

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Apartment Building at 27 & 31 Peru Street and 29 Johnson Street

Other names/site number: N/A

Name of related multiple property listing:

The Historic and Architectural Resources of Burlington, Vermont

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 27 & 31 Peru Street and 29 Johnson Street

City or town: Burlington State: VT County: Chittenden

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

Laura Pfneschmann 11/4/13
 Signature of certifying official/Title: Date
DIVISION FOR HISTORIC PRESERVATION - SHPO
 State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

 Signature of commenting official: Date

 Title : State or Federal agency/bureau or Tribal Government

Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street
Name of Property

Chittenden County, Vermont
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:)

Jim Kelly
Signature of the Keeper

1-22-2014
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street

Name of Property

Chittenden County, Vermont

County and State

Category of Property

(Check only **one** box.)

Building(s)

District

Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: multiple dwelling

Current Functions

(Enter categories from instructions.)

Domestic: multiple dwelling

Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street

Name of Property

Chittenden County, Vermont

County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian/Queen Anne (vernacular)

Materials: (enter categories from instructions.)

Principal exterior materials of the property: stone, slate, weatherboard, shingle, wood

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The building located at 27 & 31 Peru Street and 29 Johnson Street is a three-unit, 2½-story, wood frame, gable front, vernacular Queen Anne apartment building constructed c. 1889. The rectangular, 3x6 bay, wood frame structure has a broad 2½-story, two-bay wide and 1-bay deep, shallow cross gable on the east elevation. The ridgeline of the cross gable is lower than the ridgeline of the main block. Single-story entry porches for 27 Peru Street and 31 Peru Street are located on the north elevation, and the entrance for 29 Johnson Street is on the east elevation. A two-story corner porch with a band of decorative wood shingles separating the two stories is located at the building's northeast corner. The exterior of the building remains intact, with historic wood clapboard siding and trim, redstone foundation, and slate roofing with decorative bands of scalloped shingles. On the interior, two historic staircases with heavy turned newel posts remain intact. Some portions of the first floor unit retain original molded trim around some doors, and a few original paneled doors remain. The building is located on a small corner lot in a densely built-up portion of the city's Old North End, and it is a good example of multi-family housing built in the city's large working class neighborhood to accommodate a growing population during a period of growth in the late 19th century. The building retains integrity of location, setting, design, materials, workmanship, feeling and association as an example of multi-unit worker housing.

Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street

Name of Property

Chittenden County, Vermont

County and State

Narrative Description

Setting

The building at 27 & 31 Peru Street and 29 Johnson Street is located at the southwest corner of Peru Street and Johnson Street, on the western side of Burlington, several blocks north of the city's downtown district. Peru Street runs east-west and connects North Champlain Street and Elmwood Avenue, two primary north-south streets that run through the densely built-up Old North End. This working-class section of the city was constructed largely in the late 19th and early 20th centuries. Both Peru Street and Johnson Street are lined with a mix of small single-family and larger multi-family residential buildings built primarily during the last decades of the 19th century. The partially tree-lined streets have closely spaced buildings with uniform setbacks immediately adjacent to the sidewalk. A narrow green strip with grass, shade trees and flowering ornamental trees separates both streets from the sidewalk. Buildings are similarly styled and massed, consisting primarily of 1½- and 2½-story vernacular, wood frame, gable roofed buildings with modest architectural embellishment. Queen Anne and Italianate style details, such as turned porch posts, cornice brackets, bracketed door hoods, and decorative slate roofs, provide points of architectural interest. Several earlier dwellings on Peru Street reflect mid-19th century Greek Revival features. Structures on Peru Street generally are lower in height and smaller in massing than those on Johnson Street, and many are 1- to 1½-story former single-family dwellings. The building at 27 & 31 Peru Street and 29 Johnson Street is more similar in form and massing to those on Johnson Street than those on Peru Street. Unpaved driveways along the south and west sides of the building separate it from the neighboring dwellings, and there is no yard.

