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December 23, 2021

Laura Trieschmann  
State Historic Preservation Officer  
Vermont Division for Historic Preservation  
1 National Life Drive  
Montpelier, VT 05633

Re: St. Johnsbury Armory Redevelopment  
Section 106 Evaluation – CDBG/EPA

**DRAFT FOR INTERNAL REVIEW**

Dear Ms. Trieschmann,

This letter will provide you with comments regarding plans for the St. Johnsbury Armory Redevelopment project at 1249 Main Street in St. Johnsbury.

According to the terms of the Programmatic Agreement for HUD/CDBG funded projects, I have reviewed the above-referenced project in accordance the standards set forth in 36 C.F.R. 800, regulations established by the Advisory Council on Historic Preservation to implement Section 106 of the National Historic Preservation Act. Project review consists of identifying the project's potential impacts to historic buildings, structures, historic districts, historic landscapes and settings, and to known or potential archeological resources.

## **1. PROJECT DESCRIPTION**

The proposed project is being submitted for review by the Town of St. Johnsbury which has applied for a CDBG Slums and Blight Grant to rehabilitate the National Register-listed Armory building. The Town has previously been awarded EPA funds for environmental remediation. The ca. 1916 brick building comprises a two-story main block with flat roof and a half above grade basement, and a large brick wing extending to the rear with a slate covered gambrel roof housing the original drill hall. The proposed project will remediate hazardous materials and rehabilitate the building to house the Town's police department and dispatch center.

### **1.1 Building Location and Site**

The St. Johnsbury Armory is located at 1249 Main Street, centrally located withing the civic and commercial core of downtown St. Johnsbury and contributing to the St. Johnsbury Main Street Historic District which is listed in the National Register of Historic Places. Please refer to attached location and site maps for additional location information. The Armory faces Main Street and is set back 30' west of the traveled way. As illustrated in the attached National Register Detail Map #5, the building faces historic buildings on three sides and its front block is visually prominent along the historic streetscape. To the north of the Armory is the contributing St. Andrews Episcopal Church, to the west is the contributing Grace United Methodist Church, to the south is a non-contributing, two-story brick commercial building, and to the east, directly across the Main Street, is a contributing, three-story brick

commercial block. The Armory, abutting buildings, and the historic district are further discussed in the historic properties section of this review letter.

Shared access driveways extend along the north and south sides of the building. The north access drive is paved with diagonal parking spaces along the side of the Armory. The south drive is also paved, narrower, and is separated from the building by a thin strip of grass. A narrow strip of grass and low pipe railing extend along the rear elevation separating the Armory property from the abutting Grace Church driveway to the west. A wide concrete staircase with simple metal railing accesses the main entrance centered on the façade with another two stairs transitioning down to the sidewalk. Flanking the walkway and stairs are grassed areas and shrubbery closely fronting the building.

### 1.2 Building Description – Exterior

The ca. 1916, National Register-listed Armory comprises two connected blocks in brick construction supported on a concrete foundation extending approximately 12" above grade. The two-story plus half-above-grade basement front block faces Main Street and is seven bays wide and three bays deep. The façade is highlighted by wall planes that stagger back from full-height projecting bays flanking the central entrance. Decorating the entirety of the front block are continuous courses of decorative brick banding terminating in corbelled brick brackets under an eight-course tall projecting cornice capped with a metal drip edge. The brick banding staggers outward 7 courses to cap the projecting walls of the half-exposed basement walls. al

Uniformly sized windows are regularly spaced across the three elevations of the front block at the basement and upper floors, with a noticeably tall and narrow configuration stylistically linked to those on historic fortifications. The 13" x 43" tall window openings are fitted with 1/1 double hung wood windows with concrete sills and brick jack arches. The main floor windows on the north elevation have hinged, steel security grates in place. Highlighting and centered over the façade entrance is the only exception to the uniform window design, comprising a single, wider window flanked by narrow windows. The original embattled roof line shown in the attached historic photo was altered to its present flat roof configuration in the 1970s. The main entrance is located in the center bay of the façade, comprising a pair of wide, ca. 1970 wooden doors framed in vertical planking set under a shallow brick arch. Between the arch and the second story windows is a concrete keystone inscribed with "1916". The main block roof is flat and covered with a rubber membrane secured in place with rubber tires. A single, rectangular brick chimney penetrates the roof on the north side.

