
Historic Building Report

111 East Allen Street

Winooski, Vermont

Submitted to: Laura Trieschmann
State Historic Preservation Officer
Vermont Division for Historic Preservation

Submit Date: June 30, 2021

Submitted by: 106 Associates
11 Ward Street
Burlington, VT 05401
scottnewman@106associates.com
802-777-1572



Table of Contents

1. Introduction and Regulatory Context	1
2. Property Description.....	3
2.1 Setting and Exterior Description	3
2.2 Interior Description	5
3. Historic Context	6
3.1 Development and Occupancy of 111 East Allen Street	6
3.2 Evaluation of Significance	7
4. Significance and Integrity Evaluation.....	9
4.1 Significance of 111 E. Allen Street.....	9
4.1.1 Criterion A.....	9
4.1.2 Criterion B	10
4.1.3 Criterion C	10
4.1.4 Criterion D.....	12
4.2 Integrity Evaluation	12
4.2.1 Location.....	12
4.2.2 Design.....	12
4.2.3 Setting	13
4.2.4 Materials	13
4.2.5 Workmanship.....	14
4.2.6 Feeling.....	14
4.2.7 Association	14
Conclusions and Recommendations.....	15

List of Appendices

- Appendix 1:** Maps, Photos, Historic Maps
- Appendix 2:** Historic Gable-Front Brick Houses in Winooski
- Appendix 3:** State Register Listing for 111 East Allen Street

1. Introduction & Regulatory Context

On behalf of 111 East Allen LLC (Owners), 106 Associates is pleased to submit this Historic Building Report and preliminary project review for 111 East Allen Street in Winooski. This report has been prepared to assist the owners in the planning phase of a potential redevelopment project at 111 East Allen Street in Winooski. The owners are considering options for the treatment of the historic building currently located on the property, and this Report is intended to help inform the consideration of alternatives and potential mitigation if the property is redeveloped for priority housing under the Act 250 regulations. Specifically, the owners have been advised that a priority housing project at 111 East Allen St. would be eligible for an exemption from the Act 250 if consultation with the Division results in one of several specified determinations as stated in the following excerpt from the regulations:

“(iv) The construction of housing projects such as cooperatives, condominiums, or dwellings, or construction or maintenance of mobile homes or mobile home parks, with 10 or more units, constructed or maintained on a tract or tracts of land, owned or controlled by a person, within a radius of five miles of any point on any involved land, and within any continuous period of five years. However:
(I) A priority housing project shall constitute a development under this subdivision (iv) only if the number of housing units in the project is:
(aa) [Repealed.]
(bb) [Repealed.]
(cc) 75 or more, in a municipality with a population of 6,000 or more but less than 10,000.
(dd) 50 or more, in a municipality with a population of 3,000 or more but less than 6,000.
(ee) 25 or more, in a municipality with a population of less than 3,000.
(ff) Notwithstanding subdivisions (cc) through (ee) of this subdivision (3)(A)(iv)(I), 10 or more if the construction involves the demolition of one or more buildings that are listed on or eligible to be listed on the State or National Register of Historic Places. However, demolition shall not be considered to create jurisdiction under this subdivision if the Division for Historic Preservation has determined that the proposed demolition will have no adverse effect, will have no adverse effect if specified conditions are met, or will have an adverse effect that will be adequately mitigated. Any imposed conditions shall be enforceable through a grant condition, deed covenant, or other legally binding document. <https://legislature.vermont>”

This Report is structured to follow guidance provided by the Vermont Division for Historic Preservation (VDHP) for approaching the historic preservation planning process in these particular circumstances. The VDHP has recommended that the owners engage a historic preservation professional to develop a Historic Building

Report for 111 East Allen Street to include the following components: photographic documentation, full architectural description, development of a historic context through which to understand and evaluate the building's historic significance, integrity evaluation, and discussion of potential effects and mitigation related to a potential priority housing project.