Exterior

The building is a 3x6 bay, gable roofed, 2½-story, wood-frame, rectangular block with a lower 2½-story, 2-bay wide and 1-bay deep shallow cross gable on the east elevation facing Johnson Street. There is a right sidehall entry on its primary, Peru Street elevation. The clapboard-sided building sits on a redstone foundation. Trim is plain with wide corner boards, water table and fascia. The building has a molded cornice and a slate roof with bands of scalloped shingles, including on the gable roofed cross gable. Metal flashing along the edge of the roof holds metal snow guards. A brick chimney rests at the center of the main block's ridge.

Windows and doors have plain trim and the windows are aluminum-clad wood 1/1 replacement sash. Fenestration is balanced on all but the rear (south) elevation; the first and second stories are symmetrically fenestrated. On the front (north) elevation there are windows in the first and second bays of the first two stories and a single window in the gable peak. The building's main entry on Peru Street is located in the third bay of the first floor. This entry contains a historic paneled wood door with a single, segmental-arched pane of glass. The entry is sheltered by a shed roofed metal door hood supported by wrought iron posts and wrought iron railing that rest on a cobblestone deck. Sanborn Fire Insurance maps indicate this entry porch was added c. 1940. On the west elevation, windows are set regularly in the last four bays of both floors. The first two

Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street

Name of Property

Chittenden County, Vermont

County and State

bays do not have windows on either floor. On the south elevation, there is a single door on the first floor in the second bay, a window on the second floor in the first bay, and a window in the gable peak. On the east elevation, the 2½-story cross gable occupies the fourth and fifth bays and has a single, double-hung, narrow window on the south side and two double-hung windows on the east-facing side with a single window in the gable. Doors on both floors of the north side of the cross gable enter onto a two-story porch. The rest of the windows on the east elevation are located in the second, third, and sixth bays on both floors. The east elevation has an entry, with modern door, in the first bay that is sheltered by a distinctive flat roofed, Eastlake-style door hood with decorative scrolled outriggers and cut-out star shaped woodwork and a molded cornice. Concrete steps with a pipe railing access the door. The two primary first-floor doorways mark the original entries into the building, which had two living units, one at 35 (later known as 31) Johnson Street and one at 27 Peru Street.

A two-story porch is located at the northeast corner of the building, in the junction of the cross gable and the main block. Sanborn Fire Insurance maps indicate this porch was originally one story and was added to the building around 1900. The first-floor porch is open above a solid, clapboard-sided half wall. An original scrolled porch post bracket remains near a modern flush door that enters into the north side of the cross gable from the porch. Around 1940 the porch was raised to two stories. The second-story porch is also open, with a shallow shed roof covered with metal roof flashing that extends from the eaves of the main roof. The porch has a beadboard ceiling, and the roof is supported by a single square post. The porch is enclosed with a simple wood railing with square balusters, and a modern glass and panel door enters into the north side of the cross gable from the porch. A band of rounded sawtooth shingles separates the first-floor porch from the second floor. Both porches shelter a single window in the sixth bay of the building's east elevation.

Interior

The building currently has three apartment units and the overall floor plan appears to date from c .1960 and possibly earlier; however, limited historic interior features remain. The three-unit building is comprised of two apartments in the front block: 27 Peru Street occupies the second floor, and 31 Peru Street occupies the first floor. The two-story townhouse unit, 29 Johnson Street, is located in the rear portion of the building and retains its original layout. The front unit on the second floor, 27 Peru Street, is accessed the original interior staircase paralleling the west elevation. It features its original turned balusters and newel post. Both units in the main block have two bedrooms facing Peru Street and a living room (east) and a kitchen and bathroom (west) at the center portion of the building. The townhouse unit at the rear has a living room along the east side of the building, a kitchen and bathroom at the west side, a stair to the second floor along the rear wall and two bedrooms on the second floor. This staircase has a turned newel post, handrail and square balusters, all of which have a stained finish. Wood trim details and wall and ceiling finishes in this building have largely been replaced in recent years.

Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street

Name of Property

Chittenden County, Vermont

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street

Name of Property

Chittenden County, Vermont

County and State

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

c. 1889

Significant Dates

c. 1889

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The c. 1889 apartment building located at 27 & 31 Peru Street and 29 Johnson Street, on the southwest corner of Peru and Johnson Streets, is a vernacular Queen Anne multi-family building that evokes the residential development of Burlington during the late 19th century. It was built for Eli Johnson, who oversaw construction of most of the buildings on Johnson Street. The 2½-story building is an example of the types of duplexes constructed to house Vermont- or New York-born working-class residents, many of whom had recently arrived in the burgeoning community. Its development, with added porches and a third rental unit in the mid-20th century, is representative of the changes multi-family housing often experienced as housing needs evolved in the Old North End. The fashionable Queen Anne style elements evoke the influential status of Eli Johnson as a prominent local businessman, while the more minimal vernacular flavor of the

Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street

Name of Property

Chittenden County, Vermont

County and State

building intentionally welcomes its working-class tenants. Therefore, this apartment building has local significance under National Register Criterion C for its architecture, and is being nominated under the Multiple Property Documentation Form for “The Historic and Architectural Resources of Burlington, Vermont,” Historic Context - “The Evolution of Worker Housing, 1827-1956” and meets the registration requirements for the “Multi-Unit Worker Housing” property type.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Development of Peru and Johnson Streets

Peru Street is three blocks long and largely residential, and was one of the earlier streets laid out in the Old North End. It appears on the 1853 Prisdée and Edwards map, but was sparsely settled with only two dwellings on the south side of the street’s western two blocks. The 1869 Beers map of the city shows a large undeveloped lot in the vicinity of the subject building and what is now Johnson Street, extending from Peru Street south to Monroe Street, the next east-west street. The lot was owned by L. Underwood. This parcel was purchased by Eli Johnson in 1886 from Josephine Johnson, with the stated intent of opening a road to be known as Johnson Street. While the subject apartment building bears a Peru Street address, its history is more closely associated with the development of Johnson Street, which the building’s east eaves side faces.

Johnson Street is a narrow, one-block long, lightly travelled residential street that runs north-south from Peru Street to Monroe Street. It is located roughly two blocks north of downtown Burlington in what is now known as the Old North End. The street is part of the large, densely settled, working class residential area of the city that developed largely in the last quarter of the 19th century and first decades of the 20th century. Residents of Johnson Street, when it was first developed by Eli Johnson, were largely of Irish or English heritage. For example, the duplex at #17-19 housed families with surnames McGuire, McManus, Owens, Sherry, and Dwyer. The single family house at #23, across the street from the subject building, was built by John McCaffrey who rented rooms to the Cassidy family. A number of single women lived on the street and worked as dressmakers.

As late as 1885 many streets in the Old North End had not yet been laid out, including Johnson Street. The growing need for working class housing led many wealthy and enterprising residents to develop new residential areas. In 1888 the road, now known as Johnson Street, was laid out by Eli Johnson with narrow lots. By 1889 the street was fully developed with four single-family homes at #12-14, #16-18, #23 and #37, three duplexes at #11/13, #17/19 and #22/26 and a four-unit tenement at #1,3,5,7. Eli Johnson constructed all but #23 and #37 on this street that was named for him. He also constructed the subject building on the corner of Johnson and Peru Streets, which appears on the 1889 and 1894 Sanborn Fire Insurance maps but had not yet been assigned a street number. By 1900 the Sanborn Fire Insurance map identifies it as 27 Peru Street/31 Johnson Street and it contained two, two-story residential units.

Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street

Name of Property

Chittenden County, Vermont

County and State

Johnson was a successful businessman from a prominent Burlington family. He married Florilla A. Barrett and was a partner in her family's business, B.S. Barrett & F.B. Johnson Publishers & Printer. He was also a partner in Henry, Johnson & Lord, retailers of medicines and toiletries at 121-123 College Street in downtown Burlington. Eli and Florilla Johnson lived at 119 Pearl Street, located at the corner of Pearl and St. Paul Streets, several blocks from Johnson Street. They were members of the First Congregational Church of Burlington. Another Johnson family member, Elmore, was a builder and contractor with the Johnson Brothers Company who constructed buildings on neighboring streets in the North End and likely was the person who actually constructed the buildings on Johnson Street.