The rear block is six bays wide by four bays deep and houses the clear span drill hall under a slate-covered gambrel roof supported on interior steel trusses. It intersects the front block three feet inside the outer walls, leaving the rear corners of the front block exposed. The gambrel extends above the main block roof at the intersection and is sided with slate with a single square window opening below the roof peak that is infilled with plywood. Ornament on the rear block is minimal in comparison with the front block. It is fenestrated by slightly wider 1/1 wood sash double-hung windows with jack-arch lintels (nine bricks wide instead of eight per the main block) and concrete sills. Basement windows on the south elevation are metal storm windows. Three of the openings are infilled with plywood. On the north elevation, only one wood double hung is extant at the basement level, the rest have only metal storm sash, are infilled with plywood, or are bricked in. The plainly coursed brick walls are punctuated with regularly spaced brick pilasters dividing each side wall into six bays, each with two upper and lower windows.



Exceptions to this common configuration are present on side walls of the rear block and allow for side entrances. At the rear bay of the south elevation is one story, single bay, gable roofed entrance structure with steel sided walls and wood plank double leaf garage door. The inside door is a modern fiberglass door framed within a previous larger opening. This structure is set level with the floor of the basement and is accessed by a concrete ramp with concrete side retaining walls. Conditions of this entrance structure are poor, with damaged walls, decaying wood, and badly rusting roof. There are two entrances on the north side elevation of the rear block, both sheltered by corrugated steel covered shed roofs supported on modern wood and steel posts. At the easternmost bay of the rear block, abutting the front block, are concrete stairs that descend to the basement level with a steel pipe railing fixed to the building and an outer modern wood railing. The entrance door is a modern commercial glass unit. In the second to last bay to the west is a second entrance accessing the rear block first floor. The entrance porch has modern wooden stairs and shelters a ca. 1970 commercial door. An outdoor electric lift is attached to the east side of the entrance porch.

The rear, west elevation of the rear block extends down to the level of the basement floor and is divided into four bays by brick pilasters. The inner two bays have the common window design in upper and lower pairs, the outer bays with one pair of windows each at the lower level. Like the front block, the lower level of this elevation projects out and is capped with staggered courses of brick transitioning inward to the upper wall plane. The pilasters also jog inward above the lower line of windows using a similar technique of staggered course of brick, and again 12" below the roof line. Simply molded wooden eaves accentuate the rear block roof edge, with hipped returns flashed with steel on the west elevation.

### 1.3 Building Description – Interior

The Armory building includes a front block with a half-above-grade basement level, main floor, and 2<sup>nd</sup> floor; and a rear block with a half-above-grade basement level and a main floor open to the gambreled roof containing the former drill hall, currently a basketball court. The interior of the unoccupied building is in overall poor condition due to freeze-thaw action, long term water leaks, and vandalism. Large sections of the main block plaster ceilings and walls have been removed and other sections have collapsed. Wood flooring has been removed in certain rooms and buckling in other rooms. Mechanical systems have been disconnected and the building is no longer heated.

The Armory basement is continuous between the front block and rear block, and both are described together here. As shown in the attached existing conditions plan, the basement level is roughly divided into 22 spaces, B1 – B6 in the front block, and B7 – B22 in the rear block. There are three points of access to the basement. The sole access from the main block is down the stairs south of the entrance lobby 1-1. The remaining two entrances are from the exterior, one through the garage structure at the southwest corner of the rear block, and a pedestrian entrance on the rear block north elevation. The basement floor is uniformly an exposed concrete slab which appears to be spalling in most locations. The ceilings are clad in a mix of synthetic panel types or exposed to the framing. Brick walls form the partitions in the front block and support the floor above. Supporting the floor in the rear block are three, east-west wood laminated beams comprising blocked pairs of 2x10s supported on steel posts with metal flanges under the beams.

