

Church Street was a dirt road when this photograph was taken from the Unitarian Church belfry about 1860. The street was a mix of homes and shops, but the city's commercial center was farther west, on Battery Street.



Free Press archives

# Remembering Church Street

Research, design and layout by JEFF DICKINSON; additional research by SUSAN KEELER, Free Press staff

By Candace Page  
Free Press Staff Writer

Before Filene's — before Wal-Mart, University Mall and the L.L. Bean catalog — there was Burlington's Church Street.

For most of the 20th century, "shopping" in northern Vermont meant the four blocks between Pearl and Main, bustling with department stores, small shops and soda fountains.

Turreted, four-storied Abernethy's catered to the carriage trade until 1983. Magrums department store boomed in the '60s and '70s. Montgomery Ward, Sears and J. C. Penney catered to the county's growing middle class.

Church Street sold everything from diamonds to dishpans and was the center of the city's public life.

"Turning 16 and cruising up Church Street at night with a bunch of friends!" recalled Gary Irish of Jericho, one of nearly two dozen readers who contributed memories of Church Street.

Christmas shopping season meant snarls of cars on the two-way street. Thousands lined the street to watch the annual All-State Music Festival parade. A Burlington High School football or basketball victory

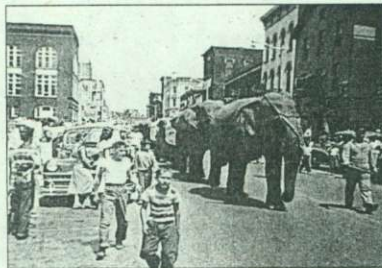


Photo courtesy of Joan Maynard

Church Street was the prime display ground for any 1950s celebration, including a visit by the circus.

draw a cavalcade of cars, horns honking, teen-agers hanging from the windows.

"For the important events, we went to Church Street," wrote Maggie Green of Burlington.

Green recalled the amenities of shopping in the 1940s: "The best and cleanest rest rooms were in City Hall, with maid service and wicker couches and chairs



Photo courtesy of Janet Dike Rood

Drum major Dick Farnham led Burlington High baton twirlers Janet Dike, Peggy Durfee and Bea Small in the 1939 All-State Music Festival parade.

for milady to rest and catch her breath in privacy."

Readers recalled creaking wood floors, brass cage elevators and local owners who waited on customers themselves.

And they remembered purchases made half a lifetime ago.

"I still have the six goblets I bought for my mother

in 1933, for 98 cents, at W.G. Reynolds department store," recalled Janet Rood of Burlington.

"Christmas shopping involved intense and repetitive trips to downtown Burlington so 'gaily bedight' with evergreen garlands," Thomas Kenney of Essex Junction recalled of Church Street in the 1950s.

"First stop was Hayes and Carney (men's store), where usually Pete Carney helped: jackets, toques, mittens, pants, heavy woolen socks, dress shirts, underwear — all by detailed list and within budget from the 'folding money' envelope wife Pauline kept secure in her purse," he wrote.

The last decades of the century brought dramatic change: Department stores closed; an underground mall opened; two blocks were closed to automobiles. Boutiques and restaurants replaced hardware stores and soda fountains.

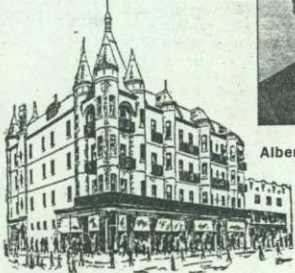
The opening of Filene's and planned renovations of Burlington Square Mall, are expected to bring new energy to a different, but still vibrant, Church Street.

■ To read more memories of Church Street's earlier days, turn to PAGE 6E

# Abernethy's

AT THE HEAD OF CHURCH ST.  
BURLINGTON, VERMONT

ABERNETHY  
CLARKSON  
WRIGHT INC.



Vermont's Foremost Department Store

"A Landmark of Service in the Community Since 1848"

## 2 Church Street - RICHARDSON PLACE

**Now:** Banana Republic, Top of the Block Sandwich Shop, Adams Boots & Shoes, Sakura Restaurant.  
**Then:** Built by Albert E. Richardson and W.B. McKillip in 1894 for \$50,000 in the style of a French chateau with dormers, towers, chimneys and iron balconies. Originally four stores occupied the ground floor, with apartments on the upper floors.



UVM Special Collections  
Albert E. Richardson

For much of the 20th century Abernethy's department store occupied most of the building. At mid-century, Abernethy's was one of Church Street's anchors — the upscale source of winter coats, school shoes and gilt-edged stationery.

**Maggie Green, Burlington:** "Abernethy's was for all kinds of wonderful things from china, crystal, shoes, infant wear and wedding apparel. I saved my money for months to buy my Mom a pair of pink shears for Christmas one year when I was about 12. I was so proud to walk in there and

buy them ... In 1953, my dad took me shopping there to buy my wedding veil."

**Mary Sparhawk Graham, Colchester:** "Growing up in Burlington in the '30s and '40s my best friend was Sally Ploof. Her mother, Marion Hendee Ploof, owned and supervised the Golden Pheasant Tea Room in the Abernethy Building. It was on the 4th or 5th floor. Many a time I would have lunch with her at the tea room. We were all of 7 or 8 and would be waited on and have linen napkins and tablecloths. What a treat — and we felt so grown-up!"

## 78 Church Street

**Now:** Fremeau Jewelers  
**Then:** L.P. Wood's Sporting Goods

**Janet Rood, Burlington:** "That's where I was taken every birthday — the 4th of July. My grandfather would take me down and say, 'There you go, kid,' and I would pick out a whole collection of fireworks — pinwheels, Roman candles, caps and sparklers."



Free Press archives



Photo courtesy of Burlington Planning and Zoning Department

In the 1860s, a single, 200-foot-long facade was built along the west side of Church, north from Bank Street. Among the tenants over the years: Vermont's first telephone exchange and first movie theater, the Theatorium. The north end of the building was torn down to make room for the entrance to Burlington Square Mall, which opened Nov. 13, 1976.



Photo courtesy of Sandy Preston

William Preston Sr., at right, was the second of four generations to operate F. J. Preston and Son jewelers. The store moved to 17 Church in 1913 and stayed there until the business closed in 1994.

## 17 Church Street

**Now:** Eddie Bauer  
**Then:** F. J. Preston and Son jewelry store

**Maggie Green, Burlington:** "F. J. Preston and Son: All the really important times in my life had a Preston's box — 16th birthday, first pair of earrings, birthstone ring ... engagement and wedding rings, my dad's last gift to me four months before his death, the silver

mother's bracelet with all eight heads of my children (engraved) one at a time as each was born. I'd send the bracelet back and it would return to me with the new little head and the child's name and birth date hand-engraved — enclosed with the personal note from Preston's. Not one of my children was born here, so that bracelet was shipped back and forth to Preston's eight times."

## 25-27 Church Street

**Now:** NECI Commons restaurant.  
**Then:** Built in 1885 as a grocery store for P.H. Corley, the building later became People's Department Store, from 1917 to the 1960s, and, from 1985 to 1995, the Mayfair clothing store.

**C. Howard Porter, Burlington:** "I was born in Burlington and lived on Church where the NECI restaurant is now. I lived on the third floor rear over People's Department Store when I was five or six years old. My grandmother ran a bakery where Ben & Jerry's is now. ... I had Fannie Farmer chocolates, United Farmers ice cream and all the pastry I could eat."



Photo courtesy of David Pasackow

Shoppers crowded Hertz and Janet Pasackow's Mayfair clothing store after a grand reopening at 108 Church in March 1953. The store later moved to 25 Church.

Free Press archives





Church Street today is one of several retail centers in Chittenden County. The north end of the street is dominated by the Richardson Building on the left (formerly Abernethy's) and the 1897 Masonic Temple on the right. Both house a mix of stores and offices.

ADAM PIKE RIESNER, Free Press

**41-47 Church Street**

**Now:** The old Woolworth's building at 41 Church stands empty; 47 is the entrance to Burlington Square Mall.  
**Then:** Woolworth's occupied the southwest corner of Church and Cherry streets, with Kresge's next door  
**Pauly Russell, Shelburne:** "Sundays after attending church we might eat at the Lotus, a Chinese restaurant, then pick up the newspaper at a newsstand and head home for a quiet afternoon. I remember ... the creaking of the wooden floors in Kresge's where Mom bought me a Barbie doll and Dad would take me for the best German chocolate cake at Woolworth's soda fountain."



Free Press archives

Two dime stores, Kresge and Woolworth's, anchored the west side of the street in 1961. As the parked cars show, Church had become a one-way street, northbound. The change occurred in July 1959.

**80 Church Street**

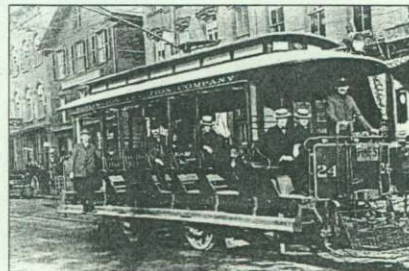
**Now:** Capelli Hair Artists  
**Then:** Concord Candy Kitchen opened in 1906 and closed in 1960. For many years, this was the favorite teen hangout  
**Maggie Green, Burlington:** "(In the late 40s) we went to the Concord Candy Kitchen for the jukebox, ice cream sundaes and the great gossip..."  
**Elizabeth Callahan, Burlington:**  
 "Then, to the prime spot in town (1955), our own Concord Candy Kitchen. My friends had saved a booth and we made our plans for the big game. Munching our snacks from the lunch hour, we ordered a cherry Coke or an ice cream soda, and then of course headed for the jukebox..."  
**Janet Rood, Burlington:**  
 "The Concord Candy Kitchen had the best hot chocolate sauce the world has ever known."

Electric trolleys served the street from 1893 to 1929. Older residents remember the tracks were still visible in the 1930s.



Free Press archives

The Concord Candy Kitchen closed in 1960 after more than 50 years of ice cream sodas.



Free Press archives

**84 Church Street**

**Now:** The Body Shop  
**Then:** Gee's Shoe Store  
**Susan McBride Crowley, South Hero.**  
 "One of my favorite memories of Church Street is when my mother would take us to buy shoes for school in the mid-1940s. Since we grew up on a farm in South Hero, coming to Burlington for anything was an adventure. We would go to Gee's Shoe Store, where we would be greeted personally by Mr. Gee. ... After the proper shoes were selected, we would stand in a machine that allowed us to miraculously view our feet and wiggling toes through the shoes, thus assuring a proper fit."

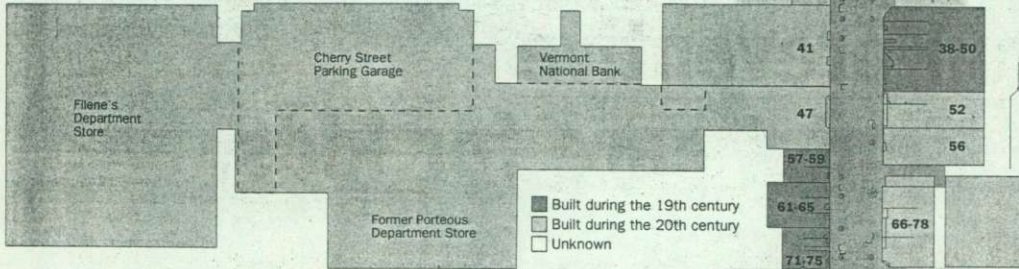
# The Old BeeHive

**Now:** The address no longer exists. Symmetree furniture and woodware company occupies 89; next-door Bruegger's Bagel Bakery is at 93.  
**Then:** The Old BeeHive, a three-story department store, sold furnishings, clothes and sewing notions. It closed in 1961.

**DeeDee Beauvais Jameson, Jericho:** "I was a college sophomore when my family moved to Vermont in the summer of 1946. ... My Brooklyn-born and bred mom was disappointed in the shops on Church Street, but we did frequent The Old BeeHive. Does anyone else remember its creaky, slow cage elevator?"

**Janet Rood, Burlington:** "The Old BeeHive was simply the center for anyone who bought. It had these wood floors, polished til they were slippery. Two old ladies would sit on stools at the front of the store. One sold gloves and the other sold silk stockings. They always murmured at me. On the third floor you could buy curtains and rugs and carpets. Clothing was on the second floor and the first floor was sewing notions."

**Alice Outwater:** "We were fascinated with the BeeHive clothing store with its original wooden floors worn to the nub. After making a purchase, a slip was made out, money was stuffed in a brass container to buzz through the tubing to the second floor. There, someone made change and sent it back to the first floor, while we jumped up and down with glee at the commotion."



## A guide to Church Street today

- |                                                                                             |                                                                                                       |                                                         |
|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 1 Church St. Ann Taylor                                                                     | 56. Brooks Pharmacy                                                                                   | 104. Speeder & Earl's                                   |
| 2. Banana Republic; Top of the Block Sandwich Shop; Adams Boots & Shoes                     | 57-59. Liquid Energy Cafe; Chico's                                                                    | 106. Yankee Candle                                      |
| 11-17. Eddie Bauer                                                                          | 61-65. The Shoe Horn; Ecco; Lake Champlain Chocolates                                                 | 107. Optical Center Ltd.                                |
| 12-16. Crow Bookshop; Halvorson's Upstreet Cafe                                             | 62. Vermont Floral                                                                                    | 110. The Nature Co.                                     |
| 20-24. Colorado                                                                             | 66-78. Champlain Trading Co.; Kiss the Cook; Freneau Jewelers                                         | 111-115. Abraham's Camera Center; Leunig's Bistro       |
| 21. Tina's Home Design; Peace & Justice Store                                               | 71-75. Ken's Pizza; The Pub; Roots                                                                    | 112. Lippa's Jewelers                                   |
| 23. Laura Ashley                                                                            | 80. Capelli Hair Artists                                                                              | 114-116. American International Travel; Initially Yours |
| 25. NECI Commons                                                                            | 81-89. Urban Outfitters; Sweet Tomatoes; Vermont State Craft Center; April Cornell; The Symmetree Co. | 117. Michael Kehoe                                      |
| 28. Bone Appetit Bakery                                                                     | 84. The Body Shop                                                                                     | 120. Sweetwaters                                        |
| 29. Borders                                                                                 | 88. EMPTY/Paradise Burritos                                                                           | 123. Ri-Ra                                              |
| 30. Apple Mountain                                                                          | 90-96. Learning Express; Vibes; Scribbles                                                             | 126-128. Global Pathways; Vermont Folk Instruments      |
| 32. Bertha Church; Chappell's Floral                                                        | 93. Bruegger's Bagels                                                                                 | 131. Waterhouse Investor Services                       |
| 36. Ben & Jerry's                                                                           | 97. Kit Cornell                                                                                       | 134. Akes' Place                                        |
| 38-50. The Shoe Shop; Apr.ro.pos; Uncommon Grounds; Lindt of Switzerland; Pompanoosuc Mills | 98. Boutiller's Art Center                                                                            | 136-140. Golden Dragon                                  |
| 41. EMPTY                                                                                   | 99-101. Sox Market; Sweeties                                                                          | 142-144. Golden Dragon                                  |
| 47. The Burlington Square Mall                                                              | 102. Expressions                                                                                      | 146-148. Rusty Scuffer                                  |
| 52. Designers Circle; Pier 1 Imports                                                        | 103. Church Street Tavern                                                                             | 149. City Hall                                          |
|                                                                                             |                                                                                                       | 150-156. Von Bargaen's; Earth Prime Comics; Smokejacks  |

## 81-89 Church Street

**Now:** Urban Outfitters, Sweet Tomatoes restaurant, Vermont State Craft Center, April Cornell, The Symmetree Co.

**Then:** The Howard Opera House. Tycoon John Purple Howard built the opera house for \$100,000 in 1878-79. Vaudeville, not opera, was the most common fare. In the 20th century, the building was occupied by retail stores, most notably Magrams-The Fashion Shop, one of the street's major department stores until it closed in 1990.

Chris Powell of Colchester was a Magrams buyer in the early '70s when a nondescript little man arrived one Saturday and started a fashion trend. He had in his case two pairs of worn, washed jeans from a New York prison. Once the jeans got this way, he explained, prisoners were issued new ones and the old jeans were thrown away.

Would Magrams like to buy, say, 500 of them for \$3.95? "We didn't know what washed jeans were," said Powell. Thinking in the era of funky and cool and far out, Powell said yes. She was ahead of her time, though her boss didn't think so.

Murray Daitchman, then chief operating officer of Magrams and now CEO of Bonwit Teller, was furious when he saw the box of old jeans. Sell them at any price, he told Powell, get them gone by Monday.

Powell put the 500 pairs out on display but priced them at \$7.95 a pair. Monday, Daitchman was pleased that only two pairs were left.

"What did you sell them for?" asked Daitchman. Powell answered, "Good," said Daitchman. "Reorder 1,000 more."

A trend was born. Magrams at one point had Levi Strauss sending brand new jeans to Seaway Laundry where for two days the staff would wash and wash and bleach and wash and wash and wash and dry jeans for Magrams.

Powell went down to New York City to explain the phenomenon to the store's buying representative, his clients and buyers from other stores. A retail trend was born.



Photo courtesy of Burlington Planning and Zoning Dept.



UVM Special Collections  
John Purple Howard



UVM Special Collections

The Howard Opera House as it looked in the 1880s. The theater was said to have rivaled the opera houses of Boston and New York. Owner John Purple Howard left the building to the Home for Destitute Children. Today, its tenants are shops and offices.