2. Property Description

2.1 Setting and Exterior Description

The subject building at 111 East Allen is prominently sited at the northwest corner of East Allen Street and East Street, 1,000 feet east of the downtown Winooski traffic circle. To the east is the ineligible Winooski Beverage building fronted by a large parking lot. To the south are two, four-story modern buildings, the Community College of Vermont building at 1 Abenaki Way, and the four-story City Lights building at 106 East Allen. North of the subject building is the tenant parking area, and directly north of that is another modern four-story residential building that abuts the railroad tracks. To the west is 105 East Allen, a similarly designed, State Register-listed brick house converted to multifamily occupancy. The setting of 111 East Allen is further discussed in the integrity section (4.2) of this report.

111 East Allen Street is a wood frame, two story, 3 x 2 bay, gable-front residential building with brick veneer walls and an asphalt shingled gable roof. A black-painted stone foundation extends 16" above grade. Extending to the east over the continuous stone foundation is a 1-½ story, 3 x 1 bay, brick ell with an asphalt shingled roof.

The main block's right sidehall entrance is sheltered by a one-bay covered porch, added between 1904 and 1909 according to Sanborn Maps. Tripled square columns with plain bases and capitals support the porch's pedimented gable with asphalt shingled pent. Wood planks cover the porch floor, fronted by a vertical plank skirt and plain concrete stairs with pipe railing. Fronting the ell is a full width covered porch with turned posts supporting the asphalt shingled shed roof. The upper, squared section of porch posts have small scroll-sawn brackets under the horizontal perimeter beam. Wood planks cover the floor above a lattice skirt. A plain wood railing frames the porch, interrupted by the west bay concrete entrance stairs with pipe railing. Like the main block porch, this porch ceiling is covered in beadboard. Rising up the east wall of the main block is a separate, covered staircase to access a second-floor entrance with upper landing set into the ell's porch roof. This modern feature is constructed from dimensional lumber with plain wood railing and shed roof.

The rear, north elevation of the ell features a full-width porch with similar dimensions as the street facing porch, though the columns are heavier and squared with chamfered corners and plain bases and capitals. A plain wood balustrade opens for the centered wood steps with pipe railing. The porch frame is exposed under the wood planked floor. Covering the east half of the main block's north (rear) elevation up to the gable returns is a two-story porch with interior stairs, accessing apartment entrances on both floors. The upper level is enclosed with clapboarded walls and three modern, double hung vinyl windows. The lower level is half-enclosed, the open half fronted by a plain wood railing and steps. East of the entrance stairs is a one bay enclosure with pedestrian door accessing the basement level. A tall brick chimney penetrates the ell's ridge; a second brick chimney is centered on the main block rear elevation. Both have minimal brick banding detail below the caps.

Wood trim on this brick building is minimal and limited to a design common across the rooflines. Boxed eaves are accentuated with an ogee molding below the drip edge, and a cove molding at the frieze/soffit intersection. Cornice returns carry the eaves design below the ogee molding onto the gables.

Fenestration is varied with several different treatments of the surrounds, though windows are consistently vinyl replacements appearing in their historic openings. The façade entrance is recessed into the brick wall, pairs of pilasters frame narrow, three-quarter sidelights with intact, single-strength glass. The pilasters have plain bases and molded capitals comprising three fillets capped by a quarter round and upper fillet. These outer assemblies flank the main entrance wood door, featuring a mid-height horizontal panel dividing pairs of upper and lower vertical panels. The entrance entablature comprises a wide frieze under a cove molding capped by tripled astragals.

Five, regularly spaced windows appear on the main block façade, set in brick molds with stone sills and decorative iron lintels. The iron lintels are peaked, with outboard rosettes and a centered Arabesque motif. A flat scroll (as opposed to in section most typically seen in trim), is enframed with four smaller rosettes set into an acanthus leaf design tapering at each side. While most of the openings have the iron lintels, they appear to have been added sometime after the construction as some of the openings retain what appear to be the original jack arches. Set high in the gable is a triangular louvered vent with wood slats, wooden sill, and header bricks framing the arch.