The front block basement has five main rooms, three north of the stairs and two south of the stairs. South of the stairs, rooms B-1 and B-2 housed bathrooms and showers. North of the stairs, room B-4

acts as a center hallway, room B-6 houses the boiler, and room B-5 appears to have been used for storage. The proposed plans identify the interior brick walls that divide the spaces.

The rear block basement is divided longitudinally east-west into three main areas, by a concrete block wall north of room B-10, and a brick wall north of rooms B-22 and B-9. Historically these masonry walls would have been used to separate areas containing munitions or firing range. All three areas have been divided further, room B-10 being the most intact single space against the rear block south wall. North of room B-2, Rooms B-22 and B-9 occupy the space between the brick and concrete block walls. North of rooms B-9 and B-22, between the brick dividing wall and the north exterior wall, the space has been heavily subdivided with wood partition walls now stripped of the sheetrock. Along the west, rear walls of the rear block are rooms B-11 which is accessed by the exterior garage structure, and B-12 in the northwest corner.

The front block layout is divided into office spaces arranged on either side of a center hall on each of the first and second floors. On the first floor there is a single large office to the south of the center hall, a small bathroom east of the stairs. To the north of the center hall are two small rooms in the northeast corner, and a larger office space with a wide opening to the center hall. On the second floor there are three smaller offices to the south of the center hall, and two offices to the north of the center hall. A small bathroom is located in each of the two projecting bays facing the street.

Other than bathrooms, floors are hardwood strip throughout the front block interior though it has been removed fully or partially in some rooms exposing the diagonal plank subfloor. Remaining hardwood has been damaged by water leaks and is decayed and/or buckling. Significant water damage is evident throughout the main block. Walls and ceilings are plaster and lath in a range of conditions – from fair to failed conditions where sections of plaster are collapsing or have been removed. The exception is the first-floor center hall 1-1 which is mostly sheetrock dating to the 1970s when the building was converted for use as the Town recreation center. Trim is uniformly flat stock boards throughout, including baseboards, window casings, and door casings. Some plain board chair rails are in place. Note the window casings have projecting bullnosed sills over the lower casings. Windows to the exterior are uniformly 1/1 single strength, single-hung wood sash with rope and pulley hardware – intact on most windows. Conditions of the windows vary, with areas of decay on the lower sash where they have been exposed to moisture from rain, and from snow accumulating on the concrete window sills.

Despite the conditions there remain several character-defining interior features that have been identified in consultation with the Division review staff. First is the general layout with offices arranged to the north and south of the center hall. Second, is the staircase and wood railing that wraps around the stair opening on three sides at the second-floor landing. The railing is simply designed with rectangular components but does have two newel posts with curved, four-sided caps. Third, is the larger, single office space in room 2-3 on the second floor with extant original fireplace, a space which would likely have been constructed for the individual in charge of the Armory's operation. Fourth is the extant wood sash window in room 2-6 (photo 56, 57). This is the single exposed window of several second-floor windows that historically overlooked the drill hall from the second floor. Sixth are the extant historic wood doors – both 5-panel and multi-light configuration.

### Rear Block Drill Hall

The drill hall is a single open space consuming the entirety of the rear block above the basement. Five north-south steel trusses divide the space into 6 bays, the trusses supported over the exposed brick walls at each side. The polygonal top chord abuts and supports the 6-plane gambrel roof. The lower chord is raised with diagonals extending down on each side to meet the upper chord over the walls. The trusses are fabricated from L-beams riveted together and joined at the connections by steel gusset plates. The lower chords are connected at the gusset plates by three rows of perpendicular members, one at the center, and one each on either side. A grid of steel strapping supported on the top chords hold insulating roof panels in place. Caged, metal halide lights are flush mounted on the trusses to light the space.

The exposed brick side walls are punctuated by regularly spaced pairs of windows. Running the length of the side walls are heating pipes in protective, vented metal enclosures. The floors are covered in hardwood birch and lined for basketball. End and small court side hoops with backboards remain in place. At the northwest and southwest corners of the space are small, one-story enclosures with upper decks with plain wood railings. On the east wall, against the main block, the row of square windows that once overlooked the drill hall from the main block second floor have been paneled over, though the upper gable window and casings remain intact. An altered opening into room 1-5 is also extant.

