

MEMORANDUM

TO: Vermont Advisory Council on Historic Preservation

FROM: Elizabeth Peebles, State Architectural Historian, Jess Robinson, State Archaeologist

RE: John Fay House, 725 Hinesburg Road, South Burlington (Survey #0414-0048)
Request for determination of eligibility for the State Register of Historic Places

DATE: September 9, 2026

The Vermont Division for Historic Preservation has been asked to evaluate whether the property referenced above meets the criteria for listing in the State Register of Historic Places. This request was made by Kaitlin O'Shea, VHB on behalf of the property owner in connection to an Act 250 Land Use Permit application. Floyd James LLC is the owner of the property.

The John Fay House is a ca. 1805 high-posted cape house of post and beam construction set on a stone foundation, with a ca. 1955 wing addition. The house was historically associated with a farm with multiple barns but now is located in a condominium community. Much of the early nineteenth century finishes have been removed or covered over with shingle siding on the exterior and drywall and newer plain stock wood trim on the interior. A detailed description of the history and significance of the house is presented in the Vermont Architectural Resource Inventory survey form prepared by Kaitlin O'Shea, VHB.

While a Phase I Site Identification Survey of the property in 2010 identified a small number of Precontact Native lithic debitage specimens (designated site VT-CH-1082), soils throughout the project area, including in the areas where the Native artifacts were recovered, were found to be disturbed. Many areas also contained introduced historic fills. The site deposits were found to be disturbed, may have been dislocated, and were therefore not considered eligible for the National Register of Historic Places. The Phase I survey did not identify any significant historic-era archaeological deposits.

Based on the information provided in the Vermont Architectural Resource Inventory and the Determination of Eligibility request form, the Division has made a preliminary determination that the John Fay House is historically significant under Criteria A and C but no longer retains historic



integrity, and therefore, is not eligible for listing in the State Register of Historic Places. We are requesting that the Vermont Advisory Council on Historic Preservation make a formal determination of eligibility to provide testimony for the Land Use Permit application pursuant to 10 V.S.A. § 6001(9).