The main block west elevation retains its four original window openings with iron lintels in place, the upper windows abutting the narrow frieze board. The main block rear elevation has a door and window on each floor, the two doors access the east bays. First floor openings are capped with the iron lintels, the second floor has jack arches. The door accessing the basement entrance is a four-panel design with plain wood casings. The east wing has a single window lighting the second floor, enclosed in the two-story porch, with wood sill and flat steel bar lintel. The ell's rear elevation has four openings, asymmetrically placed and capped with the iron lintels: a pair of double hung windows to the west of the entrance, which is also fitted with a modern door, and a shorter, fixed pane window to the east. Centered in the wing's east elevation first floor is the only example of a paired window with a common wood sill and no apparent lintel, likely explaining the movement in the brick in this location. Above the window is a single, fixed-pane gable window with wood sill and jack arch.

The ell's street-facing covered porch shelters four windows and a door: three windows lighting the ell, a door in the second from left bay, and a single window in the east elevation of the main block. The windows are replacement double hung vinyl and the door is a modern replacement. A broad, asphalt shingled shed roof dormer on the ell's roof is punctuated by a single, and two paired modern awning windows. Finally, the east elevation of the main block is accessed by a single door at the top of the exterior stairs, with iron lintel.

2.2 Interior Description

As noted earlier, the interior of the building has been divided into three separate apartments, one on each of the main block's two floors, and a two-level apartment in the 1-½ story ell. The original interior stairs to the second floor were removed when the apartments were constructed before 1939 and are now joined by the added façade staircase and the rear two story porch. Bathrooms and kitchens have modern fixtures and cabinetry. Examples of original trim and doors remain though most doors have been removed and replaced. Heat is distributed through iron pipes to cast iron radiators.

The unfinished basement has three sections, one open section under the main block and two sections under the ell. The main block basement is used to house storage lockers and mechanicals and has a concrete floor, exposed mortared stone walls, and exposed framing overhead. The framing comprises north-south oriented 2" x 8" joists on 20" centers, carried on the perimeter stone walls and tenoned into an east-west oriented, sawn 9" x 9" carry beam. Both the carry beam and joists have scattered supplemental support by way of wood posts and steel columns; many of the joists have been sistered to address deterioration and ensure load capacity. Foundation window openings are splayed and lined with brick.

The ell is accessed through an opening on the east side of the 20"-thick main block foundation. It is similarly framed, with east-west oriented 2" x 8" joists on 24" centers, tenoned into a north-south oriented, 8" x 8" carry beam. This 20' wide section of the ell basement accesses a second, 10' wide section on the east side through an opening in the 20" thick dividing foundation wall. Framing comprises 2" x 6" joists carried on the dividing wall and perimeter foundation. There is no evident reason for the dividing wall and no telltale signs in the brick that the ell was extended east of the dividing wall. That said, the compressed arrangement of the ell windows on the north elevation, and the atypical, paired window without a lintel on the ell's east elevation indicate that the ell may have been extended soon after its construction.

Apartment A in the main block first floor is divided into four rooms, one in each quadrant, and retains the most historic features. The original Greek Revival entrance with peaked lintel opens into the southwest room where the staircase would have been located originally. Instances of original door and window casings are evident in this room, comprising arrangements of filets, some peaked, giving the appearance of fluting. The wide opening into the southeast room has been partially infilled and has a new door. A new, wide opening was cut from this room into the northwest room housing the kitchen. Non-original casings are in place, generally comprising flat stock boards with a perimeter molding. Floors are hardwood and the walls and ceilings are a mix of sheetrock, plaster, and acoustic tile. Apartment C, on the main block second floor is similarly arranged with hardwood floors, flat stock casings with the perimeter molding, and a mix of surfaces including sheetrock, plaster, and acoustic panels. Apartment C is located on both floors of

the ell, with laminate floors, acoustic paneled ceilings, and a mix of wall surfaces including instances of wainscoting. A central room accesses a small living room to the east, and stairs to the second floor in the southwest corner. The second-floor hallway runs along the north kneewall, accessing bedrooms on the south side lit by the full width dormer windows.

