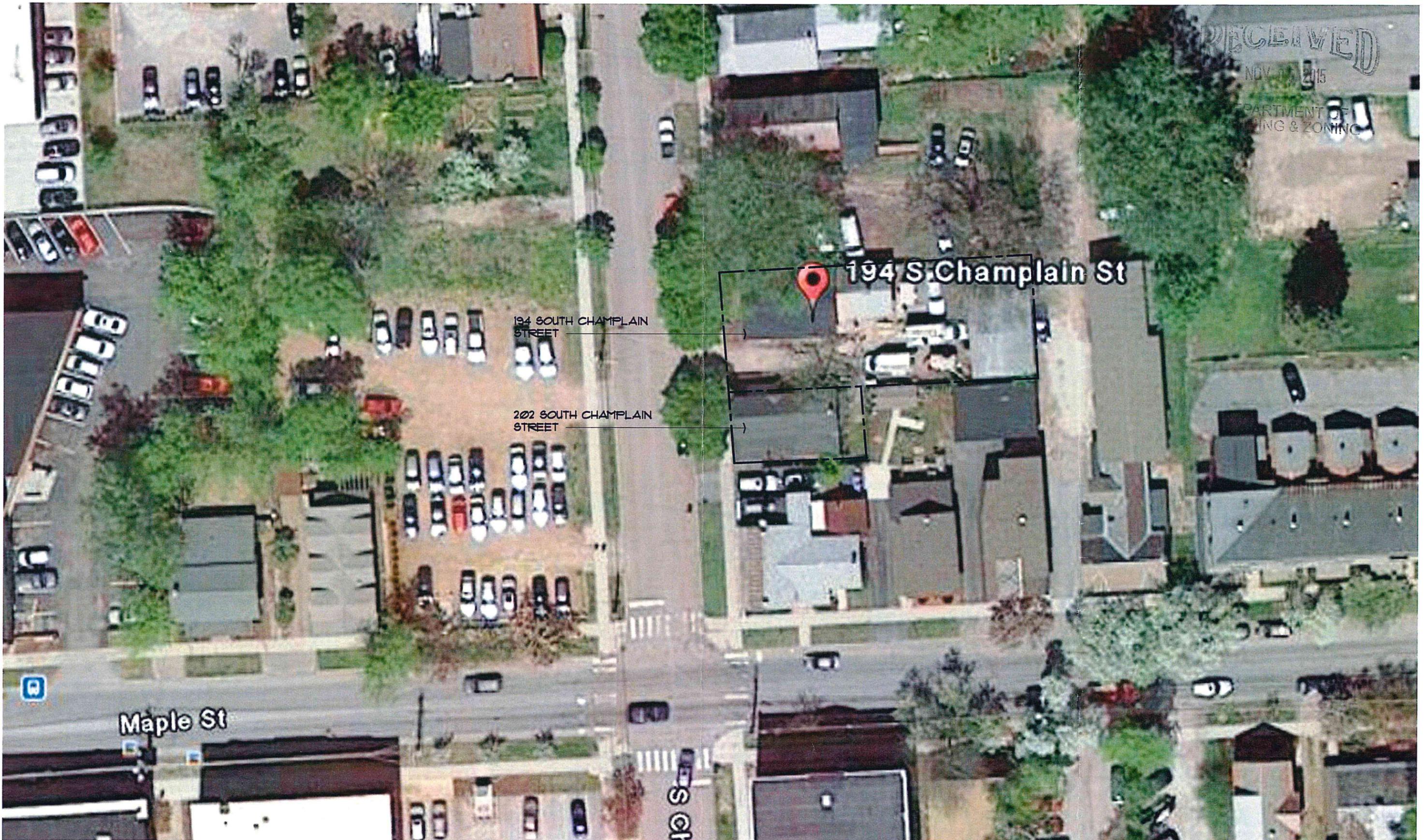
Density and Parking Calculations

194 South Champlain

- Lot area – 0.1372 acres
- Potential density in RH at 40 units per acre – 5.488 units
- Existing density – 2 units
- Proposed density – 4 units
- Existing parking – approximately 7 spaces
- Proposed parking – approximately 7 spaces

202 South Champlain

- Lot area – 0.0333 acres
- Potential density in RH at 40 units per acre – 1.3 units
- Existing density – 1 units
- Proposed density – 1 units
- Existing parking – 0 spaces
- Proposed parking – 0 spaces