## Remembering Church Street

The Burlington Free Press invited readers to share their memories of Church Street. For more memories, see Pages 8A and 9A.

"One of the first things I remember is going in Woolworth's in the mid-1950s with my grandmother and sitting up to the lunch counter to have a toasted ham sandwich, followed by a banana split, the price of which was determined by popping a balloon which had a paper in it with a price (maybe 1 cent if you were lucky!). And how exciting to go with my parents to purchase their first home freezer at Montgomery Ward! ...

"I remember my father telling about his seeing the 'Human Fly' climb up the side of the Sherwood Hotel building — where Borders is now located — just gripping what he could, such as windows, cracks between bricks, etc., and then hanging from the top of the flag pole on the hotel roof." ...

— Gary Irish  
Jericho

"Growing up in Burlington in the good old days, we were a pedestrian society. We walked or took the bus, shopping for everyday things at the great North Street stores. For the important events, we went to Church Street.

"The wind blowing you off your feet as you turned into Church Street from Pearl you never forgot. ... Abernethy's (department store) for all kinds of wonderful things from china,



Night on Church Street, October or November 1962. The Burlington Police Department (far left) was still located next to City Hall, and was flanked by a Western Union office. For generations of young city residents, Church Street on Friday night was the place to be. The two middle blocks of the street were closed to traffic in 1981 with the creation of the Church Street Marketplace.

Son" up on his "Bruhn Office Equipment" sign. The Burlington Daily News ran a picture of the sign on the front page. ...

"... I remember riding in the elevator at Magrams. They had an elevator that was very exciting, run by an elevator person with a wonderful brass gate.

"When I was older, there was 'checking Church.' My friends and I would get in our cars and drive around and around and around ... looking at girls."

"The part that was different about Church Street then — virtually all the businesses were locally owned. The proprietor was always there and everybody seemed to know everybody else."

— Paul Bruhn  
South Burlington

"The Loft (68 1/2 Church St.) was the first real-deal coffee place in Burlington, with an espresso machine that looked like a Saturn 5 moon rocket. It was 1962, I think. If you wanted to be with intellectuals who didn't put on airs, that was the place. Friday night open mikes, playing chess, listening to Bob Dylan and Buffy Ste. Marie on the stereo.

"Who went there? Students from Burlington High School, aging beatniks ... It was a place to talk about books and music. People really dug each other. We tore down the whole class thing."

— Bill Butler  
Burlington

"10.46 through 10.47. Visite to

"One of the first things I remember is going in Woolworth's in the mid-1950s with my grandmother and sitting up to the lunch counter to have a toasted ham sandwich, followed by a banana split, the price of which was determined by popping a balloon which had a paper in it with a price (maybe 1 cent if you were lucky!). And how exciting to go with my parents to purchase their first home freezer at Montgomery Ward!"

"I remember my father telling about his seeing the 'Human Fly' climb up the side of the Sherwood Hotel building — where Borders is now located — just gripping what he could, such as windows, cracks between bricks, etc., and then hanging from the top of the flag pole on the hotel roof."

— Gary Irish  
Jericho

"Growing up in Burlington in the good old days, we were a pedestrian society. We walked or took the bus, shopping for everyday things at the great North Street stores. For the important events, we went to Church Street."

"The wind blowing you off your feet as you turned into Church Street from Pearl you never forgot. ... Abernethy's (department store) for all kinds of wonderful things from china, crystal, shoes, infant wear and wedding apparel. ..."

"Concord Candy Kitchen for the jukebox, ice cream sundaes and the great gossip. The grapevine was fantastic. My father wouldn't let me go downtown after school — I was to go straight home. So I'd go down to the Candy Kitchen anyway. At dinner that night, my father would say, 'What were you doing at the Concord Candy Kitchen when I told you to come right home?'"

— Maggie Green  
Burlington

"I moved to Vermont in 1971, long enough ago to fondly remember the nonpedestrian Church Street. The street is prettier now and the stores are fancier. But there are a few places I still miss very much. Bailey's Music was a favorite haunt. I spent many happy hours there (on their squeaky wooden floors) browsing through record albums and chatting with the friendly proprietors. ..."

"B.T. McGuire's was the BEST as a date bar or just having a drink and a bite to eat with friends. It could be reached by ascending the stairs next to where Earth Prime Comics is now, and it was across the hall from the Head Shop, Burlington's first hip,



Night on Church Street, October or November 1962. The Burlington Police Department (far left) was still located next to City Hall, and was flanked by a Western Union office. For generations of young city residents, Church Street on Friday night was the place to be. The two middle blocks of the street were closed to traffic in 1981 with the creation of the Church Street Marketplace.

young, hair salon ..."

— Diane Desmond  
Addison

"The thing I miss most is the atmosphere. Simple greetings like my Dad touching the brim of his hat and saying 'good day' to everyone."

— Pauly Russell  
Shelburne

"I'm only 55 and I can remember when cars and people in cars were welcome in downtown Burlington. I can remember feeling safe on Church Street whether at noon or at midnight. I courted my future wife there and she felt safe in the city. I can remember when you could buy ordinary things like socks or a hammer there."

I don't go downtown any more."

— Doug Richmond  
Underhill

"In the '30s and '40s era, the ice cream soda fountain was a staple across America. Burlington certainly had its share. Ray Demag worked as a soda jerk at the Concord Candy Kitchen on Church Street while a teen-ager and says the Concord was a mecca for teen-agers. ..."

"In those days, women didn't

smoke on the street (it just wasn't proper) so they would frequent the soda fountain, order a Coke for a nickel and light up. (Today they can smoke on the street, but not in the eatery!)"

— John Cunavellis  
Burlington

"It was Friday, the last day of our school week in 1955. We in South Burlington attended BHS."

Lunchtime, and off we would rush to get a prized seat at Fishman's, where we would pop a balloon for a chance at a free lunch, or at least a discount on one."

"Then across the street to Woolworth's. Entering the store the aroma of fresh roasted peanuts and the greatest ham sandwiches ever were a purchase for later and safe in our purses."

"(After school ...) it was back to Church Street ... Off to Penney's to get the latest fashions to wear at our home basketball game tonight against Rice at Memorial Auditorium."

"Well, now I needed new loafers at Tom McCan's shoe store. I still had enough to make another payment at Lipka's jewelry store on my first hi-fi system. (Where else in '55 would you find quality with a diamond needle?)"

...

"We won (the game) that night. Jumping in cars, sitting on the back seat of convertibles, it was back to Church Street — cruising time. We started at Abernethy's store at 15 miles an hour. We cheered, we yelled, we sang our school song. ... After at least four circles around the block, cheering had strained our throats."

— Elizabeth Callahan  
Burlington

"We had many choices, culture, great shopping, friendly people and places were alcohol-free. This was the city to be in."

— Elizabeth Callahan  
Burlington

"Church Street in the '50s is what I remember — just where to begin is the problem. How about Woolworth's, wooden floors and apple dumplings, or Kresge's — homemade doughnuts and values of all kinds?"

"Church Street in itself was very special. All the guys with their hot cars. It was a great place to meet new and old friends. That was when you could park a car on Church Street and not pay meter charges."

— Ruth Rothenberger  
Shelburne

"... I remember snowbanks 6 feet high. The Sherwood Hotel burned and upper Church Street was a winter wonderland — ice everywhere."

"It's hard to say when we had the best times. Cruising Church Street was fun, sodas at Upton's and the Concord Candy Kitchen ..."

— C. Howard Porter  
South Burlington

"In 1929, when I was 7, my mother got a job as manager at Mike Coggins luncheonette, where Bruegger's Bagels is now. She was ... well ... a flapper. My earliest memory was climbing around in booths in the luncheonette watching all the men who came to lunch to watch my mother and admire her legs. She'd flirt with them — she collected quite a crowd of regulars."

"I also remember there was a miniature golf course in the hole where Pier 1 is now. In 1933, Montgomery Ward built a store there."

— Janet Rood  
Burlington

"My father had wanted a son for a long time, so when I was born, he pasted the words 'And

... I remember riding in the elevator at Magrams. They had an elevator that was very exciting, run by an elevator person with a wonderful brass gate."

"When I was older, there was 'checking Church.' My friends and I would get in our cars and drive around and around and around ... looking at girls."

"The part that was different about Church Street then — virtually all the businesses were locally owned. The proprietor was always there and everybody ... seemed to know everybody else."

— Paul Bruhn  
South Burlington

"The Loft (68 1/2 Church St.) was the first real-deal coffee place in Burlington, with an espresso machine that looked like a Saturn 5 moon rocket. It was 1962, I think. If you wanted to be with intellectuals who didn't put on airs, that was the place. Friday night open mikes, playing chess, listening to Bob Dylan and Buffy Ste. Marie on the stereo."

"Who went there? Students from Burlington High School, aging beatniks. ... It was a place to talk about books and music. People really dug each other. We tore down the whole class thing."

— Bill Butler  
Burlington

"1946 through 1950: Visits to downtown Burlington for us G.L. students from St. Michael's were restricted to the beginning of the month when the check came in ..."

Friendly, leisurely quaint. Burlington's old trolley tracks were still in the middle of the street."

"Skip forward to the mid-to-late '50s and '60s, married, with children — eventually eight. Living in Richmond, the trips to Burlington usually were for necessities ... but Christmas shopping involved intense and repetitive trips to downtown Burlington ..."

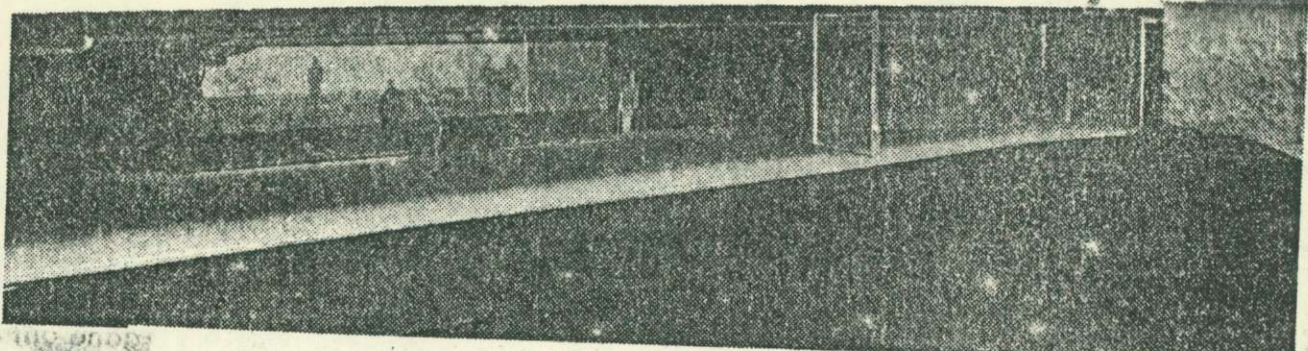
"Up the street to Abernethy's to be greeted by Tom or Bill Wright and escorted to the girls' department where I scuffed around and spied to see how my wife was doing. At last, the folding money came out and I could trundle the bags to the car at the curb — easy to do then."

"During the daughters' shopping I would head to the basement, saying hello to Mr. Adams who ran the shoe shop as I went by. Sometimes I would spot something appropriate and affordable among the expensive toys. If so, back up to the girls' department for the folding money ..."

... Loved Burlington, still do."

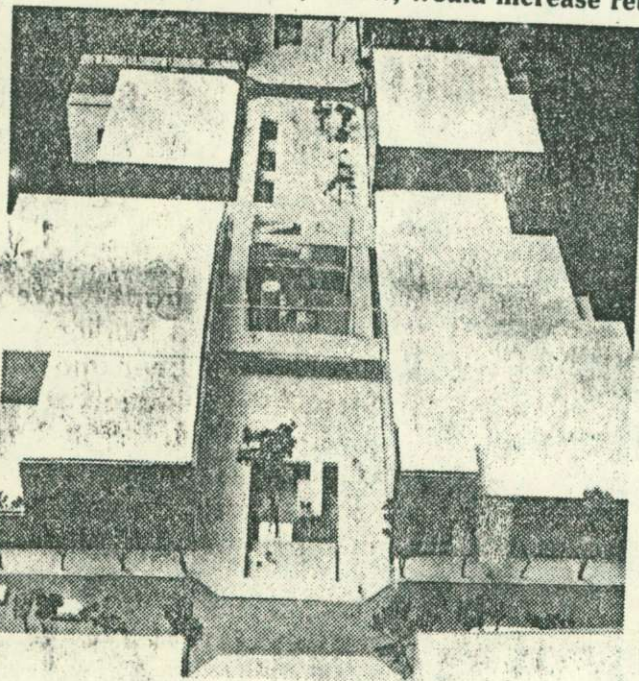
— Tom Kenney  
Essex Junction

olic" is  
 Regional  
 board, is  
 by direc-  
 six New  
 Is say  
 ment will  
 a strong  
 el meets  
 Adminis-  
 lesinger  
 rgy poli-  
 ant  
 ced  
 Vermont  
 plant is  
 power,  
 plant's  
 ne plant  
 own for  
 on line  
 mpany  
 ts on a  
 edness-  
 ion in  
 plant to  
 til it is  
 capac-  
 er will  
 pokes-  
 s  
 ose  
 bare  
 air of  
 Doug  
 pelier  
 city's  
 t ten  
 f 23  
 trode  
 city's  
 sday,  
 bare  
 d to  
 com-  
 close  
 e all  
 ntest  
 hor-  
 ade  
 ners  
 ize?  
 e top



MODEL ABOVE SHOWS STREET LEVEL AND UNDERGROUND ARCADE  
 ... arcade, below, would increase retail space by 60,000 to 80,000 square feet

Free Press Special Photo



## Plan Puts Stores Under the Street In Burlington

By GAYLE GERTLER  
 Free Press Staff Writer

Burlington's Church Street from Main to Pearl streets would be torn up and rebuilt as a pedestrian mall with a four-block-long arcade of retail stores beneath it, under a new plan unveiled by the Church Street Project Committee Wednesday.

The plan, termed "exciting, fairly spectacular and rather controversial" by committee chairman Patrick Robins, drew applause from the members of the Downtown Burlington Development Association who gathered to hear the presentation.

The underground arcade idea replaces earlier

Turn to UNDERGROUND, Page 2B

Cro  
 'OU  
 By  
 Free P  
 MONTPE  
 \$1 million s  
 Vermont Stat  
 demand emp  
 gram cuts, a  
 Crandall said  
 "The outlo  
 "We seem to  
 every bit of  
 colleges is b  
 budget, inclu  
 leges, is pendi  
 Castleton  
 dent Donald V  
 college syste  
 "has not solve  
 become progr  
 In a letter  
 makers, Wilson  
 cy has been  
 matically cover  
 yet another y  
 miracles will h  
 Asked about  
 tion of a budget  
 A. Snelling said  
 guess I can only  
 up on it."  
 The chancell  
 this "million-d  
 sults from the  
 colleges budget  
 raises, which a  
 "in the neighb  
 next year.  
 The other ha  
 grew from  
 administration's  
 efforts, the cha  
 Collective ba  
 the state colle  
 ation and the sys  
 is in the early st  
 For estimating p  
 ning on 6 perce  
 said.  
 Besides failin

## Disputed Book Stays In Vergennes Library

By BONNIE MCCARDELL  
 Free Press Correspondent

VERGENNES — With one board member absent, the Vergennes Union High School Board split 3-3 on whether to remove the book "Dog Day Afternoon" from the library shelves, thus preventing its removal.

Board member Lynn Jackson presented a motion to remove the book on the ground that "it is obscene and has a potentially adverse effect on the students in our school."

ing if the full board is present.

Absent was board Chairman Lawrence Gebo, who returned home ill after an earlier meeting of the board in the superintendent's office.

School Superintendent David Potter told those present that Gebo had been in his office for the last three days calling other Vermont schools to find out their library book policies.

According to James Parkinson, one of the parents filing the grievance against the book for two



The Burlington (Vt.) Free Press, Thursday, March 23, 1978

## From Page 1B

chancellor said.

The trimming reduced the original requests by \$887,000, resulting in the governor's recommended state colleges budget of \$6.4 million, Crandall said.

Of the \$887,000, the House restored \$300,000, on the advice of its Appropriations Committee, before sending the state budget bill to the Senate. That left an operating cost "gap" of more than \$500,000, the chancellor said.

"We have a \$500,000 gap just to operate the colleges at a minimal level," he said. "When you have a gap like that, you have to decrease

## Births

**MEDICAL CENTER HOSPITAL**

**RICH**, Dallas and Yvonne (Lafountain), Montpelier, a son, March 21.

**SMITH**, Eric and Linda (Gardner), South Hero, a son, March 21.

## Vermont Deaths

**BARTLETT**, Leonard Stephen, 78, of Meeker, Colo., Friday; a native of Bristol and graduate of the University of Vermont, he was engaged in merchandising in Burlington and Essex Junction until 1930 when the family moved to Los Angeles.

**COSTELLO**, G. Edward, 77, of St. Albans; was retired from the Television Electronic Sound Lake System in Boston.

**GATES**, Mary Della, 89, of Morrisville, Friday; was employed at the post office from 1916 until retirement in 1949.

**LESSARD**, Mrs. Trajana, 69, of West Berkshire; was a member of All Saints Catholic Church, Richford.

**ROBERT**, Albert S., 77, of Enosburg, Tuesday; owned and operated a farm until his retirement in 1962.

**THOMAS**, Ralph C., 86, of 16 Orchard Terrace; was vice president of Hagar Hardware Co., where he had been employed since 1917.

your staff and services.