### **1.4 Project Development**

The Armory served its intended purpose for several decades before being sold to the Town of St. Johnsbury in 1975. Several municipal departments occupied the building until it was vacated in 2009 because the utilities, maintenance, code compliance, and environmental remediation costs had become prohibitively expensive. Among the many obstacles to rehabilitation is an unacceptably high level of PCBs in the basement paint. At 5,700 parts per million, it far surpasses the acceptable concentration of 50 parts per million. The town had offered the building to developers for \$1 over several years, but the deteriorated conditions and environmental contamination were too expensive to attract any takers.

The lack of outside interest combined with the central location of this important building resulted in the Town of St. Johnsbury pursuing a redevelopment on its own and assembling a project team comprising the following members: Assistant Town Manager Joe Kasprzak and Town Manager Chad Whitehead from the Town of St. Johnsbury, Joe Weith (development consultant) from White + Burke Real Estate Advisors, David Roy (architect) from Wiemann Lamphere Architects, Scott Newman (HP consultant) from 106 Associates, and Chief Tim Page from the St. Johnsbury Police Department in an advisory capacity.

After years of pursuing an adaptive reuse of the vacant and deteriorating Armory, the sole viable occupancy was determined to be the Town's Police Department and Regional Dispatch Center whose current quarters at 1187 Main Street are considered unsuitable both structurally and in terms of available space. With this occupancy in mind, the project team's objectives for the rehabilitation have been to adaptively reuse the centrally located, National Register-listed Armory on the Town's Main Street for the Police Department and Regional Dispatch Center; remediate the environmental contamination of PCB's, asbestos, and lead; and provide a catalyst for further economic activity and rehabilitation in St. Johnsbury's downtown core. To this end, the Town has applied for – and has been awarded – a \$500,000 EPA grant to address the environmental contamination. The town is also seeking from VCDP assistance to undertake the rehabilitation.

Local consultation has included in-person and online presentations of the project at several Selectboard meetings and the VCDP-required meeting attending application to the Slums and Blight Program. The Town has also maintained a public website describing the proposed rehabilitation and providing opportunities for public feedback at [www.stjvt.com/armory-redevelopment-project](http://www.stjvt.com/armory-redevelopment-project). The feedback from Town residents has been consistently supportive. The proposed design for the project was also presented to the St. Johnsbury Design Advisory Committee which has endorsed the project in the attached letter dated June 21, 2021, signed by DAC Chair, Kimberly Behr. Finally, and a key component of public input for the Armory project was a successful bond vote for \$5.4M that went before the Town on September 14<sup>th</sup> of this year.

### 1.5 Alternatives Evaluation

Preserving and rehabilitating the Armory main block continues to be a primary goal of the Town. The street-fronting façade is highly decorated with banded and corbelled brickwork yet imposing with its strictly symmetrical brick façade and central entrance flanked by projecting pavilions. Its original function as an early 19<sup>th</sup> century Armory is clear its form and ornament. The project will preserve the continuity of the historic downtown streetscape by restoring the main block brickwork and window surrounds, replacing the roof covering, and installing historically appropriate entrance doors.

Issues attending treatment of the rear block are more complex. As discussed onsite with Division review staff, required parking and specialized access requirements for the police department will consume most of the area now under the gambrel roof, requiring the removal of most of the rear block as shown in the attached site plan dated 5-3-21. The resulting issue was how to treat the two remaining bays behind the main block. To that end, the team further evaluated the two concepts discussed at the onsite meeting: (1) retaining a section of the gambrel roof as shown in the attached memo dated 6-24-21, and (2) raising the walls to two full stories and constructing a flat roof as shown in the attached updated elevations dated 11-17-21. The response to the concept drawings was unanimous. While acknowledging the historic importance of the drill hall and the slate-covered gambrel that covered it, the team strongly preferred the two story/flat roof design. The following bullet points reflect the team's considerations:

- The value of retaining a section of the gambrel would be limited to the exterior only, as the gambrel would be infilled with office space on the second floor, removing the ability to appreciate the original open space for which it was designed.
- To avoid having the trusses pierce the office below the code-compliant level of 7'6", truss members will be buried within or against dividing walls, limiting the ability to appreciate the structural system.
- The trusses do not meet code-compliant load capacity and would need to be strengthened with stiffening plates, further diminishing the value of retaining them in the new design.
- The gambrels are steeply sloped at the north and south eaves and present potentially hazardous conditions with falling snow and ice at the ADA building entrance, sidewalks and stairs, the proposed dumpster/recycling area, and at driveway access points.
- The truncated gambrel would constitute a long-term maintenance and liability concern for the Town related to loose or damaged slates over the driveways and access points.

