

**Vermont Division for Historic Preservation  
Agency of Commerce and Community Development**

One National Life Drive  
Davis Building, 6<sup>th</sup> Floor  
Montpelier, VT 05620-0501

<http://accd.vermont.gov/historic-preservation>

[phone] 802-828-3211  
[fax] 802-828-3206

June 13, 2018

**Property Owner:**

Lee Buffinton

c/o Champlain Housing Trust

88 King Street

Burlington, VT, 05401

Sent via email to: [Lee.Buffinton@champlainhousingtrust.org](mailto:Lee.Buffinton@champlainhousingtrust.org)

**Chief Elected Local Official:**

Mayor Miro Weinberger

City of Burlington

149 Church Street, City Hall

Burlington, VT, 05401

Sent via email to: [miro@burlingtonvt.gov](mailto:miro@burlingtonvt.gov)

**Regional Planning Commission Director:**

Charlie Baker, Executive Director

Chittenden County Regional Planning Commission

101 West Canal Street, Suite 202

Winooski, VT, 05404

Sent via email to: [cbaker@ccrpcvt.org](mailto:cbaker@ccrpcvt.org)

**Re: Request to Delist from the State Register of Historic Places  
36 Convent Square, Burlington, VT**

Dear Ms. Buffinton, Mayor Weinberger, and Mr. Baker:

The Vermont Division for Historic Preservation has been asked to evaluate whether the building located at 36 Convent Square in Burlington meets the criteria for listing in the State Register of Historic Places. This request was made by the Champlain Housing Trust, which is seeking a local zoning permit to demolish the building and build a new single-family home in its place. The existing building was documented in the Historic Sites and Structures Survey in 2000 and listed in the State Register of Historic Places in 2007 as part of a larger Old North End survey project.



Built c. 1885, the 1 ½ story, gable-front house is presently vacant. A detailed description of the history and construction of the building is contained in the attached Historic Sites and Structures Survey form. Devin Colman, State Architectural Historian, conducted a site visit to the property on May 29, 2018. Based on the site visit and the information provided by the Champlain Housing Trust, including a detailed assessment of historic integrity, the Division has made a preliminary determination that the building does not retain its historic integrity and is no longer eligible for listing in the State Register of Historic Places. We are requesting that the Vermont Advisory Council on Historic Preservation (the “Advisory Council”) make a formal determination of eligibility for the State Register of Historic Places and, if they agree that the building lacks historic integrity, to delist it from the State Register of Historic Places.

We would like to consider your comments as we complete this review. In order to be eligible for listing in the State Register of Historic Places, a historic resource must meet the *National Register Criteria for Evaluation* (the “Criteria”) as established by the National Park Service. A copy of the Criteria is attached, along with a Historic Sites and Structures Survey form and supporting materials documenting the historic resource. Do you have additional information about the history or potential cultural values of the historic resources in this project area that we should consider during our review? If you wish to share additional information about this historic resource or comment on its eligibility for the State Register of Historic Places, please contact me by **July 16, 2018**. Any comments you submit will be provided to the Advisory Council for their consideration. In addition, at the request of the municipality in which the resource is located, the Division will hold a public hearing on the historic significance of the property under review.

If you would like to attend the Advisory Council meeting, it will be held on **July 26, 2018** in Montpelier. Please contact me directly at 802-828-3043 or [devin.colman@vermont.gov](mailto:devin.colman@vermont.gov) for more details about the meeting location and time.

Thank you in advance for your interest and help.

Sincerely,  
VERMONT DIVISION FOR HISTORIC PRESERVATION



Devin A. Colman  
State Architectural Historian

Cc: Mary O’Neil, Department of Planning and Zoning  
Suzanne Jamele, Historic Preservation Consultant

Encl. National Register Criteria for Evaluation  
HSSS Form and supporting materials

**NATIONAL REGISTER CRITERIA FOR EVALUATION**

In 2001, the Vermont Division for Historic Preservation adopted the *National Register Criteria for Evaluation* to determine whether or not a resource is eligible to be listed in the State Register of Historic Places.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. 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; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive features, or from association with historic events; or
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

- F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- G. A property achieving significance within the past 50 years if it is of exceptional importance.

For more detailed information about the  
National Register Criteria for Evaluation  
and how to apply them, please visit:

<http://www.nps.gov/nr/publications/bulletins/nrb15/>