

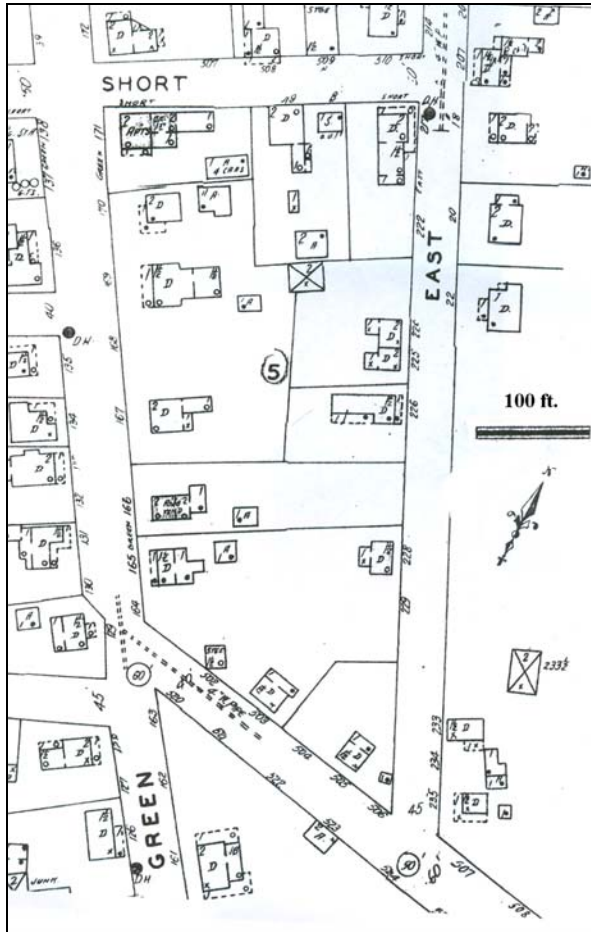
Traditional Vermont Neighborhood
Case Study: Vergennes, Vermont
Summary of Block Three:

Area Bounded by New Haven Street, Green Street, Short Street and East Street

MAPS OF BLOCK THREE

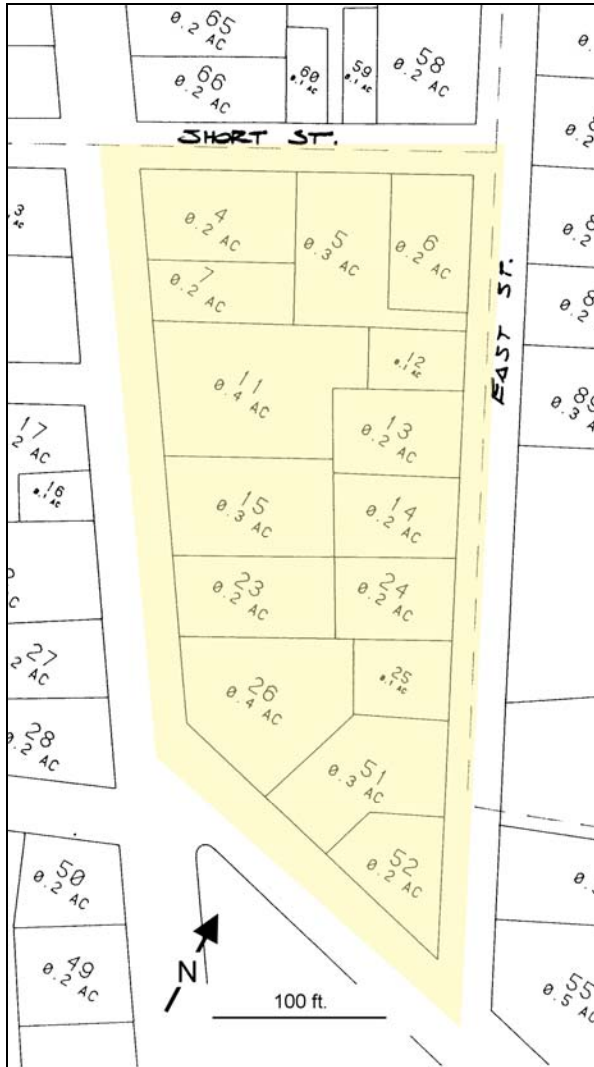
Sanborn map
(Insurance map showing building footprints in 1927)

Ortho map



Plat Map (Tax Map)

Area studied is highlighted in yellow



DIMENSIONAL STANDARDS OF BLOCK THREE

Land use: 13 single family homes, two duplexes.

Units per acre	Lot size	Lot width at street	Building coverage	Total living area of houses
Gross density: 3.7 Net density: 4.8	Av: 0.23 ac (10,200 sq. ft.)	Av: 85 ft.	Median: 20%	Av: 2,183 sq. ft.
	Range: 0.1 – 0.4 ac (~ 4,000 -17,000 sq ft.)	Range: 55 – 145 ft.		Range: 802 – 4,834 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 THREE

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.



Homes on Green Street and Short Streets



East Street offers safe walking and biking opportunities.