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MAPLE STREET

ADVANCE
MUSIC

186 SOUTH
CHAMPLAIN

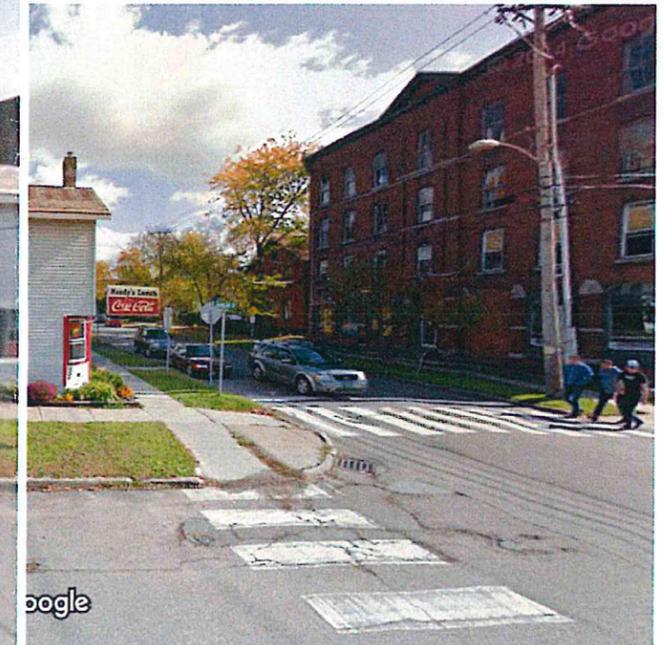


194 SOUTH
CHAMPLAIN



202 SOUTH
CHAMPLAIN

HANDY'S
LUNCH

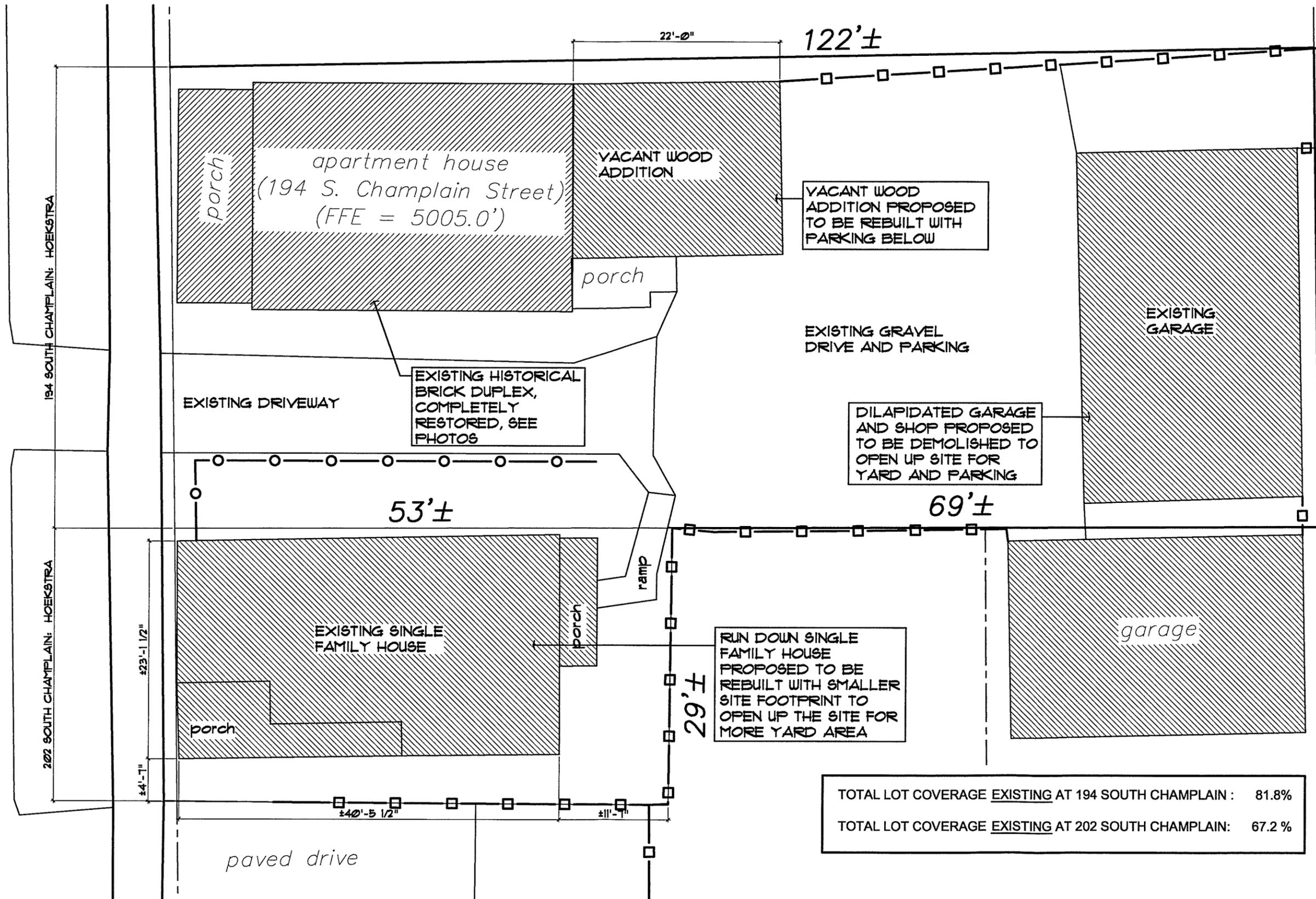