3. Historic Context

3.1 Development and Occupancy of 111 East Allen Street

The brick veneer, Greek Revival house at 111 East Allen was originally constructed for Joel Fisk ca. 1845. Little is known about Mr. Fisk, whose wife Louisa Fisk sold the house to Frank and Eleanor Hall in 1874 after the death of her husband. Lena St. Louis owned the house from 1890 until 1939 during which time it was converted to three apartments, before being bought by Arthur Barsalou. The house remained in the Barsalou family until 1982 when it was sold to William and Ann Germain. The Germaines sold the property to the current owner, 111 East Allen LLC, in 2009 who have maintained the building as a rental property.

The house appears to have been originally constructed with the ell ca. 1845 as noted in the State Register listing and shown in the 1869 Beers Map (Map #6). The ell may have been extended 10' toward East Street soon after construction based on the unexplained foundation division at that location, and the discrepancies in the fenestration. Another reason for the foundation break may have been for a cistern in the easternmost 10' of the ell.

Historic maps chronicle other changes through the 1930s. The 1877 Birdseye map (Map #7) shows a wing extending from the rear elevation, similar to and likely wood-framed as still appears on the next house to the west at 105 E. Allen St. The 1890 Hopkins map shows the north wing had been removed by that time and the house then owned by Frank W. and Eleanor A. Hall who purchased in it 1874. The 1899 Sanborn Map (Map #10) shows the house back to the original L configuration, without any porches, which would have been typical for an early Greek Revival-style home in Winooski.

Like the nearby brick house at 144 East Allen Street, 111 East Allen Street was later fitted with iron lintels with an unusual Arabesque motif, a design with origins in the Renaissance discovery of the ancient Roman Place Domus Aurea which included arabesques combining canthus leaves, rosettes, and scrolls. Based on the extant jack arches over some of the windows, a ubiquitous feature over brick window openings in Winooski, the iron lintels were likely added sometime after the ca. 1845 construction. Just south of 111 East Allen was the Edwards and Stevens Machine Shop that operated under several names between 1840 and 1911. The shop is listed as having produced iron castings, and it is highly likely that the shop made the iron lintels with the arabesque motifs added to both 111 and 144 East Allen. The presence of the iron lintels is certainly interesting, but more of a curiosity

than an integral part of the property's architectural significance. Further research may explain the origins of the lintels and the timeframe and reason they were added. The "Stevens Machine Co." was finally sold to the American Woolen Co, in 1911 after the death of Charles W. Stevens. An overlaid sketch of the arabesque motif components is included as photo #21.

The 1904 Sanborn map (Map #11, #12) shows a two-story barn and one-story attachment on the #111 parcel fronting East Street, added by then owner Lena St. Louis at the north edge of the property line and abutting the Porter Screen Co. lumber yards. Ms. St. Louis, listed in the property deeds with an Alabama address, also added full width front and back porches to the ell between 1904 and their appearance on the 1909 Sanborn Map (Map #14). By 1919 (Map #14), the stable had been removed and a second dwelling, garage, and shed had been added. It was also under the ownership of Ms. St. Louis that the house was converted to three apartments, as the deed of her transfer of the property to Arthur Barsalou in 1939 changed the address from #111, to #'s 111, 113, and 115 East Allen Street. By 1926 (Map #16), a second garage had been added to serve the second dwelling. By 1942 the main block front and rear porches had been added, including the façade stairs to the second floor, a configuration that has remained intact to the present.

