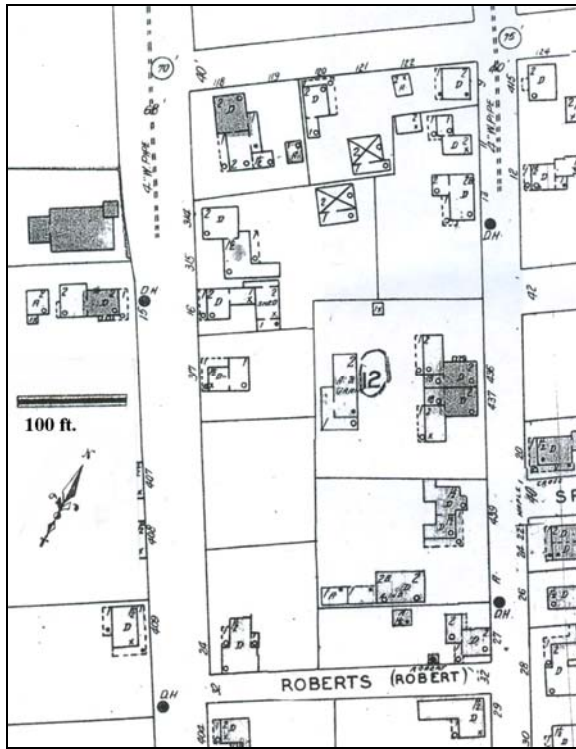


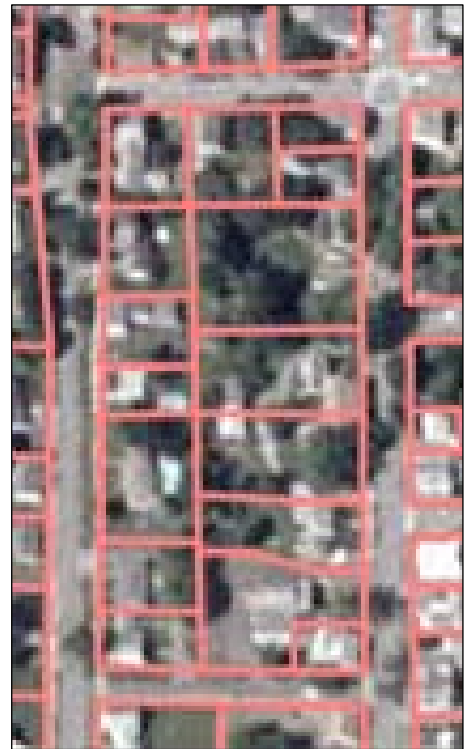
Traditional Vermont Neighborhood
Case Study: Vergennes, Vermont
Summary of Block Two:
Area Bounded by Roberts Street, South Water Street,
School Street and Maple Street

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: 10 single family homes, 4 duplexes, one 3-unit apartment, one 4-unit apartment, one in-home dental office, one funeral home with apartment.

Units per acre	Lot size	Lot width at street	Building coverage	Total living area of houses
	Av: 0.24 ac (~11,000 sq. ft.)	Av: 80 ft.	Median: 27%	Av: 2,580 sq. ft.
Gross density: 5.1 Net density: 6.4	Range: 0.1 – 0.4 ac (~ 4,000 – 20,000 sq ft.)	Range: 45 - 130 ft.		Range: 1,500 – 3,900 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 TWO

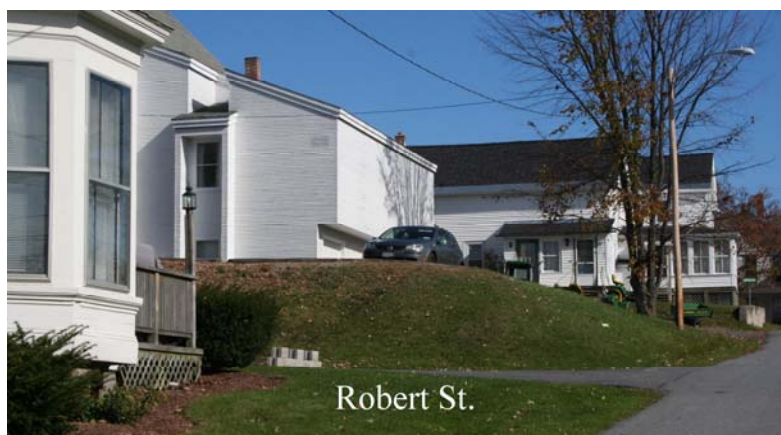
These photos show how offices can seamlessly fit into the character of a residential neighborhood, providing job opportunities near homes. Different style homes, sidewalks and trees for shade provide an inviting walking environment.



A home-based dental office on S. Water Street



Sidewalks make it easy to go into town to meet friends for dinner



Different housing styles make for a pleasant walk through Robert Street.