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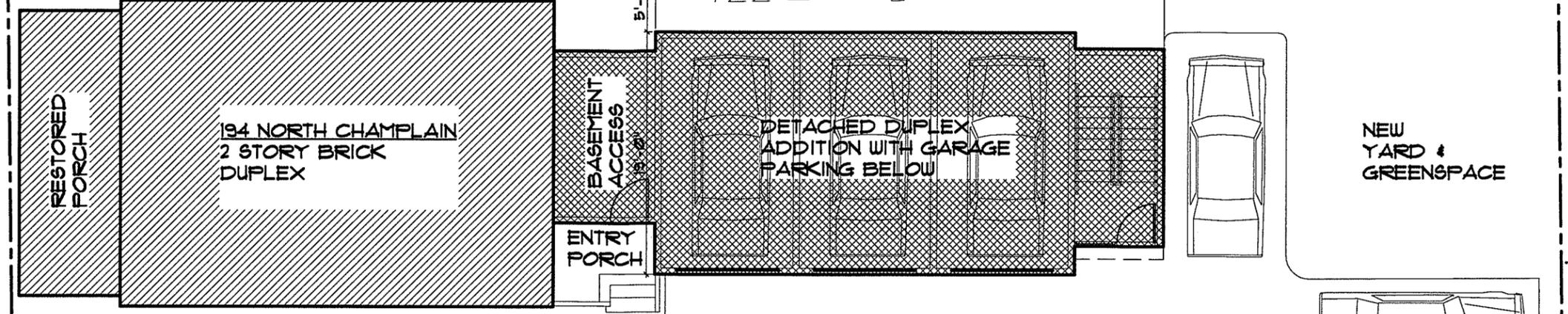
EXISTING SITE CONDITIONS

SOUTH CHAMPLAIN STREET

Perras
1225:235

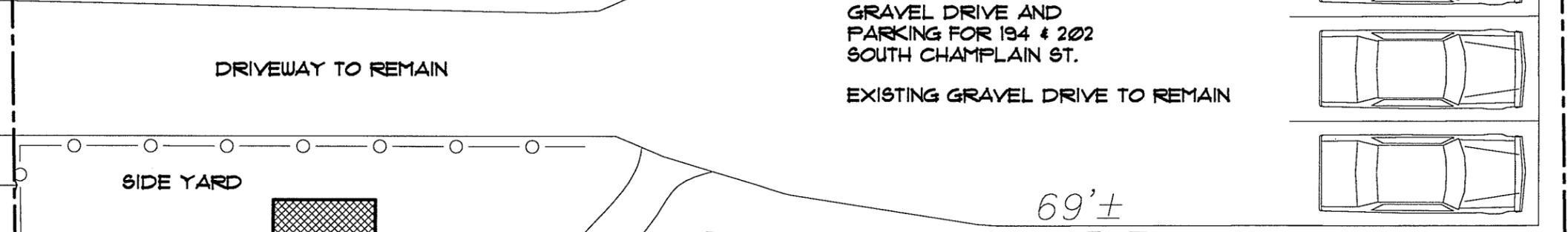
EXISTING FENCE TO BE REMOVED AND REPLACED WITH NEW WOOD FENCE ±31'-2"

