

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1 Church Street Historic District
Burlington, Chittenden County, Vermont

Boundary Justification for the Church Street Historic District

The Boundary of the Church Street Historic District encompasses an area recognized as a commercial and business district that has continued to evolve since its beginnings in the early nineteenth century. Mercantile interests pushed development into sparsely populated residential streets of the village of Burlington as growth spread from Court House Square to settlement on Pearl Street. Included within the district are portions of Cherry Street, Bank Street, College Street and Main Street where they intersect with the central axis of Church Street. The Church Street Historic District is bordered on the north by the **Head of Church Street Historic District**, on the east by both the **Pearl Street Historic District** and the **Buell Bradley Street Historic District**; on the south by the **Main--College Street Historic District** as well as the **Wells Richardson Historic District**; and on the west by the **City Hall Historic District**. The Church Street Historic District constitutes the central component of Burlington's downtown core.

The boundary on the east has been extended to include the homestead of Daniel Kern, significant for both its age and the relationship between Kern's residence and his business activities on Church Street. Moreover, it is surrounded by other listed properties. The western boundary has been extended to include a nineteenth century residential neighborhood on Bank and Pine Streets, which shares a evolution similar to that of some structures along Church Street (residences converted to commercial uses) as well as contextual appropriateness in regard to historically significant residents and their activities.

Another area on the west side of Church Street, between Cherry and Bank streets, is defined by a 1960s and 1970s Urban Renewal and Redevelopment Project for which the Chicago Office of Mies van der Rohe was the lead architectural firm. The property within this two city-block area, with frontage along Church Street, has historic and architectural significance as part of a larger enclave of Miesian and other Modernistic style structures. At this time the property itself is considered non-contributing due to its age, but should be considered as a contributing resource in the future.

A small neighborhood of domestic structures on the upper block of Pine Street and the northeasterly corner of Cherry and Pine Street have been excluded from the district due to their predominantly residential nature and contextual and historic relationship with Pearl and George Street structures to their immediate north. This group should be considered as a district on their

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own merit at a future date. In addition, the Cathedral of the Immaculate Conception, bordering the Church Street Historic District at 20 Pine Street, should be considered for future National Register Listing. It was designed by the modernist architect Edward Larrabee Barnes with landscape design by Dan Kiley and completed in 1977.

Verbal Boundary Description of the Church Street Historic District:

With Church Street as its axis, the Church Street Historic District includes parts of Cherry, Bank, College and Main streets where they intersect with Church Street. The boundary of the Church Street Historic District is shown within the solid line on the accompanying map.

Beginning at Point A, proceed 106 feet to the northeasterly most point of property number 101, thence crossing Church Street a distance of approximately 72 feet, continue easterly for 152.31 feet to point B; thence south for a distance of 15 feet to Point C; thence easterly to Point D for 60 feet; thence south to Point E and continuing to Point F or the westerly side of South Winooski Avenue for another 175.08 feet; then southerly 234.8 to the crossing of Cherry Street; crossing Cherry Street a distance of approximately 68.21 feet and continuing from the southwesterly corner of Cherry and South Winooski Avenue 256.43 feet in a southerly direction along the western edge of South Winooski Avenue to Point G; thence continuing east crossing South Winooski Avenue to the northeasterly edge of property number 24 for a distance of 269.79 feet to Point H; thence southerly 97.83 feet to Point I; thence westerly 202.5 feet to Point J or the southwesterly boundary of 70-74 South Winooski Avenue (HD #24), thence crossing South Winooski Avenue in a southwesterly direction for a distance of 77.02 feet to Point K being the southwesterly corner of Bank Street and South Winooski Avenue; thence southerly along the western edge of South Winooski Avenue approximately 737.32 feet to Point L; thence westerly 329.75 feet to Church Street, crossing Church St. to Point M; thence northerly along the western curb of Church Street 339.9 feet to the southerly line of College Street, thence crossing College Street in a northerly direction to Point N; thence westerly approximately 60 feet (or to the southwesterly corner of Historic District Number 69, known as 174 College Street) to Point O; thence northerly 97.22 feet to Point P; thence northwesterly 31 feet to Point Q; thence westerly 223.56 feet to Point R; thence northerly 65 feet to Point S; thence westerly 50.78 feet to Point T, which is at the easterly side of St. Paul Street; thence continuing in a westerly direction across St. Paul Street approximately 69.7 feet to Point U or the southeasterly boundary of the Baptist Church or 81 St. Paul Street (HD #89); thence westerly 235.12 feet to Point V; thence northerly 17 feet to Point W; thence westerly 101.66 feet to Point X which is the southerly boundary line

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of 78 Pine Street (HD # 88); thence northerly approximately 300 feet along the westerly line of Pine Street to Point Y; thence westerly 78 feet to Point Z; thence northerly 252.67 feet to Point AA, thence easterly 598.4 feet along the southerly edge of Cherry Street to Point AB; thence crossing Cherry Street in a northerly direction and proceeding 195.9 feet to Point AC; thence easterly 42 feet to Point AD; thence northerly 95 feet to Point AE; thence easterly 56 feet to Point AF; thence northerly for a distance of 32 feet to Point A or the point of beginning.