"We have no money for salary increases, and yet we intend to bargain in good faith with the federation. That means layoffs."

The four campus-based colleges — Lyndon, Johnson, Castleton and Vermont Technical at Randolph — already are scheduled to raise tuition by \$200 a student next fall and also to charge more for room and board.

The other college, the non-campus Community College of Vermont, raised its tuition by 40 per cent last year.

"Our two sources of funding are student tuition and the state," the chancellor said. "We have already raised tuition and fear the consequences. It's the position of the board of trustees that we will live with whatever money we have, even if that means drastic curtailment."

Crandall, who is chairman of the board of trustees as well as acting

chancellor, said the board will meet in April to discuss financial problems and in May to approve specific operating budgets for the five colleges.

In his letter to lawmakers, Wilson wrote, "What has happened within the Vermont State Colleges for the past three or four years is a continuing slippage of program and facility quality.

"We will have to embark in the very near future on a major cutback

of services and program means laying off significant numbers of personnel.

"The resulting quality layoff, will be mediocre," Wilson predicted. He mentioned the closing of one of the colleges as a possible option if funds are not increased.

# Underground Mall Proposed in Burlington

## From Page 1B

versions of a Church Street mall that included placing a canopy over the entire street and constructing retail stores in what is now the road. Robins and architect William Truex said all previous ideas would have cluttered the street and prevented change.

Truex, of the Burlington architectural firm of Alexander and Truex, said the idea of digging under Church Street arose after detailed studies of the downtown area revealed several thousand square feet of unused basement space. Truex said he "began to get ideas that transcended the original street conversion idea."

The fact that most of Burlington's utilities run beneath Church Street will aid the project, Truex said, because most utility lines are close to 100 years old and need to be replaced. Truex said they could be rebuilt in one "utility corridor" running the length of the street.

The underground arcade, the cost of which is still unknown, would increase Church Street's retail space by 60,000 to 80,000 square feet, Robins said. The downtown area now contains approximately 350,000

square feet, he said.

Merchants at the meeting, though enthusiastic, foresaw problems with access for the handicapped, transportation of goods, and Burlington's perennial concern — parking.

Robins said many problems remain to be solved and the project is still in its design stage. He acknowledged, however, that "the idea is absolutely unique in this country" and, as a result, "the problems with it are virtually unknown."

The problems would be mainly structural, although, Robins said, "We assume they're not unsolvable." Responding to skepticism from one merchant, Truex said a Massachusetts company of structural engineers with a worldwide reputation had been consulted and had replied that it can be done.

"The structural problems are technical problems that can be solved," Truex said. "They're not horrendous. We're confident we can take that center strip out down to the basements."

The city's share of the project will be raised by a special tax that district officials hope voters will allow them to create in the central business area. The two-level mall would be run by a special city commission.

**ELECTRIC AT PUBLIC MONDAY, MARCH 26 AT J.W.**

**ELECTRIC**

35 Lineal digital recut punch driver, IC Sev. driving motors, timing motors, power copier, 12" cutter, cabinet, drill press, quantity of capacitors, rolls wire, printed circuit boards, and many other items, cabinets, 8 drafting cabinets, 8 drafting draftsman desk. Sale

1976 Custom Deluxe with only 27,738 miles

**FOR SALE OF COMPLETION**

3 Kneehole desks, 2 typewriter, 2 dr. sewing machine, 5x6' melour loveseat, no tables, 12 office chairs, conditioners, and many more. Sale by order of the letter from your barment of Barber So **AUCTIONEERS: J.**

**THREE DAYS PUBLIC**

# Death Notices and Funerals Held

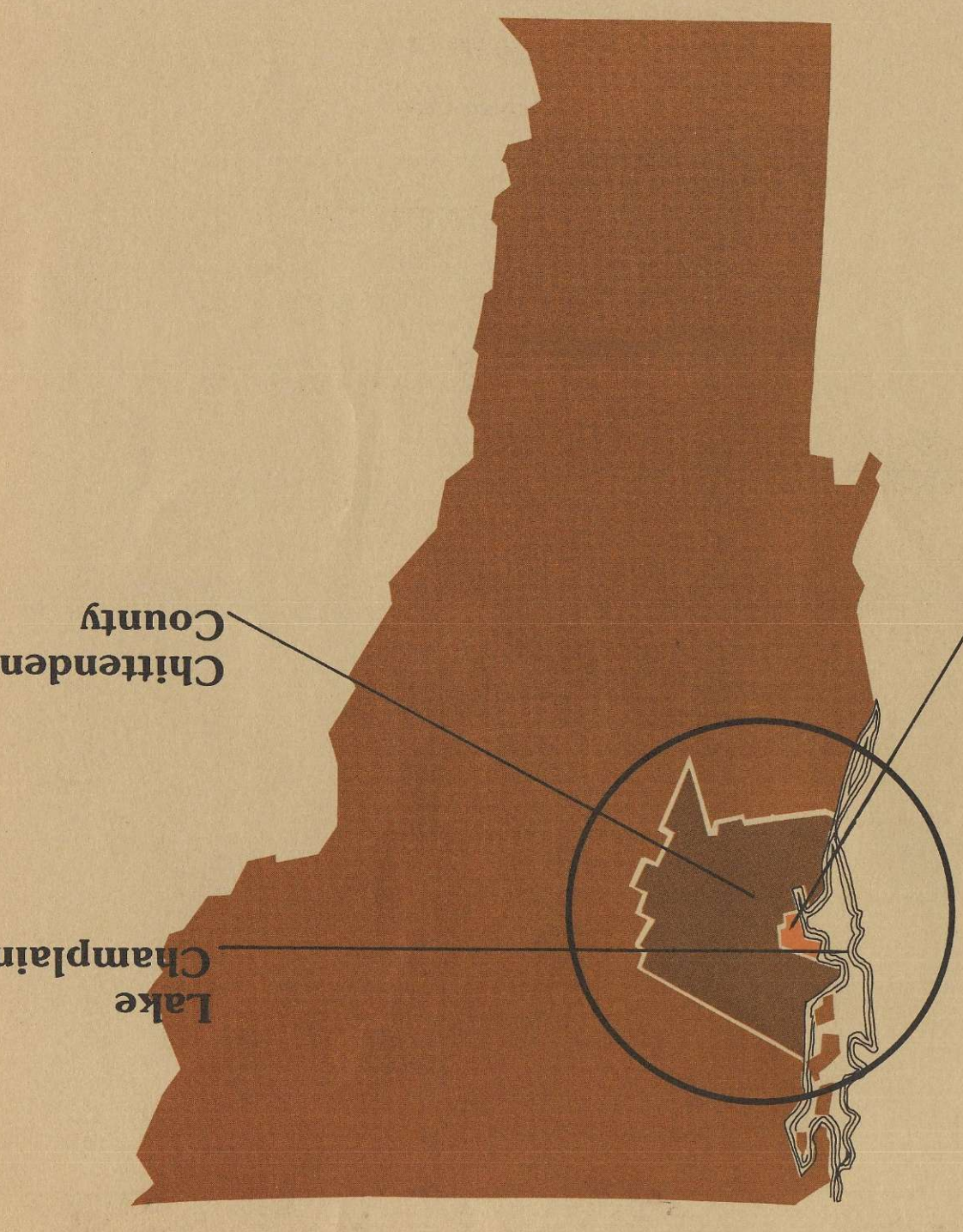
**RALPH C. THOMAS**  
Ralph C. Thomas, 86, of 16 Orchard Terrace, vice president of Hagar Hardware Co., died Wednesday morning at a local nursing home after a long illness. He was born in North Cambridge, Oct. 2, 1891, the son of Frank and Addie (Melendy) Thomas. He began working for Hagar Hardware Co. Oct. 4, 1917, and was still active in the company until his illness. He was a member of the First Congregational Church, Temple Chapter, OES, Washington Lodge 3, F&AM, Scottish Rite Bodies and Mount Sinai Temple Shrine of Montpelier. He is survived by his wife, Edna

many years and a member of Senior Citizens Young at Heart Club, all in Enosburg. He is survived by three sons, Patrick of Richford, Hector and Paul, both of Enosburg; six daughters, Mrs. Albert (Mary-Jane) Murray of Carmel, N.Y., Mrs. Mitchell (Theresa) Demar of Montgomery Center, Mrs. Robert (Aurore) Lawton of Bennington, Mrs. Bernard (Simone) Burns of Enosburg, Mrs. Richard (Pauline) LeFebvre of Hoosic Falls, N.Y., and Mrs. Charles (Claire) Sulter of Spokane, Wash.; four brothers, Gideon of North Troy, Antonio of New Ipswich, N.H., Donald of Richford and William of Kensington, Conn.; three sisters, Mrs.

Veterans' Hospital here March 17. He was born in Bristol, Vt., Dec. 12, 1899, son of George Erwin and Norma Leonard Bartlett. He was educated in Vermont, graduated from Richmond High School, 1917, and University of Vermont, mechanical engineering, class of 1921. In October 1927, he married Eloise Drury Clarke. Their children, Norma Hawkins and Donald Bartlett of Burbank and Van Nuys, Calif., respectively, survive him, as do a sister, Lois Horsford Arkley of Waterbury, Vt.; a brother, Lt. Col. Frank E. Bartlett of Monterey, Calif.; grandchildren Nadine Dawn Bartlett and Donald Dane Bartlett and

Church with the Rev. Robert Martens officiating. Interment was in Maplewood Cemetery with the Rev. Mr. Martens giving the committal service. Bearers were Rufus Haskins, Barnet Liberty, Earl Emmons Jr., Robert Booska, Alfred Squires and Allen Howard.

**ST. ALBANS — PELKEY**, Chester — A funeral high Mass was offered Wednesday at 10 a.m. in Holy Angels Church with the Rev. Raymond Giroux the celebrant. Bearers were Francis Pelkey, Rupert Trudo, Quinto Albertelli, Paul Rushford, Richard Pelkey and Thomas Allen. Following committal prayers by Father Giroux, entombment took place



Burlington is the principal city of Chittenden County's eighteen communities. The County population of 99,131 in 1970, comprising 22.3% of the State's total, has continued to grow to an estimated 110,568 in 1975.

The growth and development of roads and mass transit systems, such as the Chittenden County Transportation Authority bus system, has encouraged expansion of the population in towns surrounding the Urban Core while increasing their dependence upon it as the Center for a wide variety of essential and recreational services.



Burlington, Vermont, is located on the east shore of Lake Champlain, 100 miles south of Montreal, 230 miles northwest of Boston and 360 miles north of New York City.

It is the most populous city in Vermont and has continued a growth pattern of several years duration to an estimated 41,567 residents in 1975.

Although Montpelier is the Capital City of Vermont, Burlington has always been the heart of the State's health, educational, social and commercial activities.

Easy access is provided over land, air and water. An excellent roadway system exists for private auto and Greyhound long distance bus service. Rail service is provided daily by Amtrak, Central Vermont Railway and Vermont Railway. Burlington International Airport, the third busiest in Northern New England, connects the region with the eastern seaboard and the Midwest. The Lake Champlain Transportation Company ferries passengers and vehicles across the lake to and from various points in New York State.

Commercial freight and pleasure boating travels the full length of Lake Champlain which connects to the Saint Lawrence Seaway to the north and to the Atlantic Ocean at New York City via the Hudson River Barge Canal System.

## Greater Downtown Burlington & The Church Street Mall

The development of Church Street as a pedestrian mall is a part of the overall Master Plan for the City of Burlington which is designed to maintain the Central Business District as the Service, Commercial and Social Center of the entire Chittenden County Region.

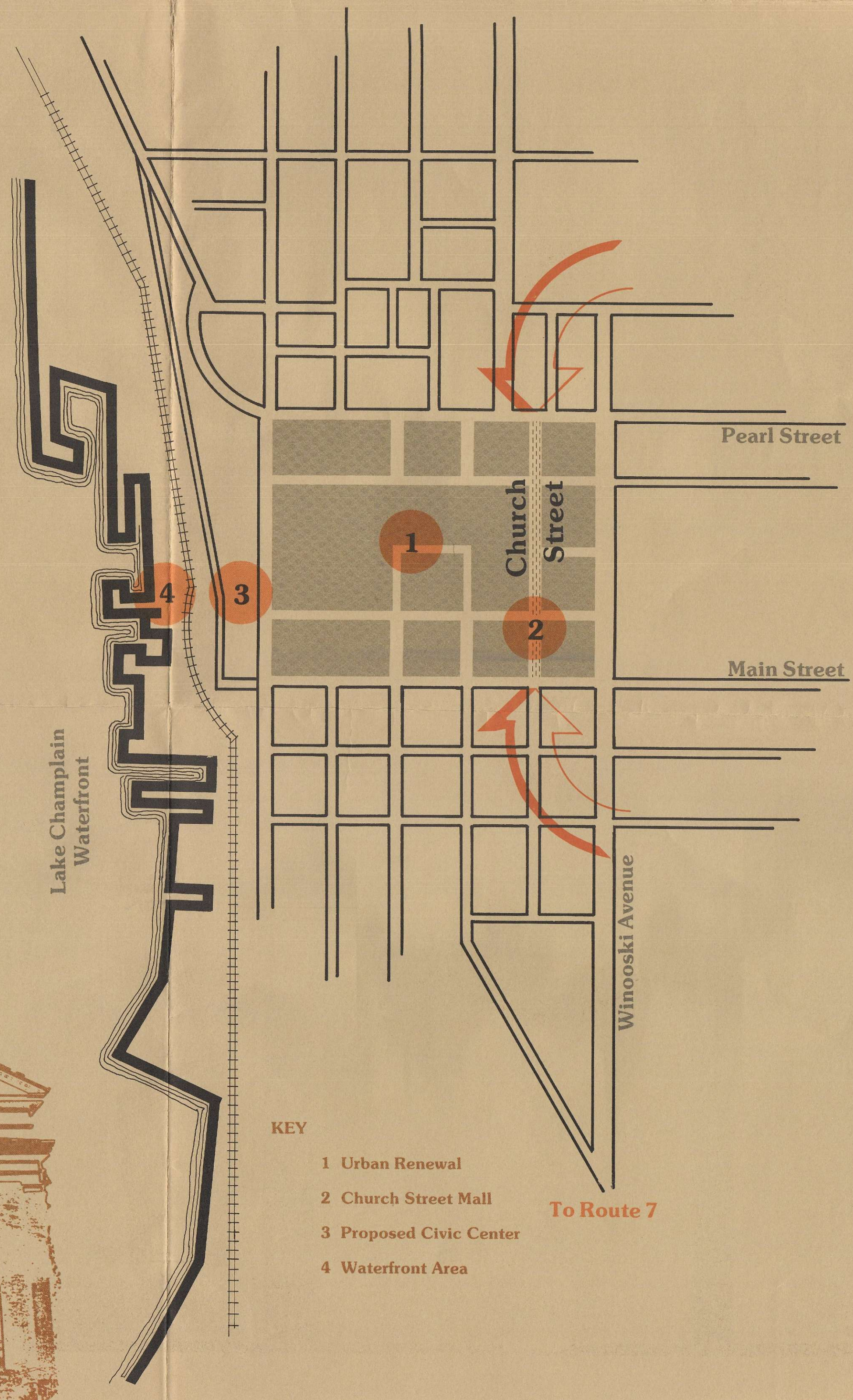
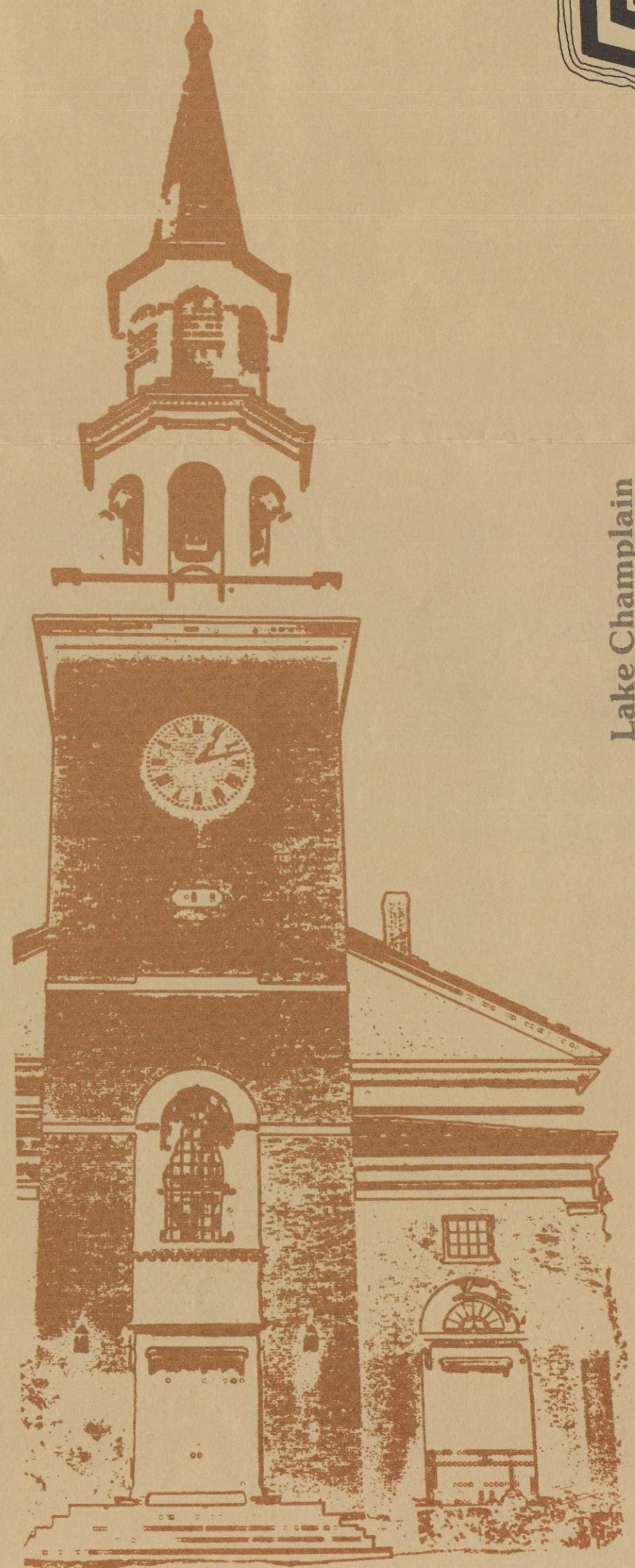
The Master Plan includes the completion of the Urban Renewal Project (1); the Church Street Mall (2); a Civic Center (3); and the development of the Waterfront Area (4).

