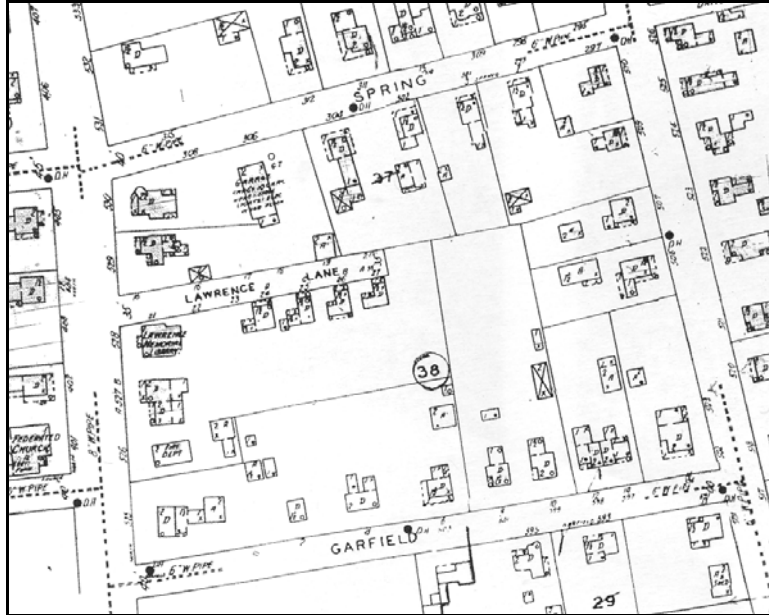


Traditional Vermont Neighborhood
Case Study: Bristol, Vermont
Summary of Block Two:

Area Bounded by North Street, Spring Street, Mountain Street and Garfield Street

MAPS OF BLOCK TWO

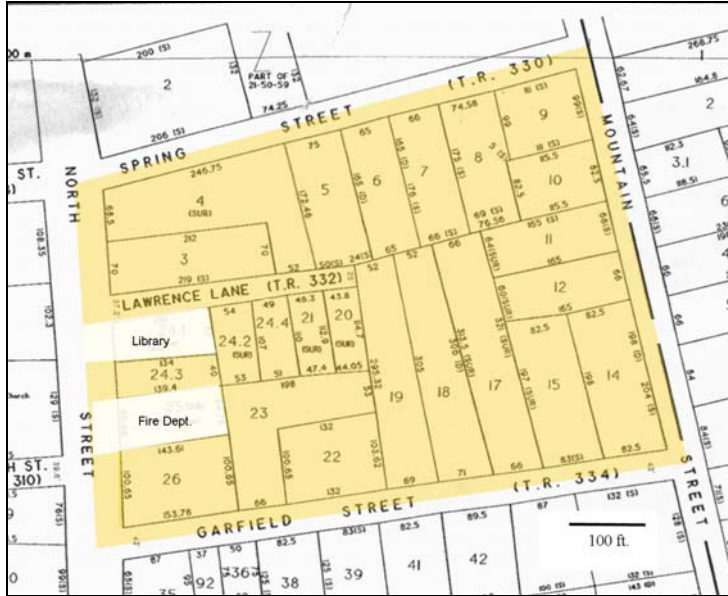
Sanborn map (Insurance map showing building footprints in 1927)



Ortho Map



Plat Map (Tax Map)
Area studied is highlighted in yellow



DIMENSIONAL STANDARDS OF BLOCK TWO

Land Use in Block Two: 1 library, 1 fire dept., 20 single family lots, one duplex, and one B&B (counted as 1 unit).

| Units per Acre for residences* | Lot size for residences | Lot Width for residences | Lot depth for residences | Building coverage for residential lots | Total Living Area of Houses |
|--|--|--------------------------|--------------------------|--|------------------------------|
| Gross density: 2.9 Net density: 3.6 | Av.: 0.29 ac (11,709 sq. ft.) | Av.: 73 ft. | Av.: 172 ft. | Median: 15% | Av.: 1,915 sq. ft. |
| | Range: 0.12 – 0.57 ac. (5,227 – 24,829 sq. ft.) | Range: 48 – 154 ft. | Range: 101 – 317 ft. | Range: 7 – 24% | Range: 1,016 – 4,094 sq. ft. |

*Gross density is based on the number of units divided by the size of the block, measured from the middle of the street on each side, minus the library and fire station properties. Net density is based on the number of units divided by the lot sizes in the town records. Lot size and building coverage are also based on lot sizes from the town records.

Front setbacks were measured from the center of the street to the house wall or porch on Mountain and Garfield Sts. Average was 37 ft., range was 28 – 41 ft.

PHOTOS OF BLOCK TWO

These photos show how a mixture of uses can seamlessly blend together. This block contains a wide range of building sizes - from the largest building currently housing the Crystal Palace Victorian Bed and Breakfast to the smallest home. There is also the fire department that can quickly respond to emergencies and the library within easy walking distance.



The largest building on this block – the Crystal Palace Victorian B & B on North Street.



In contrast, the smallest home on the block on Mountain Street.



A view of North and Garfield with the fire department set between residential homes



Looking down Lawrence Lanes illustrates homes set close to the street on narrow lots.