3.2 Evaluation of Significance

111 East Allen Street is individually listed in the State Register of Historic Places (SR), added November 22, 1993 under the survey number 0418-32. The Historic Sites and Structures survey for Winooski was undertaken in 1979. Based on the 2021 evaluation undertaken by 106 Associates, the multi-family building at #111 East Allen Street appears substantially as it appears in the 1979 SR photos and retains its eligibility for the State Register. Additional historic background is detailed in the following text:

East Allen Street (VT Route 15) is among Winooski's oldest roads, constructed by Ira Allen's work crews in the late 1700s to connect the growing settlement he founded at the falls to Essex. Allen's house was located approximately where the traffic circle is now, and a small scattering of early settler's houses bordered East Allen Street (then Essex Road) where #111 now stands. Following Allen's departure from Winooski in 1803, much of the land on the Winooski side of the falls was purchased by entrepreneur John Warren Weaver who ran a dry goods store where the Winooski Block now stands and after whom the lane east of the Winooski Block is named. Mills at the falls in the early 1800s were small in scale and concentrated on the Burlington side, run by the Catlin family. A large fire destroyed the Catlin mill works in 1838 and textile production shifted back to the Winooski side.

High demand for wool in the early 19th century led to dramatically higher prices and over one million sheep on Vermont farms by 1830. Entrepreneurs sought to exploit the most advantageous sites at the Winooski Falls to power textile mills that would process the wool. Innovations in milling machinery made specialization efficient and highly lucrative. Among the many larger mills to be constructed at the falls to take advantage of the advances was

the Burlington Woolen Mill Company mill, the largest in Vermont. In his book *The Great Falls on the Onion River: A History of Winooski Vermont*, author Vincent Feeney discusses the mill and references the mill investors' solicitations to potential suppliers for one million bricks and hundreds of thousands of board feet of lumber for its construction. The mill was completed in 1838 though construction on ancillary buildings continued through 1850. The mill's construction furthered a wave of commercial expansion, immigration, and a transition of the Falls village from rural settlement to an urban industrial center. Nine streets were laid out on Company land in the 1840s that would form Winooski's downtown core, concentrated in the area between the river and Vermont Central Railroad tracks. Essex Road was improved and renamed Allen Street. Barlow Street was named after one of Company's founders. Main Street was laid out as far north as what is now LaFountain Street. The population at the falls rose dramatically in part through immigration from Europe and Canada, fueling economic activity and the variety of shops and businesses constructed along Main Street up to Allen Street.

The Burlington Woolen Mill experienced unprecedented prosperity in the mid-19th century a period that Feeney describes as "Winooski's Golden Age" in his book on Winooski history. The flood of new residents to work in the mills spurred a demand for new homes and professional services in the growing village. Number 111 East Allen is among a group of surviving mid-19th century houses built on the street during the period of rapid industrial expansion for Winooski's professional class including physicians, merchants, and company managers.

Comparing the attached 1869, 1890, and later Sanborn maps it is clear that new, larger homes and businesses began to replace the early and mid-19th century buildings constructed along East Allen Street. The Winooski Block was built in 1868 changing the complexion of the intersection of Allen and Main Streets to commerce. The need for a centralized hotel was soon apparent and the Stevens House was built the same year on Main Street close to the bridge. The hotel burned in the late 1800s. The early 1900s saw more diversity among immigrants coming to Winooski to work in the mills and start new businesses. In addition to the predominant French Canadians and Irish, new arrivals came from Poland, Finland, Italy, Syria, Lebanon, Armenia, and from among the Jewish population in eastern Europe. Immigrants typically moved into tenements on West Allen St., while professionals continued to build and rebuild on East Allen St.

The success of Winooski's professionals ensconced in impressive buildings on the north side of East Allen St. was tied to the success of the growing village, and more directly and somewhat precariously to the success of the mills at the falls. Winooski's fortunes shifted when a drop in demand for wool, unionization, and a large-scale strike idled the last of the big mills in 1954, ushering in a period of economic distress and general decline in the city. In response, a large area of the downtown core was recommended by the City in the 1960s for an urban renewal project as part of the national Model Cities program funded by the Dept. of Housing and Urban Development. The initial renewal zone extended along the banks of the river for several blocks east and west of Main Street and extending north to East Allen Street to include the Winooski Mill building and Winooski Block. A smaller section was ultimately selected for the project encompassing the area south and west of #111 East

Allen to the edge of the river; the Winooski Bock and Winooski Mill building were not included. Demolition began in 1973 to clear the urban renewal zone, isolating a truncated grouping of buildings between the renewal zone and the railroad tracks, including #111 East Allen. After successive developers pulled out of the renewal development, a large parking lot and shopping center were constructed in the renewal zone.