Eli Johnson built two duplexes on the west side of the street at 11-13 and 17-19 in the Italianate style, with flat roofs and paired brackets at the cornices of the two-story buildings. They have four bays across the front and side entry porches. The multi-unit tenement at 1-7 was also built in the Italianate style with a flat roof, paired cornice brackets, and front door hoods with scrolled brackets. On the east side of the street, and at the subject building, he built vernacular 2½ story gable roofed structures. These buildings have redstone foundations, clapboard siding, plain trim and balanced fenestration.

The tree-lined street has closely spaced buildings with uniform narrow setbacks – buildings are immediately adjacent to the sidewalk. Buildings share similar style and massing and are largely 2½-story vernacular, wood frame, gable roofed multi-family dwellings with little architectural embellishment. Queen Anne and Italianate style details such as turned porch posts, cornice brackets, bracketed door hoods, and decorative slate roofs provide small elements of architectural interest.

Architectural Integrity of 27 & 31 Peru Street and 29 Johnson Street

This building was originally built in the late 19th century as a vernacular Queen Anne duplex, with two, two-story residential units. Census and directory records and Sanborn maps indicate that the building contained two units of housing until 1960, when the front unit (facing Peru Street) was split into two single-story units: 27 Peru Street on the second floor, and 31 Peru Street on the first floor. The building's large massing and balanced fenestration, along with its original two entries, one at 29 Johnson Street marked by an Eastlake door hood, and one at 31 Peru Street marked by a historic paneled wood door with a single, segmental-arched pane of glass, convey the building's origins as a duplex. Two Queen Anne style interior staircases with turned components, one in each entry hall, continue to convey its original layout with two, two-story units – one facing Peru Street and one facing Johnson Street.

Examples of popular architectural styles and materials of the late 19th century can be seen in the molded cornice and decorative slate on the building's roof, clapboard siding with simple, wide water tables, fascia and corner boards, Eastlake door hood, and a segmental arched glass and panel front door. The building also retains decorative wood shingle banding between levels of the two-story corner porch, a scrolled porch bracket on the first floor porch interior, a redstone foundation, two Queen Anne style interior staircases, and molded interior door trim. Constructed

Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street

Name of Property

Chittenden County, Vermont

County and State

by a wealthy city businessman, it employs references to architectural features commonly found in the more fashionable homes being built during the late 19th century for successful members of the city's establishment. The building's minimal embellishment provides a bit of architectural interest in the modest working class multi-unit dwelling.

Sanborn Fire Insurance maps indicate that by 1942 updates had been made to the building, including the construction of a new small porch at the entry to 27 Peru Street. This porch, which is extant today, has a cobblestone and concrete deck, wrought iron railing and posts, and metal shed roof. In addition, a second story was added to the porch at the northeast corner of the building during this same period.

The building's conversion from a duplex to triplex c. 1960 is reflected in several structural changes. At this time the Peru Street (north) block of the building was converted from a single, two-story unit into two, one-story units. The Johnson Street unit remained a two-story townhouse. The original Peru Street entrance to the front unit became the entry to the new upper floor unit (#27 Peru Street). This door accesses the original interior staircase to the second floor, now used to access the upper unit. The first floor entry in the northeast corner porch provides access to the street-level unit (#31 Peru Street). The addition of this third unit reflects the ongoing demand for affordable housing units in the Old North End throughout the 20th century.

Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street

Name of Property

Chittenden County, Vermont

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Beers, F. W. *Atlas of Chittenden County, Vermont*. New York: F.W. Beers, A.D. Ellis and G.G. Soule, 1869.

Blow, David J. *Historic Guide to Burlington Neighborhoods*. Lilian Baker Carlisle, editor. Burlington, VT: Chittenden County Historical Society, 1991.