48'-0" SEPARATE ADDITION
8'-0" 1 STORY
40'-0" 3 STORY STRUCTURE



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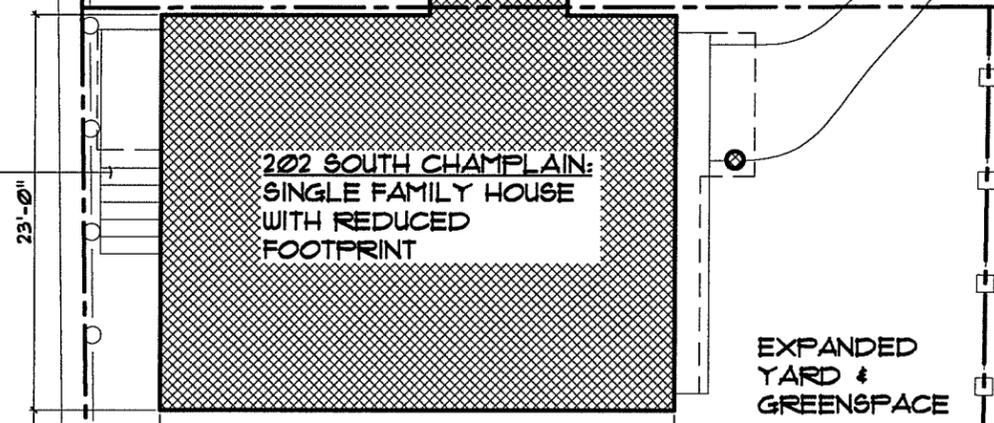


NEW WOOD FENCE

SIDE YARD

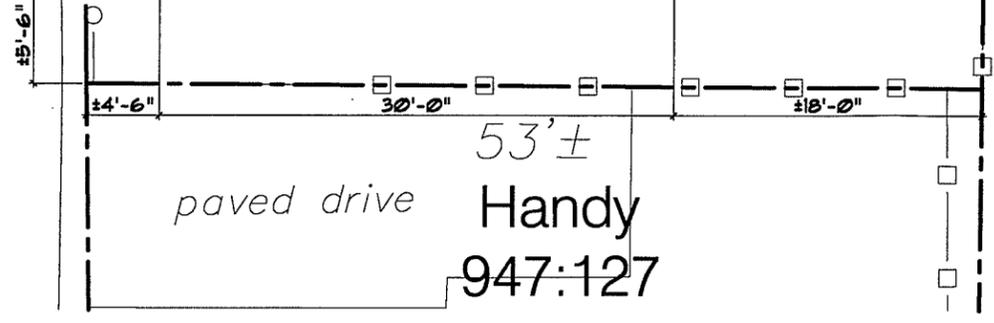
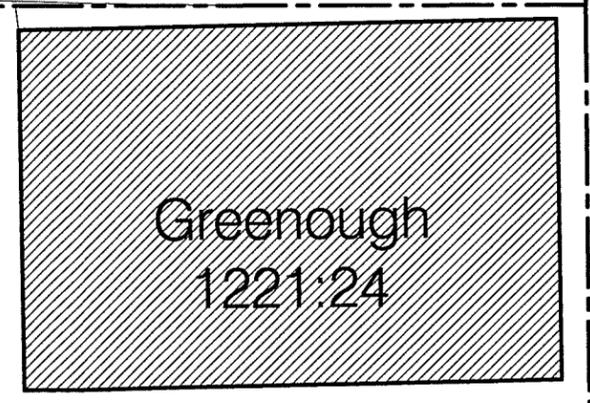
69'±

CONCRETE ENTRY STEPS



29'±

Cain
516:434



TOTAL LOT COVERAGE EXISTING AT 194 SOUTH CHAMPLAIN :	81.8%
TOTAL LOT COVERAGE EXISTING AT 202 SOUTH CHAMPLAIN:	67.2 %
TOTAL LOT COVERAGE PROPOSED AT 194 SO. CHAMPLAIN 194 :	71.5%
TOTAL LOT COVERAGE PROPOSED AT 202 SO. CHAMPLAIN :	62.2 %





