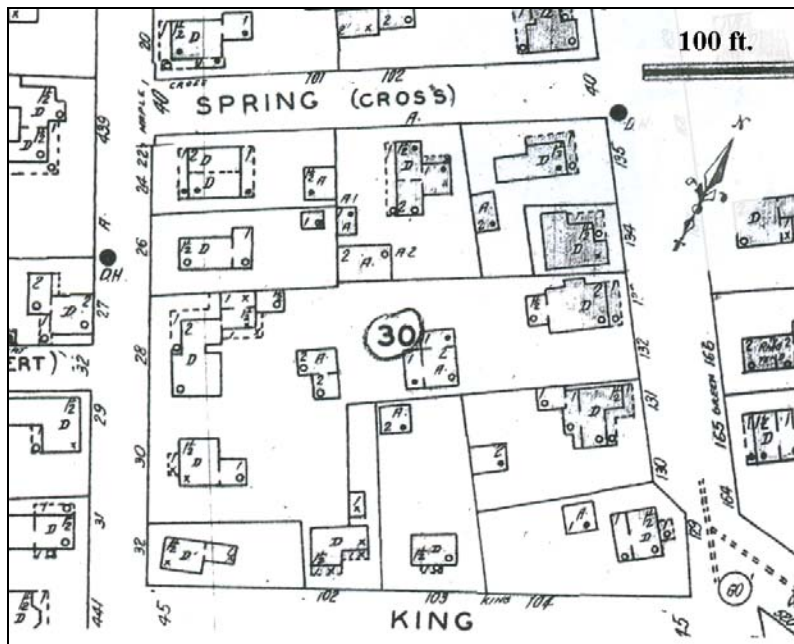


Traditional Vermont Neighborhood
Case Study: Vergennes, Vermont
Summary of Block One:

Area Bounded by King Street, South Maple Street, Short Street and Green Street

MAPS OF BLOCK ONE

Sanborn map (Insurance map showing building footprints in 1927)

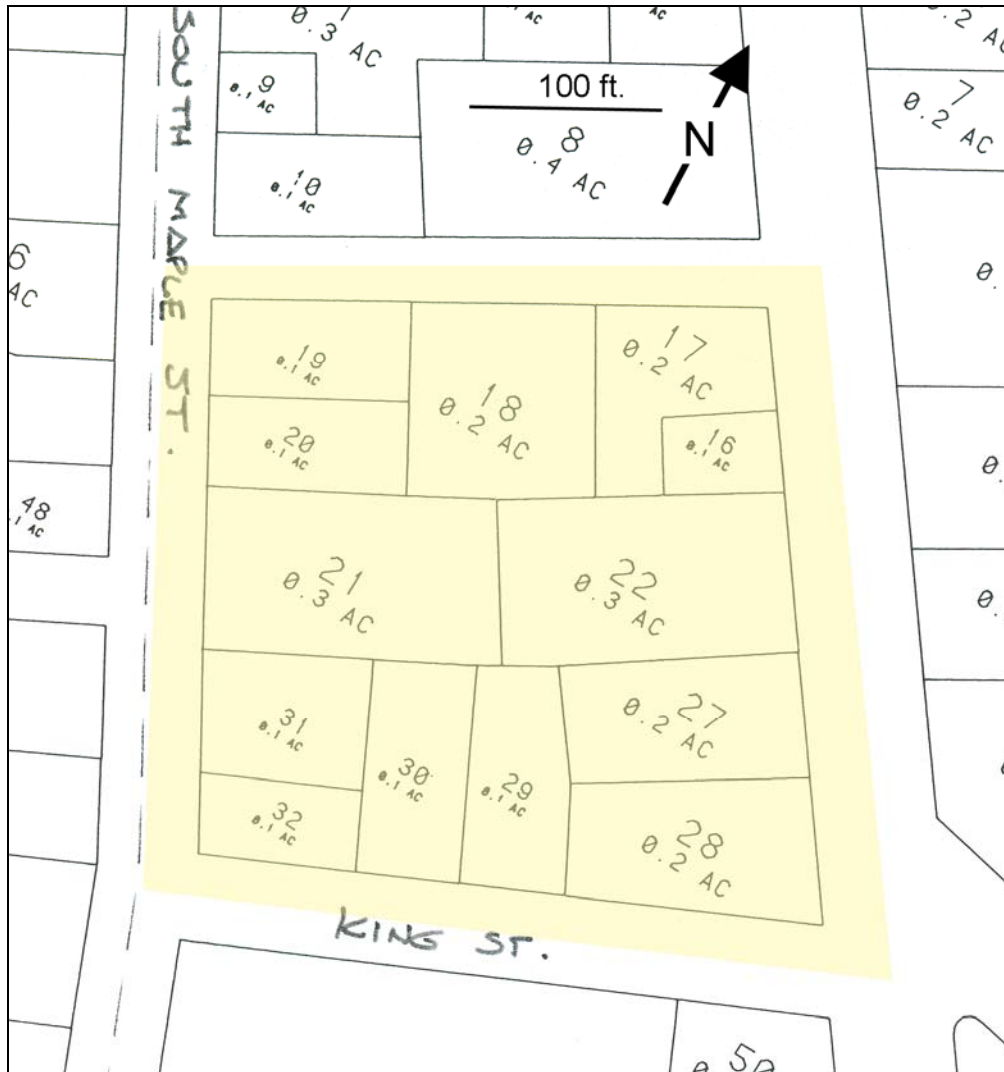


Ortho Map



Plat Map (Tax Map)

Area studied is highlighted in yellow



DIMENSIONAL STANDARDS OF BLOCK ONE

Land use: 7 single-family homes, 5 duplexes, one 3-unit apartment.

Units per acre	Lot size	Lot width at street	Building coverage	Total living area of houses
	Av: 0.17. ac (7,400 sq. ft.)	Av: 69 ft.	Median: 25 %	Av: 2,209 sq. ft.
Gross density: 6.5 Net density: 9.5	Range: 0.05 – 0.3 ac (~ 2,000 – 13,000 sq ft.)	Range: 40 – 95 ft.		Range: 768 – 4,556 sq. ft.

*Gross density is based on the number of units divided by the size of the block, measured to the middle of the street on each side. 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. Please note: exact lot boundaries are not known for older neighborhoods, and there are discrepancies between the maps and the lot dimensions in town records.

PHOTOS OF BLOCK ONE

These photos show how homes have been added onto over the years to accommodate new units yet still retain the character of the neighborhood and provide housing options – single family, apartments and duplexes.



Three unit apartment building on Green Street.



Homes along South Maple Street (on left) and King Street (on right) showcase homes on narrow lots with setbacks that are close to the street.