- The geometry of the truncated gambrel is visually awkward compared to its original form, an architecturally off-putting appearance that extends to the entirety of the rehabilitated building.
- Trying to force retention of the gambrel element into the design resulted in a less desirable outcome and one that did not respect the proportions and scale of the original structure.

Project architect and President of Wiemann Lamphere Architects, David Roy, summed up his evaluation of retaining the section of gambrel roof as follows:

*“All parties agree that the armory building is a significant structure in the St. Johnsbury community and should be preserved in the most meaningful way possible. It has always been our assertion that the frontage on Main Street is the principal façade and has the material qualities and details seen only in the buildings of the early 20<sup>th</sup> century. In fact, current development plans will not only maintain the original brick massing and coursing, repair crumbling portions of the façade and mitigate the effects of past weather and water intrusion issues. The end result will be a rejuvenated exterior, with newly cleaned masonry and repointing of the masonry joints as well as replacement of windows and doors to their respective historic character. These measures will extend the useful life of the building and its presence on Main Street for future generations.*

*As we studied the building for development, we discussed at great length the extent to which we could preserve the gambrel roof element(s) of the building. The program requirements of the building only require a small portion of the original drill hall area and the access and site requirements for the project mandated that a portion of the building be removed to accommodate the needs of the police department. As we studied alternative concepts, the idea of maintaining only a portion of the gambrel roof, although possible, failed to maintain the original proportions of the building and the presence of the drill hall as a prominent element of the overall structure. The result was a massing that was awkward and disproportional with respect to the balance of the building. It was our assertion that trying to force this roof element into the design resulted in a less desirable outcome and one that did not respect the proportions and scale of the original structure.”*

The project was also presented to the St. Johnsbury Design Advisory Committee (DAC) for a recommendation for the Design Control District. After discussion, the DAC issued a letter (attached) in support of the preferred alternative, stating:

*“The DAC recommends the proposed changes to the Armory. Specifically, removing the gambrel roof in order to provide better protection to the handicap ramp and entrance from snow and rain runoff. The expense and limitations of keeping the gambrel roof would result in architecture that would be visually awkward and would not enhance the building.*

*We also recommend that green space on the northeast corner of the building be increased to enhance the streetscape.*

*Regarding the carport and sallyport, the DAC recommends the proposed white clapboard be reconsidered for a dark graphite or grey to create less contrast with the brick.*

*The DAC recommends that the black fencing recently installed at the Fairbanks Museum be considered for the Armory for cohesion with existing historic properties in the Design Control District.”*

After undertaking the above-described evaluation and consultation, 106 Associates submitted a memo to the Division on 6-24-21 detailing the project team’s finding and recommendations regarding the alternatives. The project team followed up the memo with a Teams meeting with Division review staff on 7-8-21. At this meeting the contents of the memo were discussed with an agreement to proceed with the full Section 106 review advancing the preferred alternative which is described in detail in the next section. A copy of the 6-24-21 memo, including concept plans for the gambrel alternative is attached with this letter.

## **1.6 Project Design and Construction Details**

### Summary

The project will rehabilitate the front block of the armory to house the new municipal police and regional emergency dispatch center functions. The exterior massing will be retained, the bricks will be repaired and repointed. A new membrane roof will be installed, and windows will be replaced in their existing openings. The interior is in poor condition and will be stripped back to the framing in all locations to assess the existing framing and add needed structural reinforcement, install 100% new mechanical systems including a new sprinkler system, and insulate the exterior walls. The center hall layout will be retained with some modifications to accommodate the new occupancy.