Burlington and Winooski, Vermont Directory. Springfield, MA: H.A. Manning Co., 1918-1963.

Burlington City Directory, including a Business Directory and Directory of Winooski. L. P. Waite & Co, Publishers. Burlington, VT: The Free Press Association, 1890-1913. City of Burlington, Land Records. City Hall, Burlington, Vermont.

Fire Insurance Maps of Burlington, Vermont. Pelham, NY: Sanborn Map Company, Inc., 1894-1942.

Hopkins, G. M. *Map of the City of Burlington Vermont from Official Records, Private Plans and Actual Surveys*. Philadelphia: Hopkins 1890.

Presdee and Edwards. *Map of Burlington*. New York: Presdee & Edwards, 1853.

United States Census. Records of the City of Burlington, Vermont, 1900, 1910, 1920, 1930.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street

Name of Property

Chittenden County, Vermont

County and State

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Vermont State Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.04 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: _____ Longitude: _____

2. Latitude: _____ Longitude: _____

3. Latitude: _____ Longitude: _____

4. Latitude: _____ Longitude: _____

Or

UTM References

Datum (indicated on USGS map):

NAD 1929 or NAD 1983

1. Zone: 18

Easting: 641843

Northing: 4927006

Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street

Chittenden County, Vermont

Name of Property

County and State

- | | | |
|----------|-----------|-----------|
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The building at 27 & 31 Peru Street and 29 Johnson Street is located on a 0.04 acre parcel on the south side of the road at its intersection with Johnson Street. The parcel ID number is 044-2-086-000.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the land immediately surrounding the building and is sufficient to convey the historic significance of the multi-unit dwelling.

11. Form Prepared By

name/title: Suzanne Jamele

organization: _____

street & number: 1 High Street

city or town: Plainfield state: VT zip code: 05667

e-mail: scjamele@gmail.com

telephone: 802-454-7825

date: May 29, 2013

Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street

Name of Property

Chittenden County, Vermont

County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Apartment at 27 & 31 Peru Street and 29 Johnson Street

City or Vicinity: Burlington

County: Chittenden

State: Vermont

Photographer: All photos by Liz Pritchett

Date Photographed: October 2012

Description of Photograph(s) and number, include description of view indicating direction of camera:

Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street

Name of Property

Chittenden County, Vermont

County and State

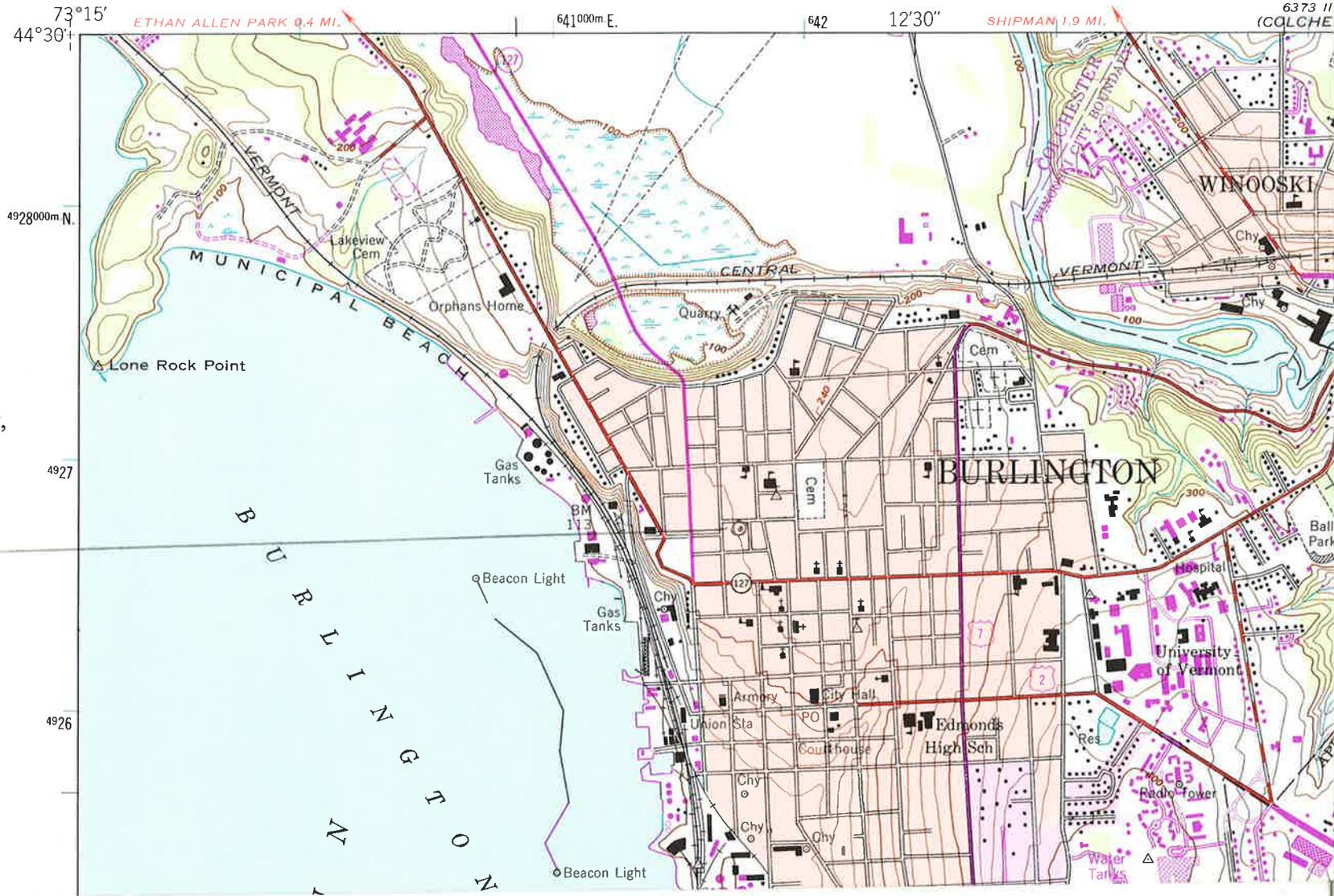
- 1 of 8: Looking south on Johnson Street at its intersection with Peru Street. 27 & 31 Peru Street and 29 Johnson Street is in the foreground on the right.
- 2 of 8: Looking south at front and east elevations.
- 3 of 8: Looking southeast at north (front) and west elevations.
- 4 of 8: Looking northwest at east and south (rear) elevations.
- 5 of 8: Looking northwest at Eastlake-style door hood on east elevation.
- 6 of 8: Looking southwest at two-story porch on east elevation.
- 7 of 8: Detail of staircase to second floor unit (27 Peru Street), with turned newel post and balusters.
- 8 of 8: Staircase in 29 Johnson Street with turned newel post.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

UNITED
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Apartment Building at 27 & 31
Peru Street and 29 Johnson
Street

Burlington, Chittenden County,
Vermont

19-641843E - 4927006N



Photograph 1 of 8: Apartment Building at 27 & 31 Peru Street and 29 Johnson Street, Chittenden County, VT



Photograph 2 of 8: Apartment Building at 27 & 31 Peru Street
and 29 Johnson Street, Chittenden County, VT



Photograph 3 of 8: Apartment Building at 27 & 31 Peru Street and 29 Johnson Street, Chittenden County, VT



Photograph 4 of 8: Apartment Building at 27 & 31 Peru Street and 29 Johnson Street, Chittenden County, VT



Photograph 5 of 8: Apartment Building at 27 & 31 Peru Street and 29 Johnson Street, Chittenden County, VT



Photograph 6 of 8: Apartment Building at 27 & 31 Peru Street and 29 Johnson Street, Chittenden County, VT



Photograph 7 of 8: Apartment Building at 27 & 31 Peru Street and 29 Johnson Street, Chittenden County, VT



Photograph 8 of 8: Apartment Building at 27 & 31 Peru Street and 29 Johnson Street, Chittenden County, VT