The Church Street District is an eight-block area extending from Main Street on the south to Pearl Street on the north where the Unitarian Church forms the dominant visual feature. To the west is Burlington's Urban Renewal Project and the Lake Champlain Waterfront. To the east is the University of Vermont, the Medical Center Hospital of Vermont and major transportation arteries — Route 2, Route 7, Interstate 89 and the Burlington International Airport which provides access to major urban centers such as Boston, Montreal, Albany and New York City.

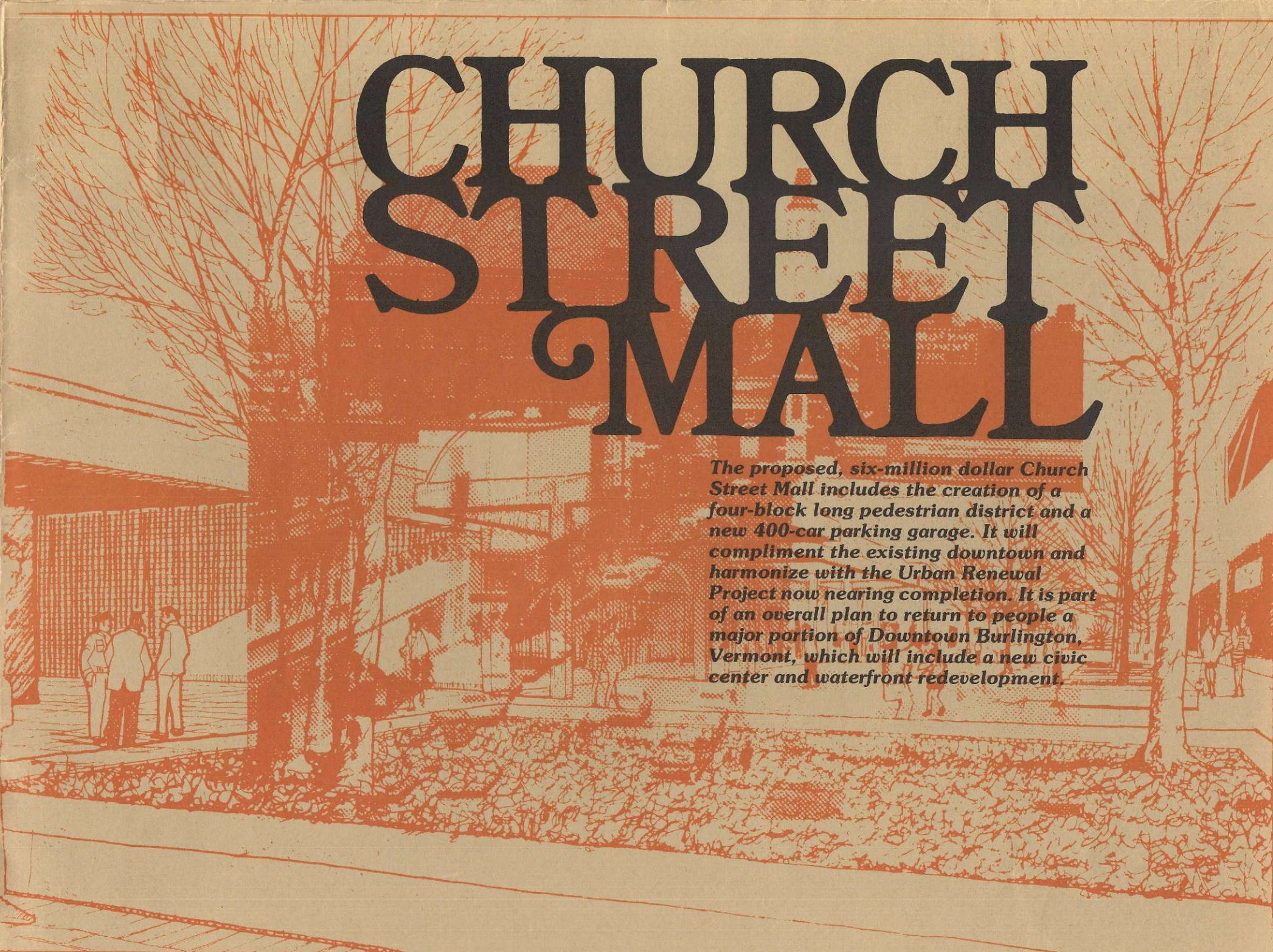
In 1975, Burlington was awarded a \$6,000 Bicentennial Grant which was matched with funds from the City's Community Development Fund and the Downtown Burlington Development Association.

An eight-member Steering Committee was appointed by Mayor Gordon Paquette to guide the Design Study Phase of a Mall for Church Street.

The Burlington architectural firm of Alexander & Truex, Inc. which had participated in the earlier demonstration malls was engaged to do the Design Study. Street malls in other cities were studied to determine which design concepts worked especially well. Many hours were spent with Church Street merchants, businessmen and shoppers as well as representatives of various City departments and public utilities to ensure that whatever plans were developed would meet the needs of all concerned.



- KEY
- 1 Urban Renewal
  - 2 Church Street Mall
  - 3 Proposed Civic Center
  - 4 Waterfront Area
- To Route 7



# CHURCH STREET MALL

The proposed, six-million dollar Church Street Mall includes the creation of a four-block long pedestrian district and a new 400-car parking garage. It will compliment the existing downtown and harmonize with the Urban Renewal Project now nearing completion. It is part of an overall plan to return to people a major portion of Downtown Burlington, Vermont, which will include a new civic center and waterfront redevelopment.

In December, 1975, the Design Study Phase was completed and the model of the proposed Church Street Mall and related parking facilities was unveiled.

The plan considers the eight-block Mall area as an integrated unit consisting of several smaller areas which reflect and preserve the function and personality of each block of Church Street as it exists today. It takes into account traffic flow, parking, public transportation, public utilities, the needs of various health and safety departments as well as the needs of individual merchants for delivery and surface traffic.

Pedestrian amenities such as benches, sitting areas, telephones and restrooms as well as information and directory areas will be provided throughout the Mall.

A system of transparent, covered walkways will shelter portions of the Mall from the harsher effects of the elements while allowing people to enjoy the many climatic conditions associated with Northern New England.

Most areas which are not covered will have an automatic snow-melting system built into the pavement to eliminate any accumulation of ice or snow as it occurs. These improvements will make Church Street a more pleasant place to be during the time of year that is typically made difficult underfoot by ice, snow and slush.

The northerly block from Pearl to Cherry Streets is designed as a classic pedestrian mall. Stately trees, a reflecting pool and formal sitting areas help to preserve the architectural character of the older buildings on this block and to enhance the view of the Unitarian Church at the northern entrance to the Mall.

The block between Cherry and Bank Streets is the pedestrian hub of the Mall area. Access is provided to a new, 400-car parking garage located one-half block to the east of Church Street and to the Urban Renewal Area to the west with its underground shops, parking structure, hotel and office and apartment buildings. Transparent, covered walkways, game tables, supervised tot lot and parklike atmosphere emphasize the pedestrian theme of this block.

The block between Bank and College Streets contains many small shops and restaurants. The plan calls for the construction of several new retail shops in what is now the street, to house specialty shops such as newsstands, florists, snack vendors and craftsmen on a year-round basis.

The roofs of the new Mall shops provide support for an upper deck which covers a portion of this block. The sheltered deck provides direct access to upper level shops, offices and apartments as well as to space for warm weather activities such as Mallside dining and shopping.

The intersection of Church and Main Streets will serve as the southern gateway to the Mall. The plaza in front of City Hall will provide a convenient drop-off point for Mall shoppers and people going to the many government and banking institutions located near this intersection.

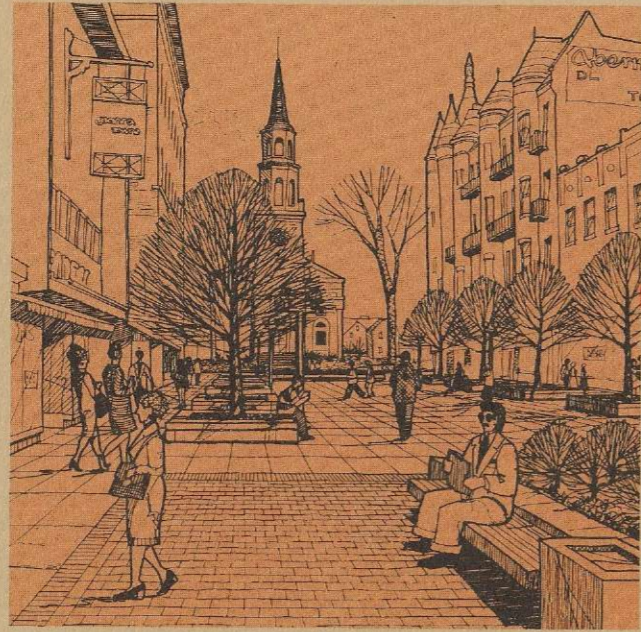
A walkway between City Hall and the Old Fire Station will provide for a free flow of pedestrian traffic between City Hall Park and Church Street and will tie into a ramp which will provide easy access to the first floor level of City Hall to everyone.

A special Downtown bus loop will be established and all Chittenden County Transportation Authority System buses will drop passengers at convenient points in the Downtown area.

On College and Cherry Streets, near the intersections with Church Street, covered waiting areas will be provided for the people riding the buses. Pulloff lanes will be provided for the buses so that they will not impede traffic while loading and discharging passengers.

The new, 400-car, multistory parking garage to be located at the northwest corner of Bank Street and South Winooski Avenue will serve to replace the over 250 curbside spaces which will be eliminated by closing Church Street and by the establishment of two-way traffic on other streets.

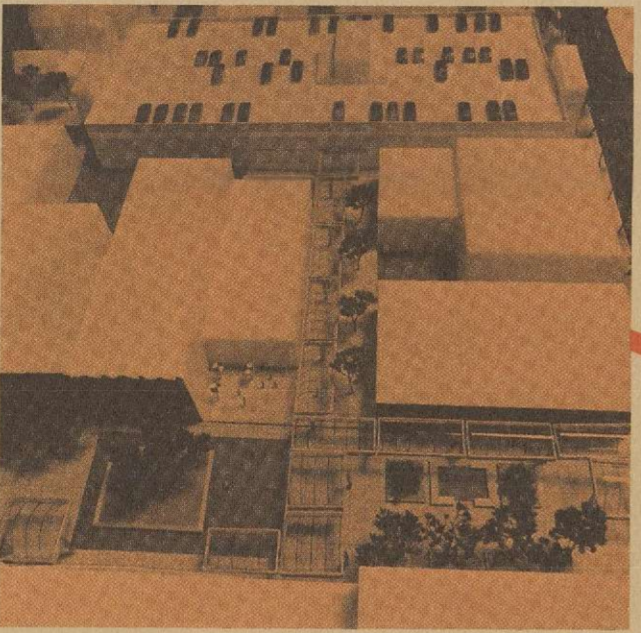
If you would like further information regarding this project or would like to offer suggestions please contact any member of the Steering Committee or the Design Team.



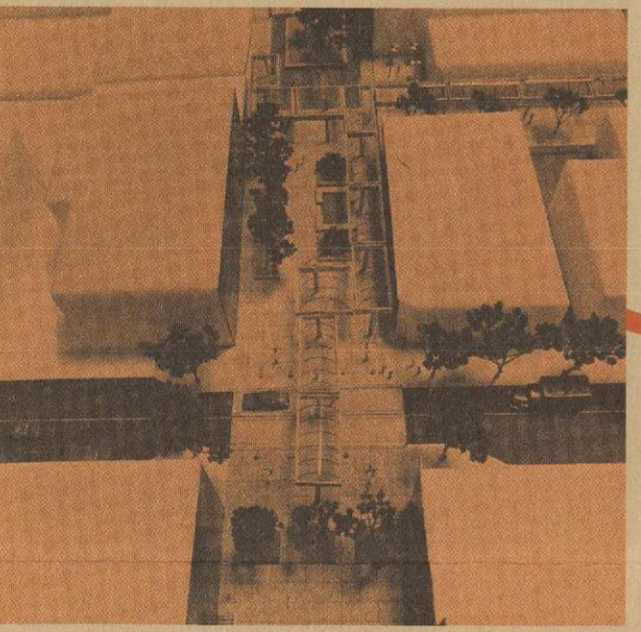
Northern block with view of Unitarian Church.



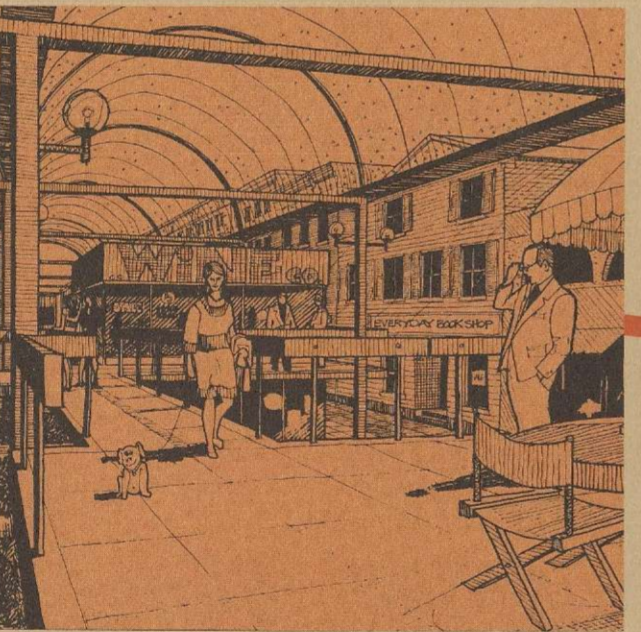
Covered walkways and planting areas.



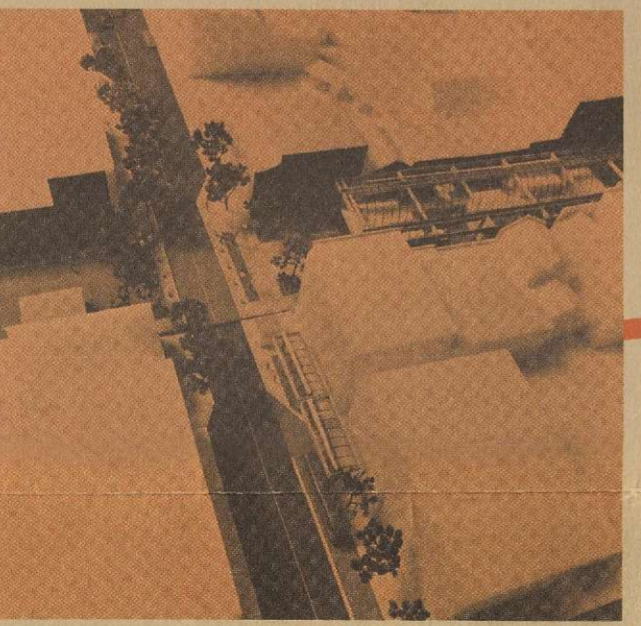
400-Car Parking Garage and connections to Church Street.



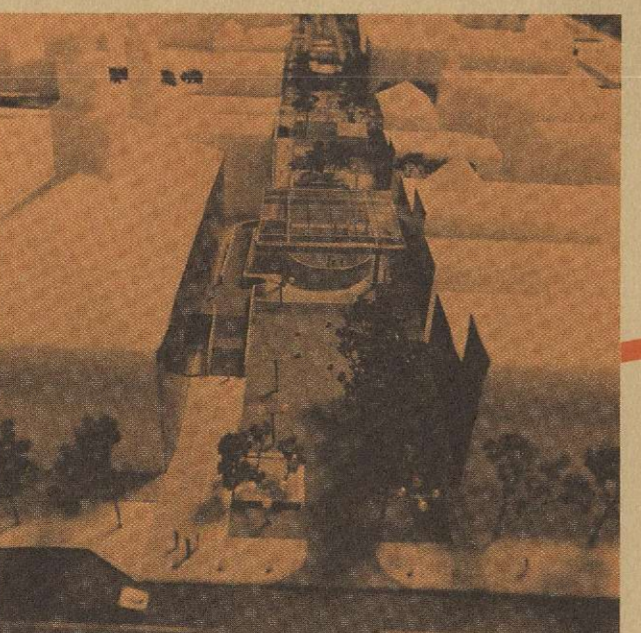
Intersection at Bank Street.