The rear four bays of the drill hall will be entirely removed to accommodate a secure entrance (sally port) for the police, covered parking for patrol cars, and an access drive behind the building. The walls of the rear block’s two easternmost bays will be retained and raised to two floors (same height as the front block) with new brick construction, closed in on the west elevation with a new brick wall, and covered with a flat roof. Attached to the new back wall will be an enclosed sally port on the north side, and a carport on the south side to accommodate four police cars. The interior of the new rear block space will be designed to accommodate police and dispatch spaces and connect with the front block at the basement level and both upper floors. An elevator accessing each level will be constructed as shown in the attached floorplans.

### Site work

Site Work will be significant and include filling in the back four bays of the rear block basement post demolition to bring them up to grade to accommodate the paved parking, car port base, and access drive, as well as the new sally port. New parking spaces will be added per the attached site plan on each side of the building. Designated handicapped spaces will be added on the north side of the building as shown, adjacent to the new concrete ramp descending along the north elevation to access the basement level just behind the front block as shown on the site plan. Public vehicular circulation will be limited to the north side of the building where the handicapped parking spots are located, extending to the point of the proposed barrier fence extending north from the northwest corner of the new rear block. A second barrier fence will extend westward from the southwest corner of the rear block to provide a secure area behind the building. The barrier fences will be utilitarian designed, six-foot high, black-painted metal fences with swing gates which can be opened when needed by police staff. A third, six-foot-high, black painted metal fence will be added along the property line at the west of the building abutting the Grace Church access drive where the existing low pipe rail fence is now located.



Building improvements will include a handicapped entrance at the location of the designated handicapped parking spaces on the north elevation. As shown on the attached site plan and north elevation, a ramp will descend along the north wall to access the existing doorway to the basement level at the east end of the rear block. By code, the outer retaining wall will be capped with a 36" tall railing as shown, proposed to be a simply designed, black-painted metal pedestrian railing that will start on the east side where the ramp is 30" below grade, and terminate at the new wall supporting west side of the entrance awning. New stairs will also access this basement door as shown on the site plan. West of the ramp along the north wall is a concrete walkway providing police access to a recessed entrance in the sally port and to the dumpster and recycling bin. That walkway is separated from the secure area on the west side of the building by a five-foot-wide swing gate in the barrier fence. A backup electric generator will be mounted on a concrete pad located at the southwest corner of the lot. The project will include new underground drainage within the new paved area connected to the municipal sewer system.

#### Foundation and Exterior Walls

Foundation work on existing walls will be limited to minor repairs on the front block and retained side walls of the rear block. The new west wall of the rear block will require new concrete footings and frost walls to support the new upper brick wall after the demolition takes place. The retained bays of the drill hall slab floor will be repaired as required and capped with a leveling course.

The two bays of retained north and south rear block brick walls will be extended to full two-story height as shown in the elevations with a band of granite panels dividing the existing and new walls. The pilaster design will also be extended up to the roofline as shown but with a shallower,  $\frac{3}{4}$ " projection. The new rear block west wall will be constructed in common bond brick with the same granite panel cornice and metal coping as the side walls.

New bricks shall be sourced to match the existing bricks as closely as possible for size, color, and texture, and will be laid using the same bond and joint geometry to ensure the new work aligns horizontally with the existing work. Existing brickwork will be repointed as required following the guidance in Preservation Brief No.2, ensuring the correct mortar is selected for composition, strength, and vapor permeability. Concrete sills shall also be repaired as required to match the existing materials, color, texture, and geometry as closely as possible. The contractor selected to undertake the work shall, before being hired, have demonstrated experience working with historic masonry and familiarity with Preservation Brief No. 2. Once all masonry repairs are made, existing brickwork will be washed with a 5% muriatic acid solution using a hand brush and garden hose pressure. No power washing, sandblasting, or gridding of any kind shall be used on the brickwork. The contractor will obtain advance written approval from the architect with regards to the proposed new brick and repointing mortar. The sally port will be sided with Dutch lap cementitious siding.