A second wave of urban renewal began in 2003 with construction of the downtown traffic circle and blocks of multistory mixed-use buildings. Zoned as part of the overall plan but constructed later are the Community College of Vermont and City Lights buildings directly south of # 111 East Allen. Today, the urban renewal area has been infilled with closely spaced, four and five story mixed-use blocks, effectively remaking the downtown core.

The layers of development since the 1970s have reconstituted Winooski's downtown from a low-rise mixed-use neighborhood that had been dependent on the mills, to a vibrant, concentrated city core focused on commerce, technology, and tourism. The hundreds of units of added downtown have fueled an expanding number of shops and restaurants. Many of the houses along the East Allen gateway into downtown have been removed for development consistent with the city's master plan and desire to increase downtown density and housing options. Others have been adaptively reused for commerce or converted to multi-family use.

4. Significance and Integrity Evaluation

4.1 Significance of 111 East Allen Street

4.1.1 Criterion A

Properties that are associated with events that have made a significant contribution to the broad patterns of our history.

While the construction of 111 E. Allen Street is associated with the nascent mill industry expanding at the Falls Village in the middle of the nineteenth century, this association is not strong enough to warrant individual eligibility under Criterion A. Through examination of the Beers map and later Sanborn Maps, it is evident that many of the mid-19th century homes along E. Allen St. between East Street and the traffic circle were replaced with larger and more elaborate homes. Moreover, the historic integrity of the E. Allen corridor has been dramatically altered by the reconstitution of the downtown core, including the areas immediately surrounding #111 with the exception of the neighboring property to the west at 105 East Allen St. which is listed in the State Register. The result, from most angles of the property as shown in Photos 2-8 and in Map #18, is an increasing isolation of the mid-19th century property within an 21st century urbanized downtown core. A historic district that would include 111 E. Allen St. is not recommended based on the present makeup of the area shown in map #18.

4.1.2 Criterion B

Properties that are associated with the lives of persons significant in our past.

111 E. Allen Street is not significant under Criterion B. Research conducted up to this point has not identified any connection between the property and historically significant individuals.

4.1.3 Criterion C

Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

111 E. Allen St. is architecturally significant as an example of the Greek Revival style expressed in a residential property. The building exhibits characteristic elements of the style, including temple front form, geometry of the main block and ell, cornice returns, sidehall entrance flanked by pairs of pilasters framing $\frac{3}{4}$ sidelights, window openings capped with jack arched lintels, or peaked iron lintels added later, regularly spaced window openings, and triangular vent with brick lined arch. The house appears to have changed little since the 1979 SR photos and 1993 SR listing description and retains its eligibility for listing in the State Register.

The 111 E. Allen property is one of numerous Greek Revival-style, or otherwise gable front brick houses located in the City of Winooski constructed between 1840 and 1890. 106 Associates had previously identified examples of the type throughout the city visible from the public right-of-way and divided them into categories identified below. It should be noted here that the several brick houses have been known to have been sided over, on Main Street, East Allen Street, and possible others. The identified houses are listed below and a reconnaissance level photographs of each are included in Report Appendix 2.