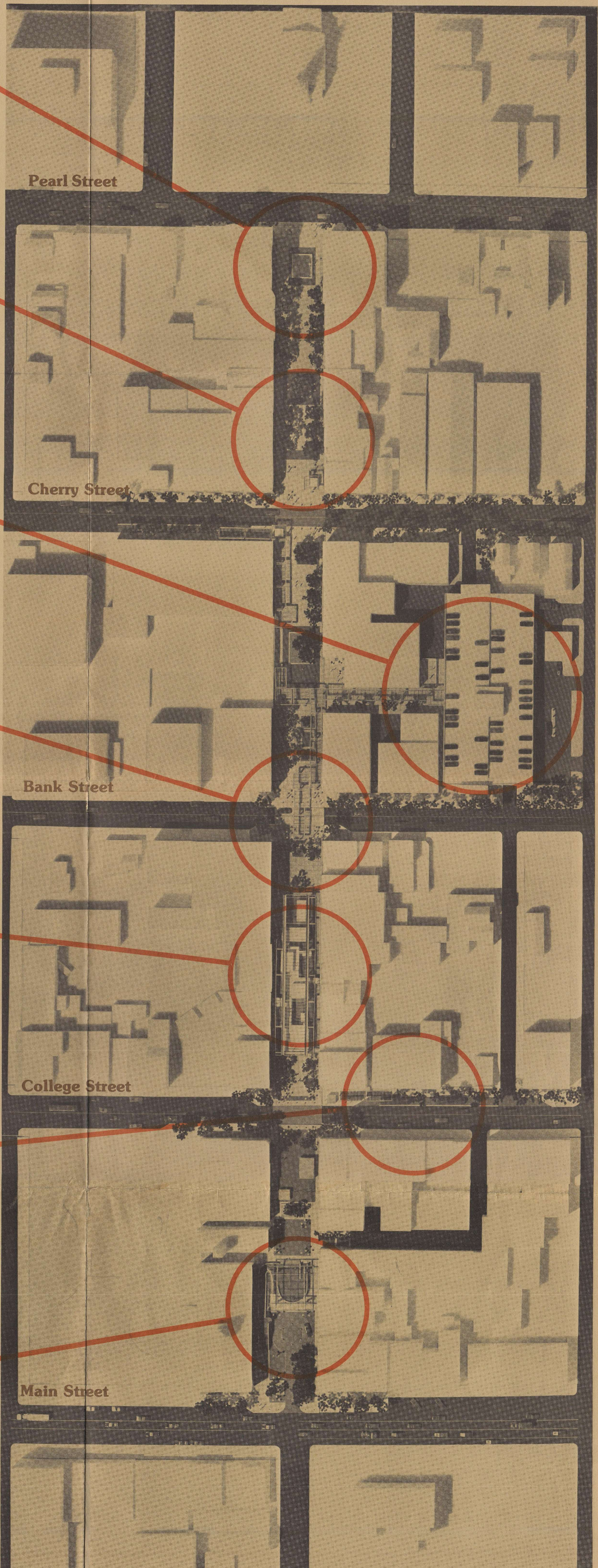
Roof of new shops with access to upper levels of existing buildings.



Typical bus pull-off lanes and covered waiting area.



Southern entrance to Mall with turn-around and new access to City Hall.



# CHURCH STREET MALL

## STEERING COMMITTEE

**Patrick S. Robins, Chairman**  
Downtown Burlington Development Assoc.  
**Ethan A. Allen, Jr.**  
Burlington Planning Commission  
**Ralph H. Cramer**  
Chittenden County Transportation Auth.  
**Lawrence W. Deshaw**  
Traffic & Parking Commission  
**Bruce E. Houghton**  
Chitt. Co. Regional Planning Commission  
**Prof. William C. Lipke**  
Faculty, University of Vermont  
**Patricia T. Novatny**  
Board of Aldermen  
**Warren W. Wood**  
Downtown Burlington Development Assoc.

## DESIGN TEAM

**Alexander and Truex, Inc.**  
Architects  
**Carol R. Johnson Assoc.**  
Landscape Architects  
**DuBois & King, Inc.**  
Civil Engineers

Received  
11/9/78  
at meet. w/

ET  
p. 2  
see p. 14

THE CHURCH STREET PROJECT  
Marketplace  
and  
Transit Loop

The Scope of the Project  
November 6, 1978

CONTENTS

THE PROJECT . . . . . page one  
WHY JOINT DEVELOPMENT? . . . . . page ten  
THE FEDERAL COMMITMENT . . . . . page thirteen  
THE LOCAL COMMITMENT . . . . . page fifteen  
CONCLUSION . . . . . page sixteen

## THE PROJECT

The Church Street Project may be separated into two entities: the Church Street Marketplace and its transit loop component. Since 1971, when the Board of Aldermen first authorized the traffic and planning directors to work together toward the pedestrianization of Church Street, the two have been viewed as ultimately linked in achieving what for years the City has sought -- the continued vitality of its central business district. Work toward the present scheme began inauspiciously enough when in the summer of 1971 the street was closed for a week-long craft fair (which was an unqualified success). The success of the street fair prodded those early visionaries toward application for (and receipt of) funds from local banks, the downtown business association, and the National Endowment for the Arts. In-house studies continued, and, in 1975, the City selected the firm of Alexander & Truex, Inc., of Burlington, to study the City's perceived need for a pedestrian mall and to design such a facility.

Through input from the now organized Church Street Mall Committee and their own research, the architects arrived at a list of priorities for a downtown pedestrian mall for Burlington. The facility must provide its patrons shelter from Vermont's often inclement weather, it should enable increased use of then underutilized space

in the buildings adjacent to the mall, it should provide a system of snowmelt for sidewalks and public areas, and it needed to provide a method by which the City would receive revenues to maintain and promote the facility. In late 1975 the architects unveiled what has now come to be called the "on grade solution." It answered all the named criteria. Through a series of canopies and walkways it provided pedestrian shelter. Its sidewalks contained a snowmelt system. Through a series of ramps and outside elevators, access was gained to upper (second and third story), largely vacant space in existing buildings. And it included several thousand square feet of city-owned retail space in the street in the form of small boutiques and shops which would provide rental income to the City.

Despite the fact that all identified criteria of the Church Street Committee (the arm of the Planning Commission authorized to oversee the creation of the mall) had been met in a creative, popular manner, problems remained. The street contains a true smorgasboard of architectural styles; from mid-eighteenth century semi-rural, to Victorian, to art deco, to fifties "less is more." The necessary size and scale of the canopies, walkways and outside elevators tended to homogenize the street and many felt (including the architects) that the street would lose its very unique character. In line with this, many believed that the solution would not allow for the continued growth and

diversity of the streetscape. While the Committee and the public both applauded the design, the consensus was that it should go further. But where?

While the architectural work proceeded to the on grade solution, the Committee came to realize that it was creating an auto restricted zone and that the Urban Mass Transportation Administration was interested in such ARZ's throughout the nation -- from the planning to implementation stages. And, in time, the City was selected by UMTA as one of only five in the nation tapped for an ARZ demonstration project. In looking at the Project, however, UMTA advisors postulated that perhaps Burlington might better apply for (and had a good chance of receiving) capital monies not only for planning the mall and its transit loop component, but for building the facility as well. In 1976-77 the City applied for, and received, \$200,000 in planning monies from UMTA to further refine its original design. The City also received funding from the National Endowment for the Arts (\$50,000) and from the Eva Gebhard-Gougard Foundation (\$10,000; a local historic preservation fund) for the planning and design of the mall. So, with these funds, the City through its Church Street Project Committee and the architects set out to go beyond the solution offered by the on grade mall originally designed.

In addition to taking the lessons of the first design, persons from both the City and from the architectural firm visited several pedestrian malls across the country to learn in which areas other facilities had succeeded and in which areas they had failed. They discovered that all the successful malls were well run and maintained, were of a scale pleasant to pedestrians, and offered a strong sense of community among the various parts of the mall, from the various retail outlets to pedestrian amenities to support services. With the experience of the first design, with their own dreams and reservations, with the examples of other pedestrian malls, and with more than a dash of vision, the Committee and the architects readressed the problem and found a new solution: a two-level scheme.

The two level scheme would create pedestrian protection naturally at its lower level without placing visual barriers in the street, it would enable adjacent buildings to "tie in" at the lower level through their previously underutilized (or unused) basement spaces (adding in the neighborhood of 80,000 square feet of retail space to the city's total with no new construction). Also, on the below grade level it would provide 20,000 square feet of City-owned retail space to provide income to the City for maintenance and promotion of the Marketplace. The "main deck" could then be turned into an urban park with plantings, public spaces, farmers' markets, sidewalk cafes, fountains, etc., none of which would detract from the existing street-

scape. In fact, the design in no way relied on or added to the architecture of any existing building, leaving the street free to change as it certainly will with no design impediment imposed by the City.

In short, the two level scheme answers all criteria for a pedestrian space in downtown raised by the community and does so in a way which allows the community to change and to grow.

But, why a mall in the first place, and how does it fit with transit improvement? Burlington is a small city of only 38,000, but serves as the regional service core for not only Chittenden County with its population of 110,000 but also for the region at large. The total market area is estimated to be 210,000. (The market includes shoppers from contiguous counties as well as the southern portion of Quebec.) Its transit system, the Chittenden County Transportation Authority, relies on the central business district for an enormous percentage of its ridership (the CCTA estimates that 95% of its ridership either originates or terminates in the CBD). Burlington's downtown is presently vital and strong; it is not in competition (at present) with a regional shopping center for the retail dollar. However, despite a recent ruling by the District Environmental Commission against Pyramid Corporation's attempt to build a 494,000 square foot regional mall in Williston, Vermont, six miles from the CBD, this balance is fragile. The area needs more retail space, and unless

the City can fill that need, in time a regional mall will be proposed which satisfies all environmental criteria. In short, only a strong CBD, so strong that it becomes uneconomical to construct a regional center, will in the end prevent such an installation.

What would a regional mall do to Burlington, to its CBD? Hammer, Siler, George Associates found in discussing the Pyramid Mall:

The most pronounced effect of the mall will be felt in downtown Burlington, the major existing concentration of shoppers goods space in Chittenden County. It is projected that if the mall is not built, 1983 shoppers goods sales in downtown Burlington will be \$51.1 million. If the mall is built, downtown sales will be \$26.7 million, some 40 percent lower than in 1976. As has proven to have been the case in downtown Plattsburgh, major and minor stores can be expected to vacate downtown and relocate to the mall. Additionally, some stores may try to keep units open in both locations, splitting their market and reducing downtown shoppers traffic. The result would be an erosion of sales in those stores electing to remain in downtown.<sup>1</sup>

A second study, commissioned by the City of Burlington from George Sternlieb and his associates took the Hammer, Siler, George findings on loss of retail sales and extrapolated what would happen to Burlington's tax revenues if the mall were built. They found:

Retail loss to the City of Burlington,  
occasioned by development of the Pyramid Mall,

---

<sup>1</sup>Hammer, Siler, George Associates, Retail Sales Impact Analysis: Proposed Pyramid Mall, Williston, Vermont, October, 1977, prepared for the Chittenden County Regional Planning Commission

will cause a local property tax revenue shortfall in the City of approximately \$1.2 million to \$1.6 million annually.

Response to this cost-revenue imbalance, if pursued via the property tax, would cause a 10-14 percent increase in local taxes.

This increase in taxes would be borne by a relatively no growth (1950-1977) tax paying population which has witnessed, since 1950, an eight-fold increase in per capita local government expenditures--133 percent if viewed in constant 1950 dollars...

Public service reduction, as an attempt to mitigate the property tax increase does not appear possible as current municipal manpower levels are 10 to 20 percent below comparable northeastern cities.

If state intergovernmental transfers are sought as a mitigation strategy, the net cost over revenues to state taxpayers would be \$700,000 to \$900,000 annually. Burlington's shortfall would still be \$450,000 to \$600,000 annually.<sup>2</sup>

Additionally, should a regional mall be built, the county-wide transportation authority will not be able to effectively service the region. As noted above, the CCTA relies heavily on travel to and from the CBD. Without this common destination point, the CCTA simply cannot realistically function. But, aside from assisting the CCTA in a defensive manner, how would the proposed pedestrianization of downtown help build ridership offensively? Figures are not available for computing

---

<sup>2</sup>George Sternlieb, Robert W. Burchell, David Listokin, Impact of Pyramid Mall on Burlington's Municipal FISC, March, 1978, prepared for the City of Burlington, Vermont

prospective ridership increase given a more attractive downtown, a more intense pedestrian space in the CBD, and a more easily understood, streamlined bus system. The transit loop (which will be effective during the late spring or early summer of 1979<sup>3</sup>) will enable the CCTA to modify its overall system from a married system in which many of the routes overlap and riders must transfer at unrelated points, to a pulse system in which all buses will travel the loop at least once per hour (twice during peak hours) and which will contain a common transfer, stack up point from which all buses will "pulse" during easily identified and understood periods.

The relationship between the transit loop and the Marketplace will be strong. The loop will cross the Marketplace at two points (but will not travel along it) with bus stop shelters at each intersection. The loop will enable riders to debark within one block of any point within the CBD (and within the Marketplace). Graphics and other pedestrian amenities of both the loop and the Marketplace will reinforce one another.

The above contains the whys of the Marketplace and its transit loop component -- why the City and its chosen architect perceived a need for a two level pedestrian mall, why a strong CBD is necessary for Burlington to withstand

---

<sup>3</sup>Over \$500,000 Urban Systems funds from the FHWA were committed to the City during FY '78 to enable creation of a traffic plan for downtown incorporating the transit loop, and for acquisition and installation of necessary signal and other equipment.

the threat of a suburban, regional shopping mall; why the Marketplace and the loop are interrelated. It also explains the transit loop and its effectiveness for the county-wide bus system. But what is meant by a "two level scheme," what is it beyond an answer to the criteria raised by the City in its desire to create the best possible pedestrian space for its very special City and its CBD.

It is, of course, a two-level pedestrian mall with additional retail space on the level formerly below the street level (over 100,000 total square feet -- 20,000 from newly created space and potentially 80,000 from now unused basement space), in which the current on-grade will be freed for pedestrian amenities which will not interfere with current facades or building uses. However, this will not be an "underground" mall. At least three up/down pedestrian accesses have been created per block; and, by these and a system of multi-tier and cascading plantings, combined with light and air flow through a series of light wells, the architects have created a continual sense of community between the two levels. The former sidewalk area on the existing street grade will be both wide enough and strong enough to accomodate any and all emergency vehicles.

As noted above, the creation of a climate controlled lower concourse will free the current street level for an urban park with open public spaces, plantings and fountains. It is, in the end, a means to provide a small city with additional retail with no new major construction and to

enable that city to protect and build its tax base. It creates both an exciting, contemporary shopping environment for the city's merchants (well over 75% of the present Church Street businesses are owned and operated by local people; they comprise a valuable resource) and a fun, pleasant place in which its citizens may congregate, relax or shop.

#### WHY JOINT DEVELOPMENT?

When the City realized that the two-level solution answered its perceived needs for downtown, it also realized that the project had become greater in scope than that originally proposed to the Urban Mass Transportation Administration and that UMTA would be hard pressed to fund the entire approximately \$20 million project. While admittedly the transit link is strong, elements such as the relocation of all utilities and creation of such a strong pedestrian space in downtown over which the transit loop crossed but would not travel indicated that parts of the project might be assumed by other agencies. The City, however, realized from the start of its thinking about joint development that it must mean not only a cooperation among the several federal agencies, but also between the federal government and the private sector as represented by both funding and creation of additional private investment contiguous to and a part of the Marketplace and loop.

Burlington turned naturally to UMTA and learned of that agency's commitment to the concept of joint development as a part of the President's "New Partnership to Conserve America's Communities" promulgated in March of 1978. It saw that it specifically met several of the guidelines necessary in the President's initiative for projects under his "Principles for a New Partnership." The guidelines it believes it meets are:

- Must involve all levels of government, private sector, neighborhoods and voluntary associations.

(The Project seeks to involve the federal, state and local government, the private sector through a local bond issue, the immediate neighborhood through the Downtown Business Development Association, a volunteer organization.)

- Improved performance of existing programs by coordination, consolidation, simplification and reorienting resources.

(The Project sees itself as providing a means by which the various programs of the several federal agencies may be coordinated effectively toward a common end in partnership in local agencies, both public and private.)

- Flexibility to respond to diverse needs of all cities and communities, while recognizing some places will require strategic targeting of resources.

(The Project acknowledges that it will not be able to provide the federal government with the specific leveraging factor it normally seeks. It asks the federal government to take strongly into account the investment saved in the CBD -- both public and private -- through a vital CBD and the prevention of the development of one or more regional, suburban shopping malls.)

- Focusing resources on conserving existing communities.

In addition, the City discovered that it met the several criteria UMTA had set out in its effort to fulfill what it sees as its part in assisting in the transportation component of the President's initiative, which are most likely comparable to those of other agencies. It meets UMTA's objectives of enhancing urban economic development, including the provision of jobs and the improvement of the tax base, in an economically distressed city while simultaneously providing a means to increase transit ridership.