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1976

27

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CONTINUATION SHEET

ITEM NUMBER 7 . PAGE 5

19. Gray's Carriage Works, 183 South Champlain Street, ca. 1830, Federal style. 3½-story, 7 bays long by 4 bays wide, gabled roof with paired end chimneys, raking gable end parapets; granite foundation, lintels and sills with layered brick detailing under the cornice. Wooden double doors and a gabled wooden door hood are later additions; rear porches on all stories. A comparison should be made with the Gideon King House (# 80). Charles B. Gray established the carriage manufactory in 1830 employing 10 men in the manufacture of light and heavy carriages and wagons. The Company did - an annual business of \$ 15,000 in 1882. The business was in operation in 1885, but by 1889 the building was used for apartments, as it is today.
21. FEDERAL TOWN HOUSE, 42 King Street, before 1853, 2½-story, brick with stone foundation, gabled roof sheathed in poly chrome slates, paired chimneys on sides, 3 bays wide. Semi-elliptical fan in pedimented gable, square cut stone lintels with smooth margins and rough faces over fenestration and door openings. The water struck brick has been painted and is laid in a bond of 7 courses of stringers alternating with a course of headers. The grade around the house appears to have been changed so that the house presently has a high foundation. The front door is reached by 7 cut and shaped stone steps which have a wrought iron railing. The original front door has been replaced by a modern commercial aluminum door. There is an attached Butler-type steel and metal one-story warehouse on the west side.
24. Enos Blinn House, 151 South Champlain Street, c. 1850.
27. Schoolhouse, 194 South Champlain Street, c. 1850.
58. 193 St. Paul Street, c. 1850.
103. 81 Maple Street, c. 1865.

These four Greek Revival style houses are significant because of their common stylistic features. They are characterized by a front gable orientation, side hall plan, pointed arched gable light, and granite door lintel and sill. They are all 2½-story, brick, 3-bay houses. This is a common house type found throughout Burlington, most prevalent in the North end. It was a popular mid-nineteenth century house type.

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ITEM NUMBER 7 PAGE 6

- # 24 is distinguished by a pedimented gable.
- # 27 is constructed in common bond with Flemish variation, and incorporates a wooden entrance porch. In the 1860's and possibly earlier, this building was the grammar school for the 8th district. In 1874, six years after the district system was changed to the graded system, the building was sold to Horace W. Smith, builder and slate roofer.
- # 58 This building fit the pattern with no exceptions. It was demolished September 1976.
- # 103 This house is the only one of the four constructed with wood framing and brick veneer. It features an Italianate door hood.
32. Greek Revival Town House, 46 King Street, before 1853; brick, 2½-stories, gable roof sheathed in poly chrome slate, interior end chimneys on gable ends, 3 bays wide, triangular windows in gable end; radiating brick voussoirs over fenestration, square cut stone lintel over door with smooth margins and rough face. The water struck brick has been painted and is laid in a bond of 7 courses of stringers followed by a course of headers. The grade around the house has been changed so the house has a high stone foundation. The front door is reached by poured concrete steps, a later addition.
35. Row Houses, 94, 96, 98, 100, 102, 104, 106 Maple Street, French Second Empire, c. 1885; seven row houses each 2½-stories, 3 bays with side hall entrances and entrance porches, double leaf doors with transom lights and covered by an elaborately patterned imbricated slate mansard roof which is not continued on the rear elevation. Each section has a central shed dormer and a rear ell. Slate sidewalks are laid in front of the block, number 94 Maple Street having a marble slab in front of the steps as well. The slate roof and sidewalks reflect the fact that the owner and builder of the block was Loomis P. Smith, son of Horace W. Smith builder and slater. Loomis was involved in his father's business as well as being Burlington's Constable in 1889 and a reputedly rich gambler.