Listed in SR and appears on 1869 Beers Map

East Allen #69
East Allen #105
East Allen #111
East Allen #138
East Allen #144
East Allen #223 (recently removed)
Main Street #146
Union Street #15
Weaver Street #99
West Center Street #33
West Center Street #39

Not listed in SR but appears on 1869 Beers Map

East Allen #160
 East Spring Street #13
 Main Street #75 (L-Plan Entrance)
 Malletts Bay Ave #75
 Malletts Bay Ave #155
 Malletts Bay Ave #163
 Maple Street #62
 Railroad Street #17
 Railroad Street #56
 Union Street #70
 Weaver Street #79
 Weaver Street #87

Not Listed in the SR or appearing on 1869 Beers Map

Hall Street #24
 North Street #8
 North Street #20
 North Street #26
 North Street #34
 North Street #59
 North Street #63
 North Street #99
 Platt Street #31
 Platt Street #51
 Platt Street #59
 St. Peter Street #56
 St. Peter Street #69
 St. Peter Street #100
 Union Street #89
 Weaver Street #157
 West Allen Street #51
 West Spring Street #127
 West Spring Street #135
 West Street #40
 West Street #58
 West Street #64
 West Street #85

4.1.4 Criterion D

Properties that have yielded, or may be likely to yield, information important in prehistory or history.

111 East Allen Street was not evaluated under Criterion D.

4.2 Integrity Evaluation

Integrity is the ability of a property to convey its significance through the retention of features that are essential for it to convey its historic identity. The overall integrity of 111 E. Allen Street is compromised by several alterations that occurred less than 50 years ago, generally in the 1970s. These alterations have marginally diminished the building's integrity of design, materials and workmanship with an attendant reduction in its ability to convey its historic significance. Each aspect of integrity is discussed below:

4.2.1 Location

Location is the place where the historic property was constructed or the place where the historic event occurred.

111 E. Allen Street remains in its historic location when it was constructed circa 1845. Therefore, it retains its integrity of location.

4.2.2 Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Overall, 111 E. Allen Street retains its integrity of design but there have been alterations that have diminished its integrity. These include:

- Replacement of all historic windows with vinyl double hungs
- Construction of a covered staircase on the façade to access the 2nd floor
- Addition of street-facing, full-width dormer on the ell, with vinyl awning windows
- Replacement of original stairs with concrete and pipe railings
- Removal of the original interior stairs and reconfiguring the interior layout with new partitions, and new surface treatments including acoustic tile and sheetrock

4.2.3 Setting

Setting is the physical environment of a historic property.

The setting of 111 E. Allen Street has been dramatically altered since its construction ca. 1845, it being surrounded on three sides by modern urban infill. The city core has undergone the typical, incremental evolution common to many New England small cities, but has also undergone two, major, urban renewal projects that have reshaped the downtown core. Combined with Winooski's form-based code encouraging high density, multistory, mixed-use development fronting the major arteries accessing the city downtown, including E. Allen St. (VT HWY 15) the downtown core has been entirely reshaped.

The attached Map #18 summarizes changes to the downtown core, notes State Register-listed properties, demolished properties, and 106 Associates' preliminary recommendations regarding the historic status of area properties (C or N/C). The two areas in red show properties that have already been approved for removal under Act 250 – the west section which is part of the Act 250 downtown development permit, and the east section which was approved for a mixed-use development project which has not yet started. Notwithstanding their potential future removal, the “pre-approved” areas do contain some contributing buildings and mitigation for their removal has been agreed upon. There does remain a mostly intact row of historic buildings to the west, but the report maps and photographs, as well as 106 Associates' evaluation support the conclusion that 111 East Allen Street no longer possesses integrity of setting

4.2.4 Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Some of the of the building's important exterior materials and elements that define its Greek Revival style have been removed or altered, but the building retains its overall integrity of materials. Altered or removed elements include:

- Replacement of all original windows with vinyl double hungs
- Replacement of main entrance steps with concrete
- Replacement of exterior doors with modern units other than façade entrance
- Removal of the interior staircase and reworking of interior layout including substantial removal of historic doors, trim, and plaster
- Covering hardwood ell floors with laminate

4.2.5 Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Based on the loss and alteration of historic materials described in Section 4.2.2 and 4.2.4. above, some of the of the building's important exterior materials and elements that define its Greek Revival style have been removed or altered, marginally diminishing integrity of workmanship. That said, the building does retain sufficient historic fabric and detail to retain its overall integrity of workmanship.