Burlington fulfills the Department of Housing and Urban Development's criteria for categorization as a distressed community as articulated in its Urban Development Action Grant program. As noted above in a discussion of the Sternlieb report (p.7), the City has essentially been in a "no growth" position since 1950. Its population has remained the same despite in recent years an increase in the number of available housing units. Families are moving out and the childless -- the "empty nesters" -- are moving in and staying in. While no services have been reduced to critical points, many City services today operate with fewer employees (and comparatively older equipment) than they did twenty years ago. It needs to increase its tax base and finds itself in a position where it no longer has a resource of land and cannot hope to look toward industrial expansion. As Mayor Paquette states, "The heart of our tax base lies in our central business district which is the regional service

core for most of northwestern Vermont. Our resources lie in the provision of services to that population and in our role as a shopping center. We must preserve both if we are to continue to offer our citizens the services they need at a price they can afford to pay."

The Project will not only increase jobs and the tax base within the CBD, but will also protect both from the threat of urban sprawl. Burlington is the only urban center in Vermont; it is Vermont's largest city by a good margin. Within four miles of its center cattle still graze. The City wishes to preserve its urban character and the State wishes to preserve its rural character. Both can and should occur.

#### THE FEDERAL COMMITMENT

The City is seeking assistance, financial as well as operative, from many federal agencies. It believes that the Project is one which they all can be a part of and one which will enable them to assist Burlington in becoming a model for creation of joint development packages among several federal agencies. The City is looking toward the Department of Transportation through both its Urban Mass Transportation Administration and its Federal Highway Administration. It hopes that the Department of Housing and Urban Development might become involved, presumably through its Urban Development Action Grant program. The Department of Commerce may become a part of the Project through its Economic Development Administration. Burlington hopes to involve the Department

of Energy in "front end" monies to assist it in studying whether super heated water from a Burlington wood chip plant might be used to provide heat and snowmelt to the Marketplace. Additionally, the relocation and separation of storm and sanitary sewers, as well as the fact that the Project will enhance the air quality of the CBD, should enable the Environmental Protection Agency to fund part of the Project. And a combination of the programs offered by the Small Business Administration and the Farmers' Home Administration may work in concert with a local development corporation organized under the auspices of the Marketplace to assist landowners and tenants both in upgrading of their properties contiguous to the Marketplace. Lastly, but by no means least, the City hopes that the Department of Interior will become involved through its Heritage Recreation and Conservation Service via two avenues. The first by becoming a part of the joint development package currently proposed in funding the part of the Project identified as the urban park, and the second by (again, perhaps through the coordinating vehicle of the local development corporation) assisting several (or all) of the as yet unimproved historic buildings in the CBD (most of which abut the proposed Marketplace) in restoring their facades.

The foregoing lists specific ways in which several of the agencies might become a part of a joint development project involving the Church Street Marketplace and transit loop. Specifically discussed were DOE, EPA, SBA, FHA, and

HCRS. What of DOT, DHUD and EDA? Because of the broad commitment each of these three agencies have toward upgrading and preservation of urban centers, their roles in the package building around the Project are not as distinct as the others. The City naturally sees UMTA having a definable role in the transit loop, in the transit loop crossovers on the Marketplace (where a number of up/down accesses will be provided as well as additional pedestrian amenities), and in other specific, transit-related items. Likewise, Burlington hopes that FHWA will become involved in completing upgrading of parts of the Project which can be identified as a part of its urban systems program beyond installation of traffic signalization equipment noted above (p.8). EDA might specifically allocate funds for creation of the City-owned retail space. However, no matter how the budget is parceled out or delimited, a category called alternatively "General Construction" or "Joint Development" remains, which competes for funds from DHUD's UDAG program, several of EDA's urban development programs, and UMTA's Section 3. The City hopes that these agencies will work together with the City to allocate these project funds.

#### THE LOCAL COMMITMENT

The City plans to propose an approximately \$3 million bond issue on town meeting day, March 6, 1979. It is presently working with bond counsel to create tax increment financing legislation to enable such financing in retiring

these bonds. The tax increment financing district will not include merely the Marketplace district (the eight block area bisected by the mall), but will include an expanded CBD of twenty blocks to and including the waterfront. Burlington expects the waterfront redevelopment currently underway through the assistance of a \$3 million UDAG grant, to begin producing revenue to the City in calendar year 1979, which will provide front end revenues for the tax increment financing district.

Private investment will be leveraged by the Project. Abutters of the Marketplace, in improving the 80,000 square feet of presently underutilized basement space as retail space, are expected to spend in excess of \$3 million. Project planners anticipate sidestreet redevelopment to create an additional \$1.5 million downtown investment. Also, the Project itself will serve as one link in the chain that has become downtown revitalization and which includes one, hopefully two, department stores, a civic center, an expanded (doubled) hotel, and increased housing. Most of the latter projects are expected to occur through the continued development of urban renewal.

#### CONCLUSION

Strengthening of downtown Burlington must be a priority. In delivering its decision to deny the Pyramid Corporation an Act 250 environmental permit, the District Environmental Commission exhorted the City to move forward, and quickly.

Two days later, in commenting upon the Act 250 decision, Governor Snelling echoed that sentiment. Many other individuals, both public and private, recognize the need to save and strengthen Burlington. The Overall Economic Development Program for Chittenden County states that the area's first asset is its people, and that

A second asset is the area -- a mini-metro area which has developed a custom of keeping the best of old Vermont with the new and providing benefits of both urban and countryside living. The challenge here will be to maintain this desired balance through the needed economic expansion. Some of these challenges have to do with basic governmental functions . . . downtown deterioration, delivery of coordinated and purposeful public facilities.<sup>4</sup>

But the City (and its partners) must move quickly in strengthening the CBD. All acquainted with the Project and with the City recognize that time is truly of the essence. It cannot be too greatly emphasized that the spectre of suburban expansion in the form of a regional shopping mall has only been delayed; in time a company will appear with the ability to fulfill all environmental criteria. Burlington must prepare to meet that challenge. The City presents a challenge to its federal friends not only to work together -- with each other and with the City -- but also to work quickly and effectively. It is critical that Burlington begin construction during the summer of 1979. It can be done. But

---

<sup>4</sup>Overall Economic Development Program, Chittenden County, Vermont, prepared by the Chittenden County Regional Planning Commission, June, 1976, page 25

to do so will require enormous energy and imagination, not to mention creativity, on the part of everyone involved. The City is absolutely committed to "move heaven and earth" to see a construction start of August 1, 1979 -- or earlier. To get to that point, all parties must talk seriously of engaging a construction management firm within the next several months and going to bid only on the various (and myriad and numerous) sub-contracts. The City needs additional funds for planning and for development of construction documents. It also needs assistance in developing a local development corporation to assist the private sector in doing its share.

In short, the City believes that it proposes a creative solution to a problem now affecting many mid-sized American cities: enhancement and protection of the CBD through creation of an exciting pedestrian space which will not only provide needed additional retail space for the area (thereby obviating the need for such expansion in the suburbs), but which will also preserve the existing tax structure and insure continued private and public investment in downtown. It believes that the creativity of the solution demands creativity in a means to that solution -- from the design itself, to the joint funding partnership, to acceptance of figures concerning the CBD in discussions of leverage and private commitment. Burlington is, indeed, a city that gets things done, but it is a fragile city and cannot, at this juncture, go it totally alone.



AJY-111

PLEASE CREDIT:

AGENCY OF DEVELOPMENT & COMMUNITY AFFAIRS

MONTPELIER, VERMONT

SUBJECT CHURCH ST,

LOCATION BURLINGTON



AYY 107

PLEASE CREDIT:

AGENCY OF DEVELOPMENT & COMMUNITY AFFAIRS

MONTPELIER, VERMONT

SUBJECT Burlington  
LOCATION Church St. (note church...)



77-A-189

Warner Block

Church Street Historic District #26  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 23



77-A-189

West side of Church Street, between  
Cherry and Pearl. (r. to l.): #43-46

Church Street Historic District  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 36



266

West side of Church Street, looking  
north from Cherry. (l. to r.):  
#47, 46, 45, 44, 43, the Masonic  
Temple, and the Unitarian Church.

Church Street Historic District  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation  
photograph 38



75-A-56

North side of Main Street, east of  
Church Street, (l. to r.): #5, 4, 3.  
Church Street Historic District  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for  
Vt. Div. for Historic Preservation

photograph 3



80-A-269-7

Exchange Block (r.); Rusty Scuffer (l.)

Church Street Historic District #5, #6.  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 4



THE ALLEN AGENCY INC.

176

THE ALLEN AGENCY INC.  
INSURANCE  
800-950

80-A-268

Vermont Life Insurance Building - Restored  
storefront

Church Street Historic District #4  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt. Div. for  
Historic Preservation

Photograph 3A



Golden Dragon Restaurant

Church Street Historic District #7  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 5

80-A-269-6



77-A-186

Golden Dragon Restaurant, window and  
cornice detail.

Church Street Historic District #7  
Burlington, Vermont

Credit; Clark Schoettle, 1977, for Vt.  
Div. for Historic Preservation

photograph 6



THE Appalachian GHP

HOPKINS HOPKINS

THERE LIVES THE SPIRIT OF THE FOLK SITTING IN THE CHAIR

SALE

They Ann's

FOURTH

OPEN

80-A-269-5

Lanou Building

Church Street Historic District #8  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 7



206

East side of Church Street, between  
College and Main, looking south;  
(l. to r.): #11-5

Church Street Historic District  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 8



77-A-189

Burlington Trust Building

Church Street Historic District #11  
Burlington, Vermont

Credit: Clark Schoettle, 1977, for Vt.  
Div. for Historic Preservation

photograph 9



266

South side of College Street, east of  
Church. (r. to l.): #11-15

Church Street Historic District  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 11



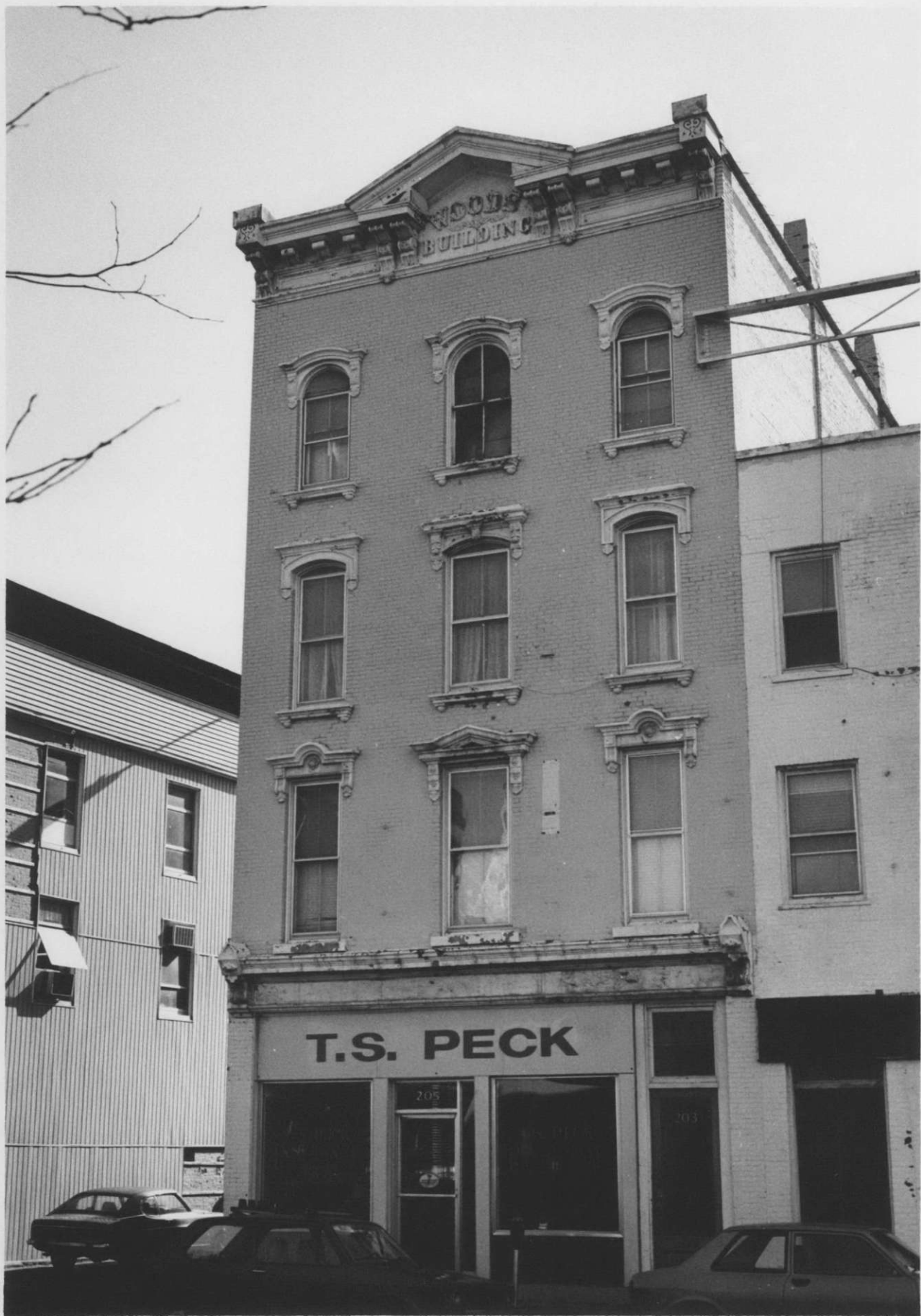
80 - A - 269 - 8

Burlington Free Press Complex  
(l. to r.): buildings C, B, A

Church Street Historic District #12  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 12



Wood's Building

Church Street Historic District #14  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 13

80-A-269-4



78-A-53

Leavenworth Block

Church Street Historic District #15  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for  
Vt. Div. for Historic Preservation

photograph 14



CHITTENDEN  
TRUST COMPANY

Church Street Office

CHITTENDEN TRUST COMPANY

Church Street Office

The Church Street Office

WY

HIV

266

North side of College Street, looking  
east. (l to r.): #20-16

Church Street Historic District  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 15



78-A. 53

Hall Block

Church Street Historic District #16  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for  
Vt. Div. for Historic Preservation

photograph 16



77-A-178

Elias Lyman Office

Church Street Historic District #17  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for  
Vt. Div. for Historic Preservation

photograph 17



78-A-53

Pomerleau Building (l.) and Beach's  
Bakery (r.)

Church Street Historic District #19,18  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for  
Vt. Div. for Historic Preservation

photograph 18



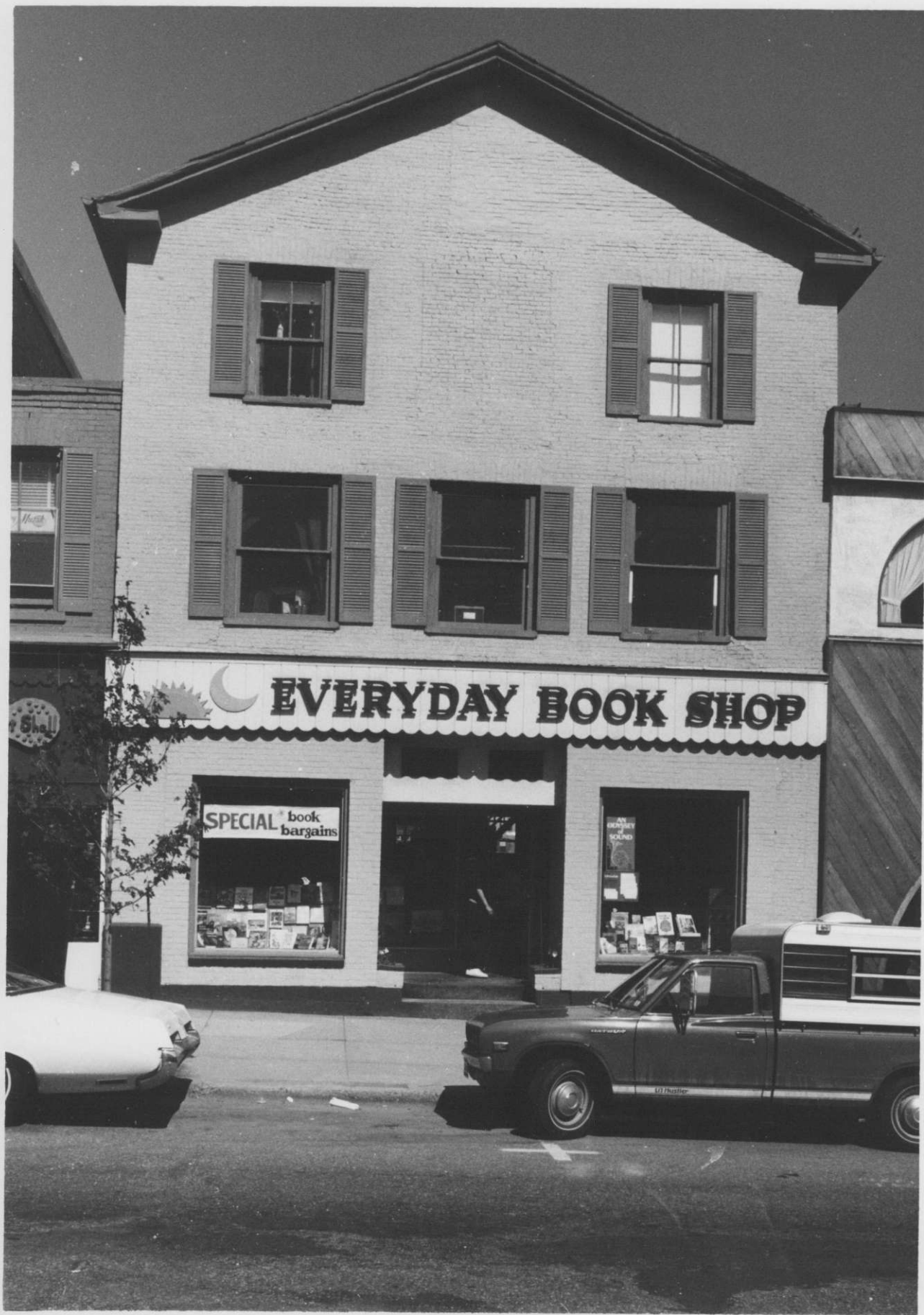
77-A-189

Chittenden Trust Block  
(Hall's and Boutilier's are to left)

Church Street Historic District #20  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 19



77-A-189

Everyday Book Shop

Church Street Historic District #23  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 20



■ HARDWARE - PAINT  
■ HOUSEWARES  
■ GARDEN SUPPLIES

3-SPEED  
20-IN  
FAN

The Nut Shell

SALE  
OPEN  
FRIDAY

DATE

77-A-189

Hagar Hardware

Church Street Historic District #24  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 21



77-A-189

Isham Block

Church Street Historic District #25  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 22



77-A-189

Warner Block

Church Street Historic District #26  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 23



Weller Block

Church Street Historic District #27  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 24

80-A-269-3



77-A-190

Commercial Block, 82-82 Church Street

Church Street Historic District #28  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 25



77-A-190

Fisher Block

Church Street Historic District #29  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 26



FOREPAUGH  
SELLS BROS.  
UNITED SHOWS  
AT BURLINGTON  
WEDNESDAY  
AUGUST 3

H.W. ALLEN & CO.  
THE RICHARDSON.