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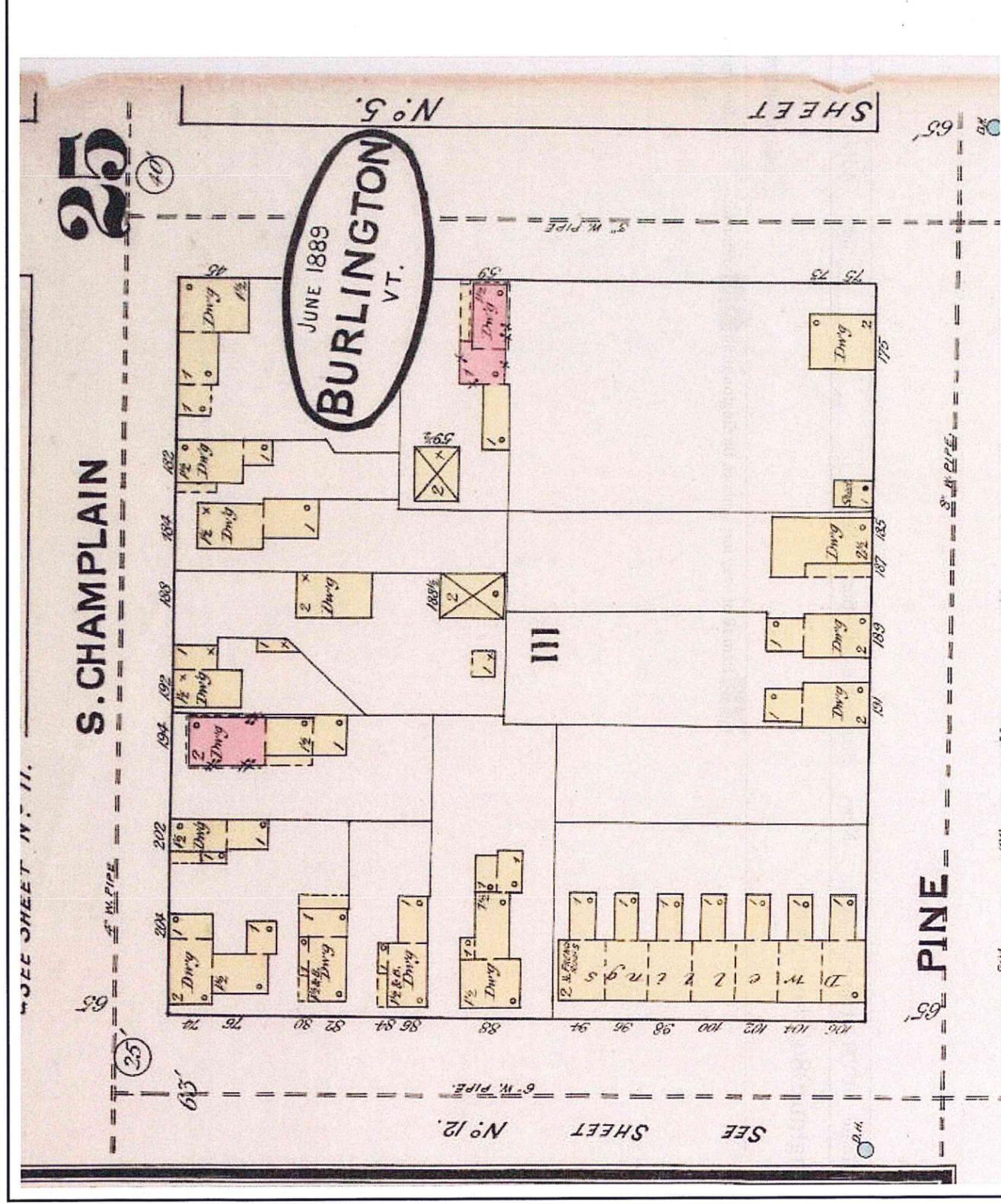
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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 12

- ✓16. Emile Dupont Roofing Company, see Description.
- ✓17. White & Auto Diesel Service, 197 & 201 South Champlain Street, 1-story rock face cement block with clapboarded addition, one block having a pressed and raised deco pattern, c. 1935, Wayne gas pump.
- ✓18. House, 189 South Champlain Street, 1½-story, frame, asphalt siding in imitation of brick, front gable roofed with enclosed front porch, before 1885.
- ✓19. Gray's Carriage Works, 183 South Champlain Street, see Description.
- ✓20. Red Lion Restaurant and apartment house, 39 & 41 King Street, 2½-story, wood frame covered with aluminum siding with perma stone covered projecting first story on north-east corner for restaurant, gable roof sheathed in slate with decorative imbricated band. A one-story porch with turned posts is across the front of a wing on the west side of the main building; this wing has a gable roof sheathed with asphalt.
- ✓21. Federal Town House, 42 King Street, see Description.
- ✓22. House, 161 & 163 South Champlain Street, c. 1900; 2-story double house, asbestos shingle siding, frame, flat roof, bracketed cornice.
- ✓23. The Foreign Car Shop, 159 South Champlain Street, 1-story, asbestos shingle, flat roof. On the site of a wheelwright's shop from 1885-1919 and then a blacksmith's shop.
- ✓24. Enos Blinn House, 151 South Champlain Street, see Description.
- ✓25. Handy's Lunch Store, 74 & 76 Maple Street, c. 1865. 2-story, aluminum siding, frame, gable roofed with corner entrance and side ell. The store was run by Horace W. Smith in 1869.
- ✓26. House, 202 South Champlain Street, 1½-story, clapboarded, frame, gabled roof.



Reference Image
88 South Willard

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