4.2.6 Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

The integrity of feeling of an historic property relies in large part on the presence of physical features that, taken together, convey the property's historic character. As described above, the house has been updated with non-original and newer architectural elements, including all its porches, the new façade stairs to the second floor, the ell dormers, replacement doors, and replacement windows. The setting of the building has also substantially changed as the downtown core of Winooski has been modernized, in part to address problems associated with the initial urban renewal effort in the 1960s. The integrity of feeling with respect to #11 East Allen Street depends in large part on the how it is being viewed: when viewed from the east narrowly focused on the north side of East Allen St, its sense of feeling is intact. When viewed from all other angles, the building's location among four and five story modern buildings and parking lots degrade the integrity of feeling. With this in mind, the property appears to marginally retain its integrity of feeling.

4.2.7 Association

Association is the direct link between an important historic event or person and a historic property.

The integrity of 111 East Allen Street's association remains but is not wholly intact, for many of the reasons stated in Sections 4.2.3 and 4.2.6. The building retains sufficient physical characteristics to maintain its association with the Greek Revival style. However, the successive remaking of Winooski's downtown core from an industrial center when #111 was constructed, to a modern city with a focus on services, technology, and tourism, have isolated the linear grouping of buildings on East Allen, in particular #111 which is at the eastern edge of East Allen Street's north alignment of historic residential scale buildings. The altered physical setting has diminished the association of #111 with its historical mid-19th century context, wherein we conclude that it is only marginally retained.

5. Conclusions & Next Steps

This report details the physical and contextual evolution of 111 East Allen Street and its setting, concluding that it possesses sufficient integrity to retain its eligibility for listing in the State Register of Historic Places. The report also concludes that its integrity has been diminished by incremental changes to the form and ornament that associated it with its original Greek Revival style, particularly the modern façade stairs to the second floor, vinyl windows, porches, and ell dormer. The report also describes, photographs, and maps the substantial changes to the building's setting which has been heavily modernized due to development of the busy gateway artery into downtown, and successive downtown urban renewal projects

Related to consultation: As part of the early planning phase for the potential redevelopment of the 111 East Allen property, 106 Associates' Scott Newman participated in consultation among the property owners and Winooski Interim City Manager Jon Rauscher. Mr. Rauscher was supportive of a redevelopment of the site noting the vibrancy and economic benefits such a project would bring to downtown Winooski businesses. Efforts over two weeks to reach Mr. Perron for his input on the subject building's history and thoughts about a redevelopment project were not successful. The owner will continue to reach out to the Historical Society and consult with the City as project planning continues.

Related to potential mitigation: The project owner is aware that where redevelopment for the 111 East Allen parcel is classified as Priority Housing under the Act 250 regulations, a process to secure an exemption from the regulations requires consultation with the Division and one of several specified outcomes as detailed in the introduction of this report. The owner is further aware that if the redevelopment results in an adverse effect to historic properties, proposed mitigation for the adverse effect must be considered adequate by the Division to secure the exemption. To that end, 106 Associates brought to the owner's attention an existing list of 53 gable-front brick buildings in Winooski that was generated by 106 Associates for a downtown project that was not pursued. The list of buildings may not be exhaustive which will need to be determined, but it may provide a starting point for mitigating a potential adverse effect to the historic building at 111 East Allen Street. The City of Winooski has not been surveyed for the State of National Registers since the 1970s, relatively little has been researched in a formal way on the large number of brick houses, and such a mitigation effort would be valuable in understanding their numbers, locations, and significance within the City neighborhoods.

Next steps for the project team will be to further develop the preferred alternative for the 111 East Allen location, and continue consultation with Winooski stakeholders. The team would also appreciate the opportunity to follow up with the Division on the contents of this report and discuss the best approach to project review.

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