Einchen

Church Street Ca 1904  
77A201 C5

THIS PAPER  
MANUFACTURED  
BY KODAK

THIS PAPER  
MANUFACTURED  
BY KODAK

THIS PAPER  
MANUFACTURED  
BY KODAK

THIS PAPER  
MANUFACTURED  
BY KODAK

THIS PAPER  
MANUFACTURED  
BY KODAK

THIS PAPER  
MANUFACTURED  
BY KODAK

THIS PAPER  
MANUFACTURED  
BY KODAK



Church Street, East side looking ~~West~~<sup>South</sup> from Bank Street  
Wilbur Collection Negative



STORE No. 397 - BURLINGTON, VT.

Church Street 1934 or later

77 A 201

THIS PAPER  
MANUFACTURED  
BY KODAK

THIS PAPER  
MANUFACTURED  
BY KODAK

THIS PAPER  
MANUFACTURED  
BY KODAK

THIS PAPER  
MANUFACTURED  
BY KODAK



VISION CENTER

Jan's FOOTWEAR

Pants Plus

Levi's

Pants Plus

SOZZY!  
Pants Plus  
LEVI'S

Le  
CAM  
REF  
ENTRA

80-A-268

Pants Plus (r.), Jan's Footwear (c.),  
and commercial block at 28 Church (1).

Church Street Historic District #37-39  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 33



77-A-187

Northwest corner of Church and King.  
(l. to r.): Mills House (#24), Wilson  
House (#23), and Peck House (#22)

City Hall Park Historic District  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vermont  
Division for Historic Preservation

Photograph # 19



77-A-187

Charlie's Red Hots (left), and the  
Fresh Ground Coffee House (right)

City Hall Park Historic District #21, 20  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vermont  
Division for Historic Preservation

Photograph #18



75-A-56

Southwest corner of Main and Church.  
(l. to r.): Stacy House (#19), Stacy  
Livery (#18), Times Building (#17),  
All-American Hero (#16), and #15.

City Hall Park Historic District  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for Vermont  
Division for Historic Preservation  
Photograph #16



267

West side of Church Street between Main and  
King Streets, looking south. (r. to l.):  
#17-24

City Hall Park Historic District  
Burlington, Vermont

Credit: John C. Page, 1981, for Vermont  
Division for Historic Preservation

Photograph #17



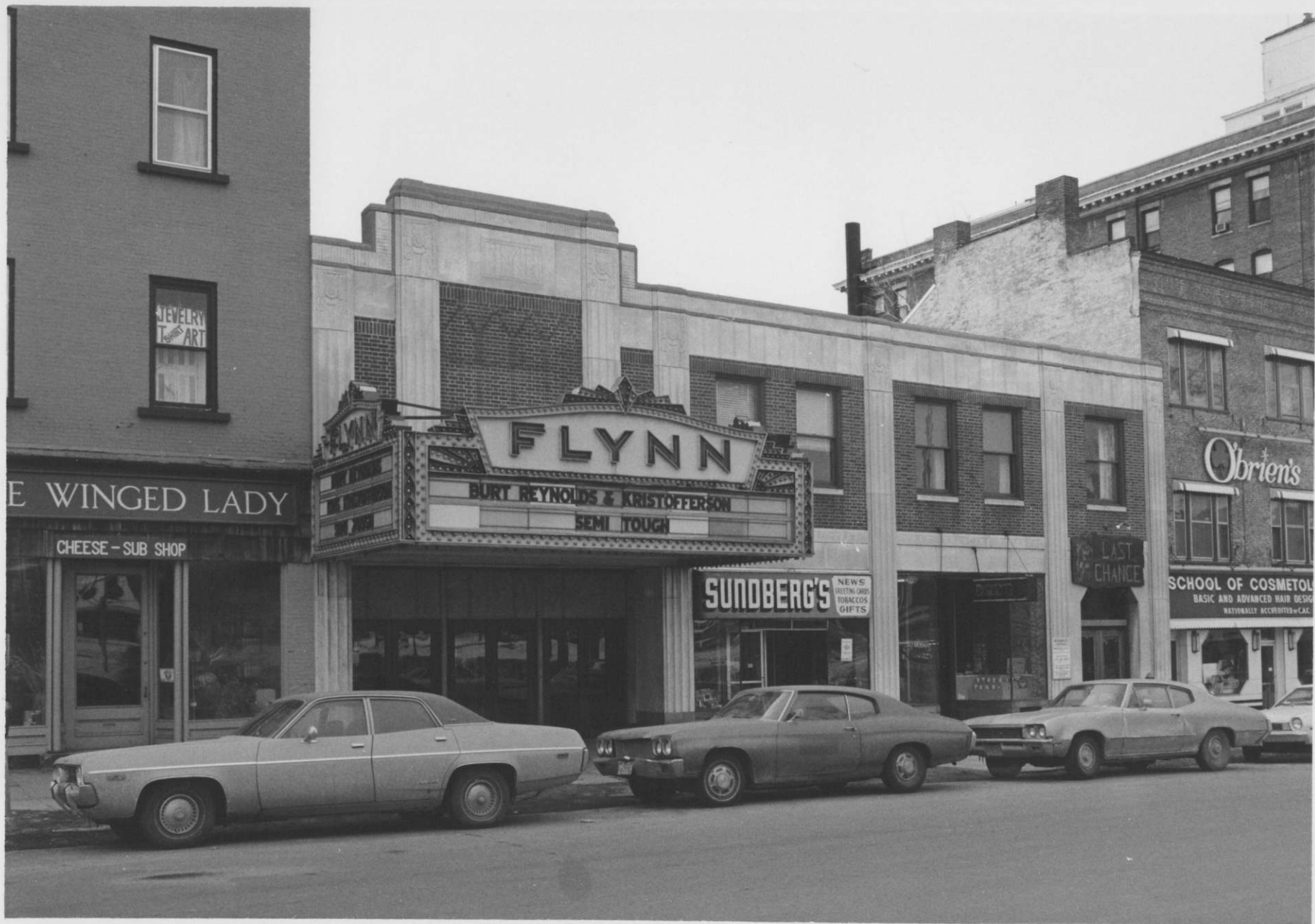
78-A-56

East Wing of American House

City Hall Park Historic District #13  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for  
Vermont Division for Historic Preservation

Photograph #14



78 - A - 56

Flynn Theater

City Hall Park Historic District #14  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for Vermont  
Division for Historic Preservation

Photograph #15



77-~~A~~-188

McAuliffe Building

City Hall Park Historic District #8  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vermont  
Division for Historic Preservation

Photograph #8



77-A-188

Merchants Bank

City Hall Park Historic District #9  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vermont  
Division for Historic Preservation

Photograph #9



77-A-187

City Hall

City Hall Park Historic District #11  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vermont  
Division for Historic Preservation

Photograph #10



MASS TRANSPORTATION  
COMMUNITY STREET DISTRICT  
COMMUNITY STREET DISTRICT  
COMMUNITY STREET DISTRICT  
COMMUNITY STREET DISTRICT

267

West side of Church Street, looking north  
from Main Street

City Hall Park Historic District  
Burlington, Vermont

Credit: John C. Page, 1981, for Vermont  
Division for Historic Preservation

Photograph #11



267

South side of Main Street, looking west  
from Church Street. (l. to r.): #17, 16,  
15, 14, 13, 12.

City Hall Park Historic District  
Burlington, Vermont

Credit: John C. Page, 1981, for Vermont  
Division for Historic Preservation

Photograph #12



Neutrogena Vitabath Cabochard

n's Inc. Lower Main Salon  
HAIR DESIGN FOR MEN AND WOMEN

LOUNGE

101

MARK CHERRY

78-A-56

Hotel Vermont

City Hall Park Historic District #12  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for  
Vermont Division for Historic Preservation

Photograph #13



LINGTON DATA PROCESSING, INC.

78-A-54

Second Merchants Bank

City Hall Park Historic District #1  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for Vt.  
Division for Historic Preservation

Photograph #2



266

College Street, looking west from Church  
Street. (r. to l.): #1-5

City Hall Park Historic District  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Division for Historic Preservation

Photograph #1



78-54

Old Burlington Trust Building

City Hall Park Historic District #2  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for Vt.  
Division for Historic Preservation

Photograph #3



80-A-268

St. Paul Street Annex (86 St. Paul St.)

City Hall Park Historic District #6  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt. Div. for  
Division for Historic Preservation

Photograph #5



267

City Hall Park, looking north from the  
corner of Main and St. Paul Streets

City Hall Park Historic District #7  
Burlington, Vermont

Credit: John C. Page, 1981, for Vermont  
Division for Historic Preservation

Photograph #7



77-A-178

2

Burlington Savings Bank

Church Street Historic District #65  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for Vt.  
Div. for Historic Preservation

photograph 48



Lounge

Nector's

Restaurant

SECURITY PACIFIC FINANCE

PATISSERIE

INSURANCE

LEARR'S  
INSURANCE

TOYOTA

NO PARKING

267

North side of Main Street, east of  
Church Street. (l. to r.): #71, 5,  
4, 3, 2, 1.  
Church Street Historic District  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 2



75-A-56

Parkhill Building  
Church Street Historic District #1  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for  
Vt. Div. for Historic Preservation

photograph 1



77-A-190

East side of Church Street between  
Bank and College, facing southeast.  
(l. to r.): #29-20

Church Street Historic District  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 27



77-A-190

Capital Stationers

Church Street Historic District #32  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 29



80-A-269-2

Freneau's and Mall Drugs (r. and l.)

Church Street Historic District #30, 31  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 28



77-A-190

Payn's and Nelson Blocks

Church Street Historic District #33  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 30



80-A-268

Fire and Metal

Church Street Historic District #34  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 31

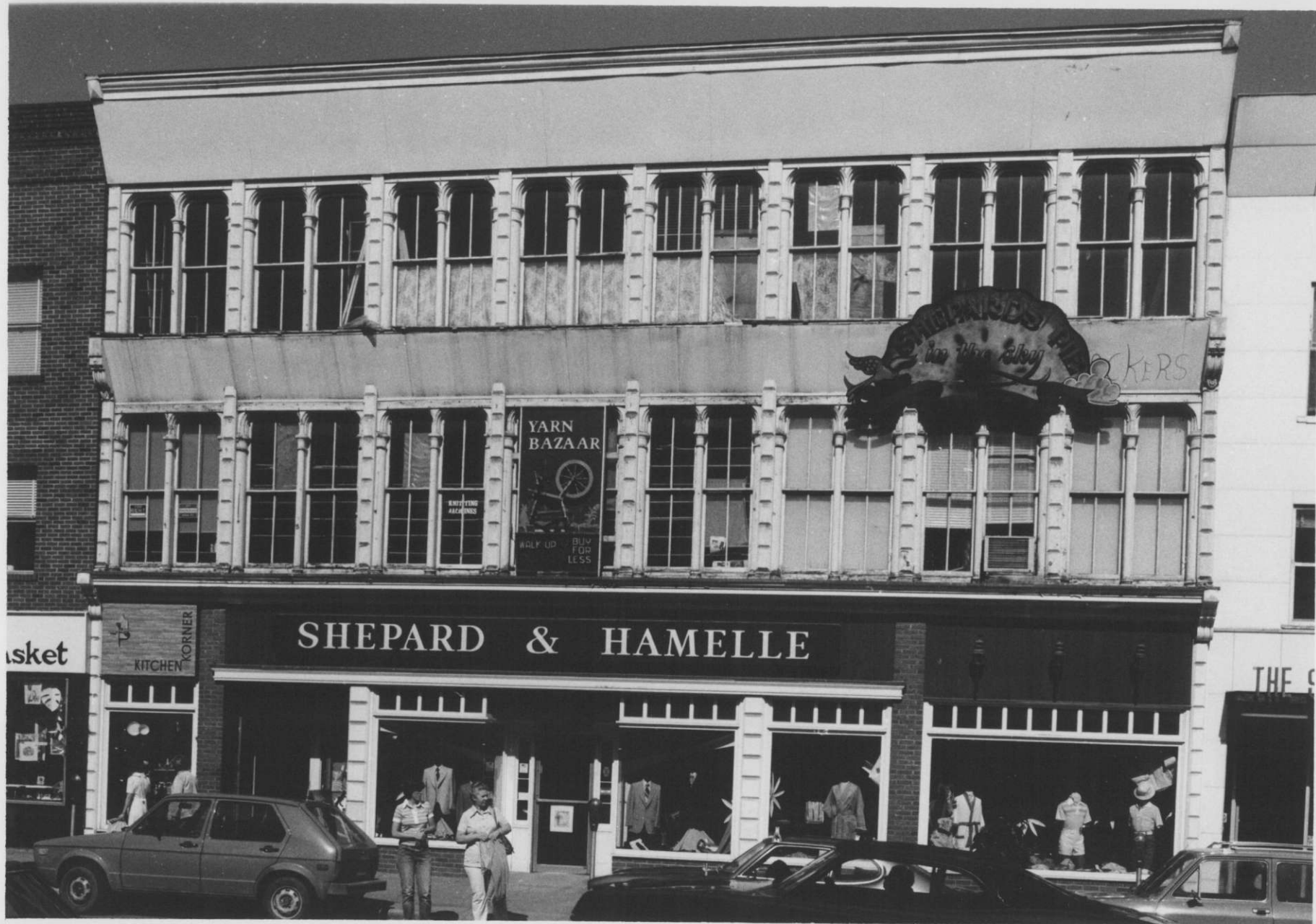


266

East side of Church Street, between  
Cherry and Pearl, looking northeast.  
(r. to l.): #35-42, the Richardson  
Building, and the Unitarian Church

Church Street Historic District  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation  
photograph 32



asket

KITCHEN  
KORNER

SHEPARD & HAMELLE

YARN  
BAZAAR  
BUY UP  
FOR  
LESS

WINDS  
in the shop  
KERS

THE S

77-A-190

Bacon Block

Church Street Historic District #40  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 34



77-A-191

Abernathy's Men's Shop

Church Street Historic District #42  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 35



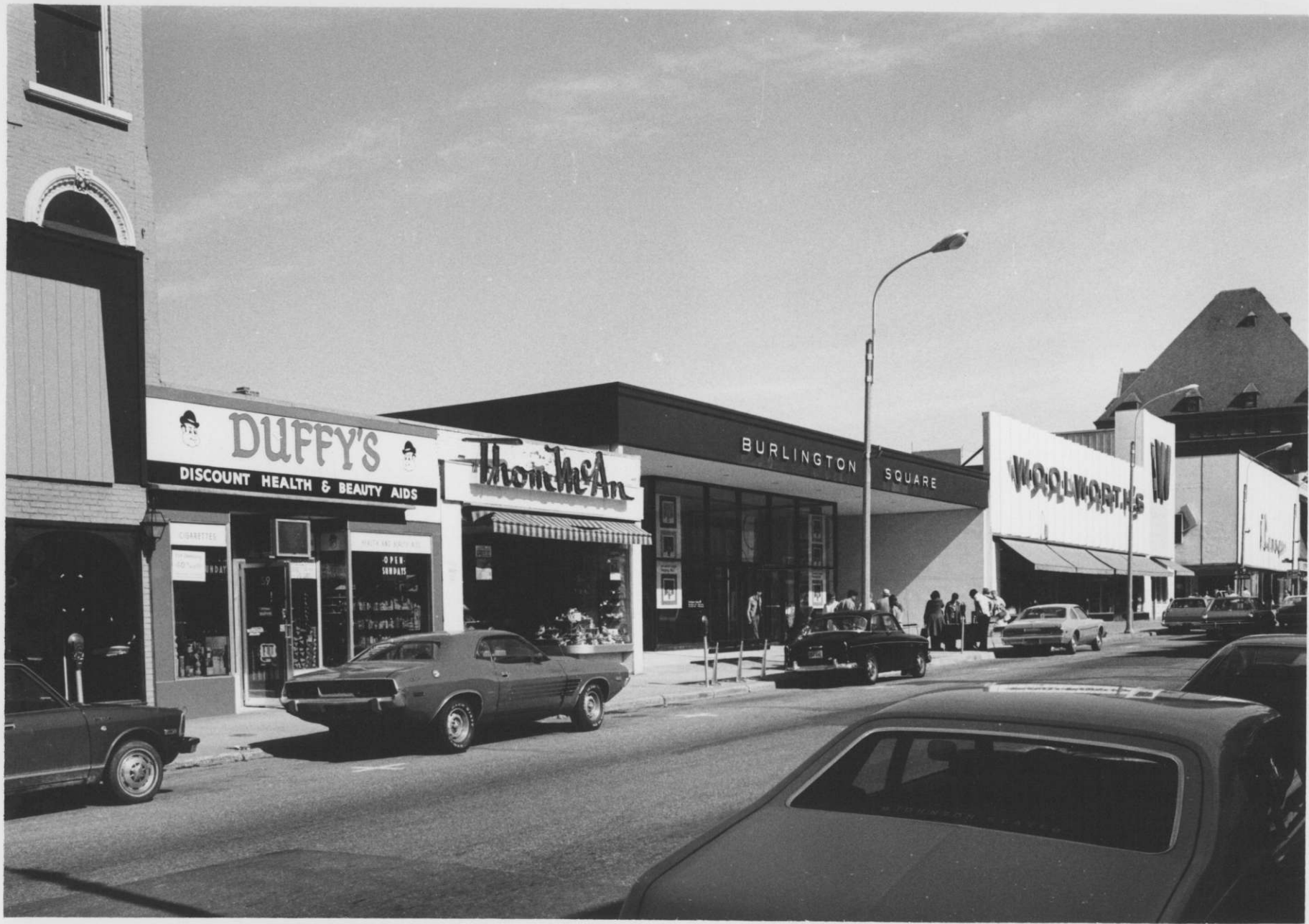
77-A-189

Rowley and Prior Block

Church Street Historic District #45  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 37



DUFFY'S

DISCOUNT HEALTH & BEAUTY AIDS

Thom McAn

BURLINGTON SQUARE

WOOLWORTH'S

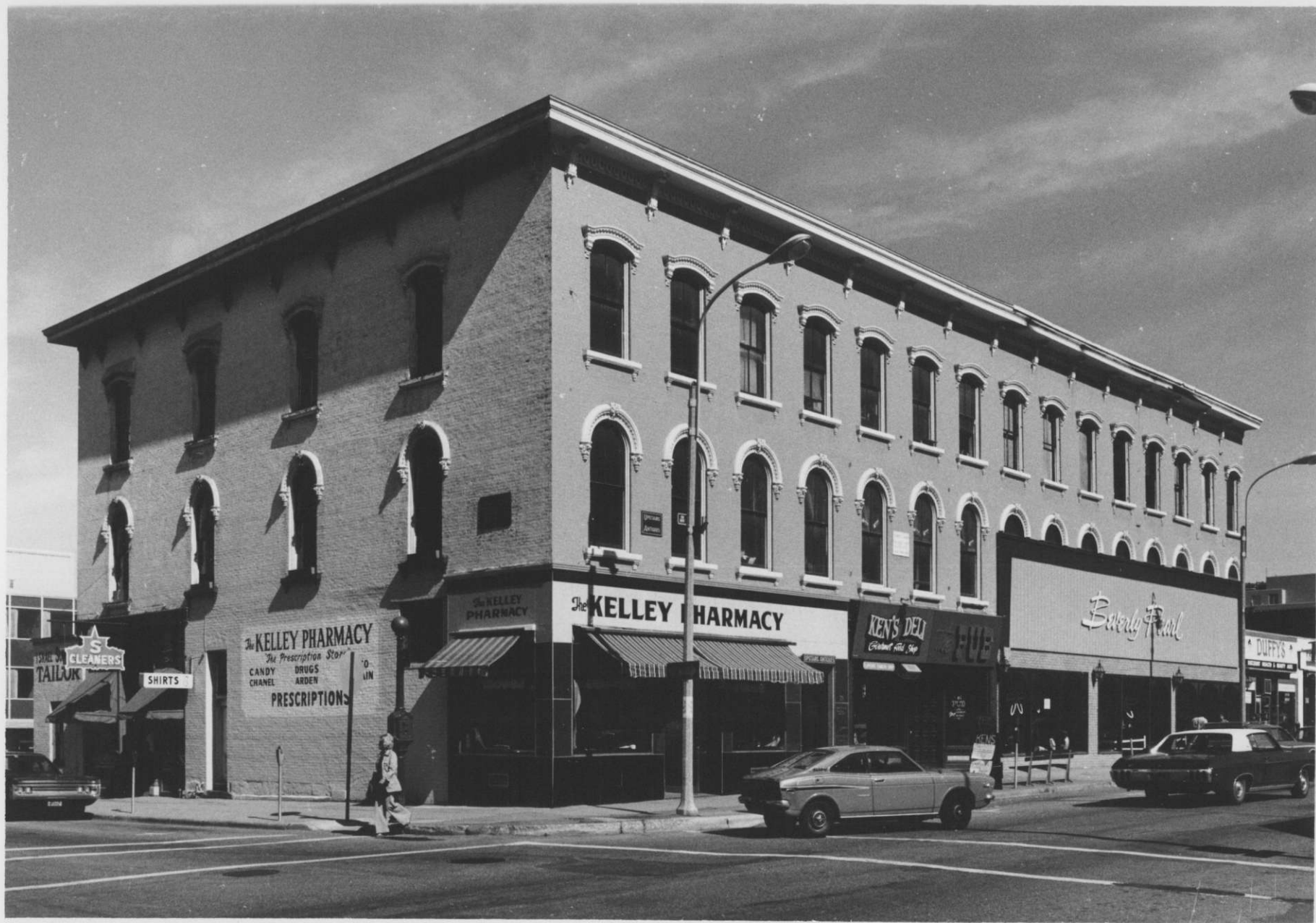
77-A-188

West side of Church Street, between  
Bank and Cherry, looking northwest.  
(l. to r.): #50, 49, 48

Church Street Historic District  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 39



SHIRTS  
CLEANERS  
TAILOR

SHIRTS

The KELLEY PHARMACY  
The Prescription Store  
CANDY DRUGS  
CHANEL ARDEN  
PRESCRIPTIONS

The KELLEY PHARMACY

The KELLEY PHARMACY

KEN'S DELI  
Candy & Ice Shop

Beverly Park

DUFFY'S

77- A-188

Central-Union Blocks

Church Street Historic District #51  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 40



80-A-268

North facade of the Howard Opera House  
(left), and commercial block at 165  
Bank Street (right)

Church Street Historic District, #53, 52  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 41



177-A-188

Burrirt Block (left), and east facade  
of Howard Opera House (right)

Church Street Historic District #54, 53  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 42



77-A-188

Abraham Block

Church Street Historic District #59  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 44



77-A-188

West side of Church Street, between  
College and Bank. (l. to r.): #58,  
57, 56, 55.

Church Street Historic District  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 43



80-A-268

St. Paul Street Annex (86 St. Paul St.)

Church Street Historic District #66  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt. Div. for  
Historic Preservation

Photograph 49



267

City Hall Park, looking northeast  
from the corner of Main and St.  
Paul Streets

Church Street Historic District #67  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 50



267

West side of Church Street between  
Main and King Streets, looking south.  
(r. to l.): #77-84

Church Street Historic District  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 61



77-A-187

Northwest corner of Church and King.  
(l. to r.): Mills House (#84), Wilson  
House (#83), and the Peck House (#82)

Church Street Historic District  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 63



75-A-56

North Side of Main Street, east of  
Church Street. (l. to r.): #5, 4, 3.  
Church Street Historic District  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for  
Vt. Div. for Historic Preservation

photograph 3



80-A-269-7

EXTRA PHOTO



75 - A-56

Parkhill Building  
Church Street Historic District #1  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for  
Vt. Div. for Historic Preservation

photograph 1



THE ALLEN AGENCY INC.

176

THE ALLEN AGENCY INC.  
INSURANCE  
800-499-4999

174

80-A-268

Vermont Life Insurance Building - Restored  
storefront

Church Street Historic District #4  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt. Div. for  
Historic Preservation

Photograph 3A



80-A-269-7

Exchange Block (r.); Rusty Scuffer (l.)

Church Street Historic District #5, #6.  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 4



Golden Dragon Restaurant

Church Street Historic District #7  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph: 5

80-A-269-6



The Burlington  
Trust Co.  
1882-1926

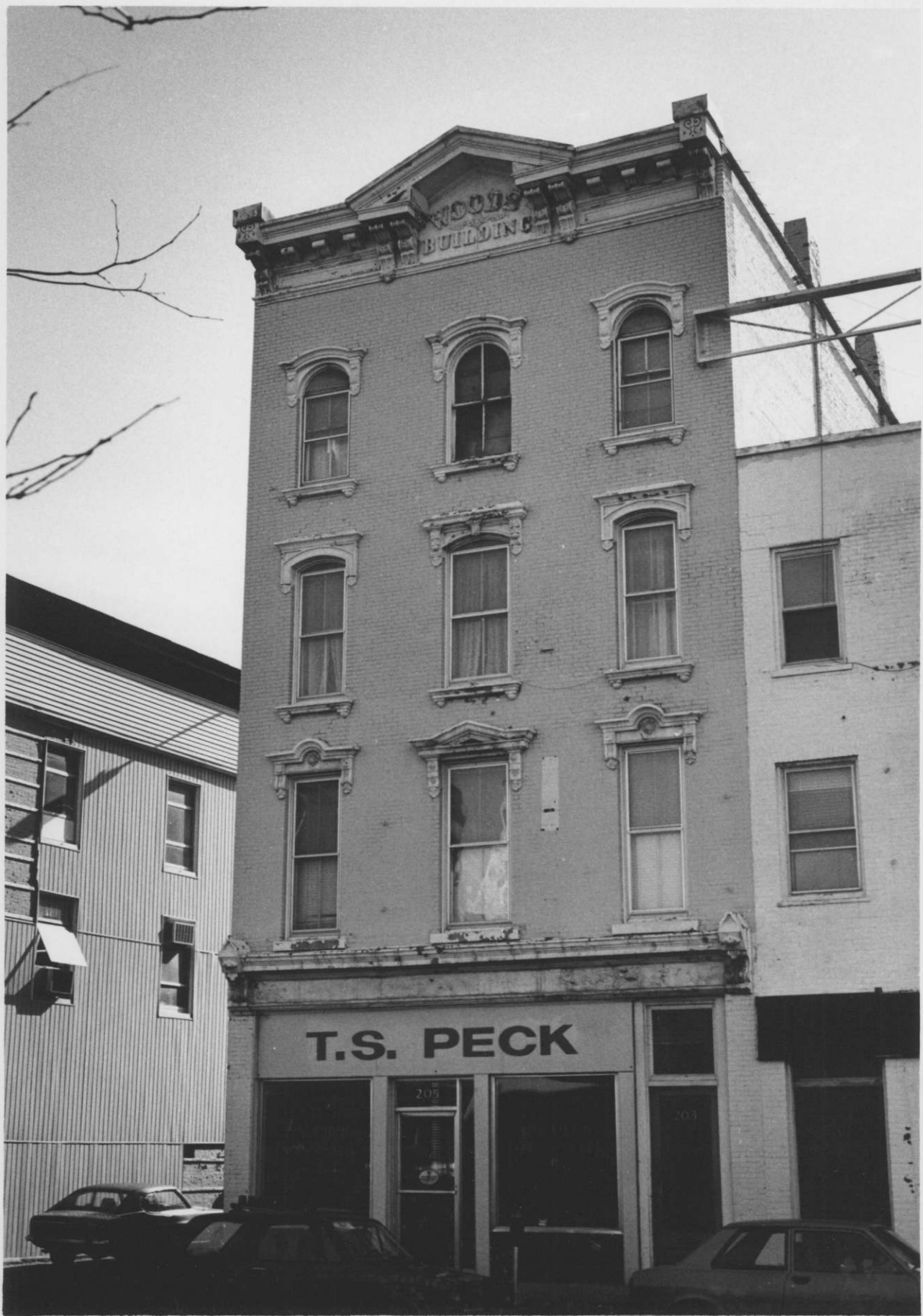
77-A-186

Burlington Trust Building, entrance,  
cornice detail

Church Street Historic District #11  
Burlington, Vermont

Credit: Clark Schoettle, 1977, for Vt.  
Div. for Historic Preservation

photograph 10



**T.S. PECK**

203

203

Wood's Building

Church Street Historic District #14  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 13

80-A-269-4



78-A-53

Leavenworth Block

Church Street Historic District #15  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for  
Vt. Div. for Historic Preservation

photograph 14



77-A-178

Elias Lyman Office

Church Street Historic District #17  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for  
Vt. Div. for Historic Preservation

photograph 17



SERENDIPITY \*

POMERLEAU BROS.

THE SHOE MART

COLLEGE STYLISTS

BRACKETT YALOW & S. DONALD

1000 UNIVERSITY

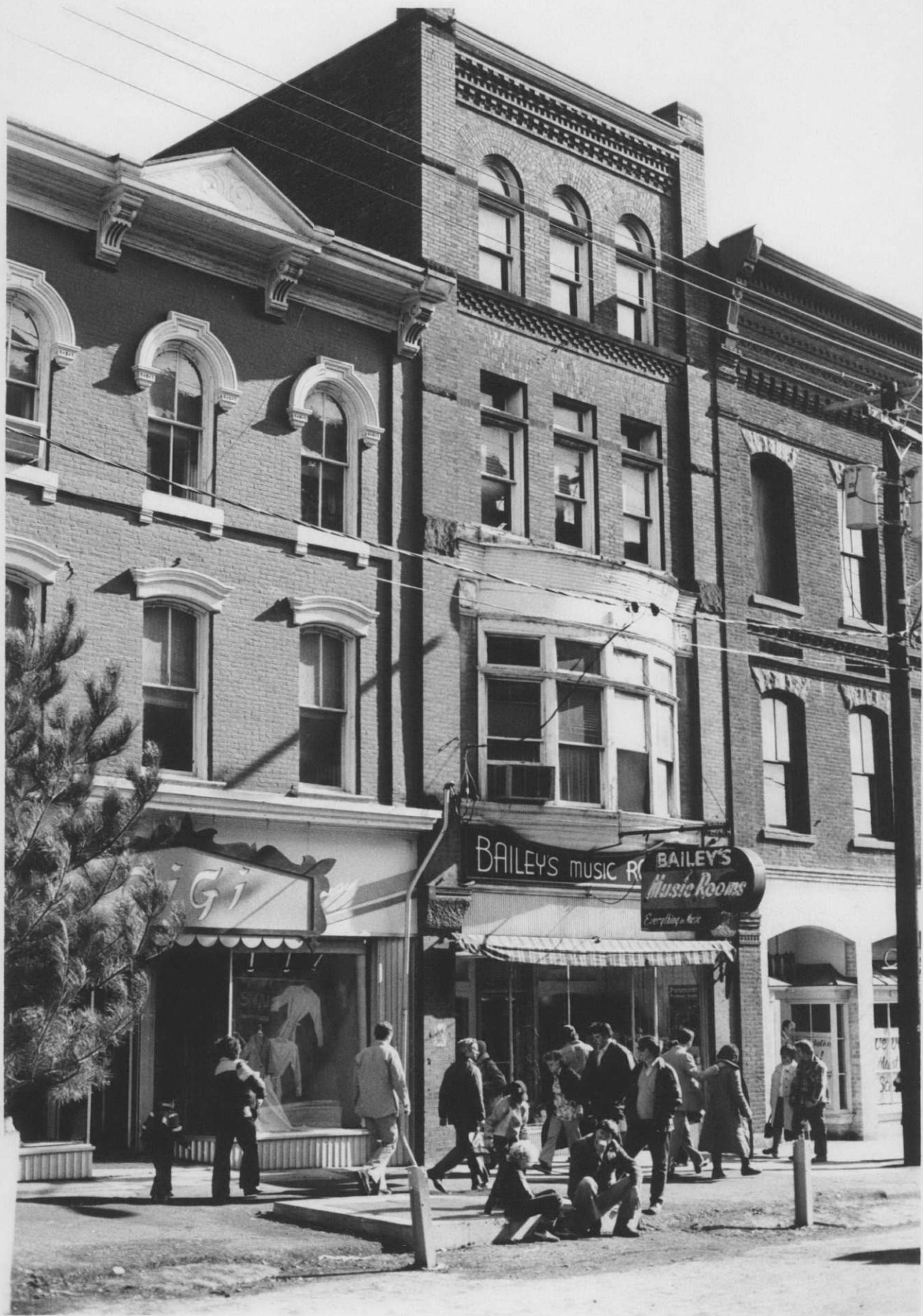
78-A-53

Pomerleau Building (l.) and Beach's  
Bakery (r.)

Church Street Historic District #19, 18  
Burlington, Vermont

Credit: Mitchell Grubler, 1977, for  
Vt. Div. for Historic Preservation

photograph 18



Weller Block

Church Street Historic District #27  
Burlington, Vermont

Credit: John C. Page, 1981, for Vt.  
Div. for Historic Preservation

photograph 24

80-A-269-3



77-A-191

Abernathy's Men's Shop

Church Street Historic District #42  
Burlington, Vermont

Credit: Adele Cramer, 1977, for Vt.  
Div. for Historic Preservation

photograph 35