New or altered Openings: Front block window and door openings shall remain as existing, and no new openings will be introduced as part of the project. The retained sections of back block will not have any new openings introduced, and all existing openings will be retained except for the two basement windows on the east end of the rear block north elevation due to their locations at the stairway. Both will be infilled with brick leaving a  $\frac{3}{4}$ " reveal to distinguish the original opening. Existing jackarch lintels and concrete sills on both windows will be retained and repaired. The new sally port will have three openings including pedestrian openings on the north and west elevations, and an overhead door on the west elevation.

### Exterior Doors

The modern replacement two-leaf front doors will be replaced with custom made, all-wood doors per the attached elevations. The design of the replacement doors shall be based on photographic evidence of the historic doors (see attached historic photograph). Measured drawings and specifications of the doors shall be submitted to the project architect for approval before fabrication is undertaken. The new north and west elevation exterior doors, and the overhead sally port door shall be modern steel construction meeting the security requirements of the police station.

### Windows

Existing windows are described in the building description section, being a uniform 1/1 wood sash design except where they have been removed in some basement openings with only the storm windows remaining in place. Conditions of the windows are fair, with most of the lower sash showing varying levels of water related decay. Three of the windows, those directly above the front door will be repaired and retained as examples of the original materials and design including exterior and interior casings. Remaining windows will be replaced with full frame replacements to ensure glass area on the existing narrow windows is maintained. New windows will be single hung, aluminum clad wood units to match the geometry of the existing windows. All jackarches and concrete sills will be retained and repaired as required. Exterior brick molds will be replaced with custom run moldings to match the existing. Because the exterior walls are being thickened on the inside by approximately 4", jamb extensions will be installed for the three historic façade windows being preserved. Windows in new openings on the rear block will be fitted with plain granite lintels and sills to differentiate them as new.

### Porches

Both modern entrance porches on the north elevation will be removed as part of the project, and a simply designed awning to shelter the retained basement entrance will be constructed in the location shown. The east side of the awning will be supported on a plain metal bracket; the plain concrete west wall of the basement landing will extend up to support the west side of the awning.

### Chimneys

The one brick chimney penetrating the front block roof will be retained and repointed as required by an experienced mason following the guidance in Preservation Brief No. 2.

### Roofing

The existing temporary membrane roof on the front block will be replaced with a new EPDM roof and properly flashed at the chimney, and at the roof edge with metal coping as shown in the elevations.

### Frame

The front block has had long term roof leaks which have penetrated into the floor framing at several locations which may have affected capacity. The plaster covering the walls and ceilings is in failed condition. For these reasons, the front block will be fully gutted to the frame to undertake the project. Work will include replacement and reinforcement of the framing as required. New walls will be wood stud framing. Exterior walls will be thickened to the inside with a supplemental stud wall to allow for energy code compliant continuous insulation.

The rear block side walls to be retained will be braced in a metal frame and the roof and interior removed to the basement slab. One bent of the metal roof truss will be retained intact for further documentation if required as part of the mitigation. The new framing will be modern construction.

### Stairs

The existing staircase will be retained in place and reused between the basement and second floor. The stairs will be reopened into the first-floor lobby per the original design by removing the particle board wall behind the railing shown in photo #23. Fire safety has indicated that the railing height does not meet code and will need a supplemental guardrail above the existing handrail. Because the existing handrail is essentially a simple 2"x 4", an upper guardrail, a painted pipe, will be bracketed to it. On the second floor, note there will be a wall constructed behind the existing south railing, so that part of the rail will not require a supplemental guardrail. The remainder of the second-floor rail will need a supplemental guardrail positioned above the existing handrail, which will be installed between the existing posts on the north side of the opening, and between the northwest post and the new south wall on the west side of the opening. The stairs themselves will be covered in new rubber treads. The basement stairs will also be covered in new rubber treads.

### Floorplan

Please refer to attached existing conditions and proposed floor plans for detailed layouts. The proposed first floor plan retains the center hall configuration and reopens the full width opening into the rear block where the interpretive panel will be installed. As noted, the stairs will also be reopened into the center lobby per the original design. The area north of the lobby will be enclosed to house the new regional emergency dispatch center to include a kitchen, bathroom, supervisor's office, and two dispatch workstations. The area south of the stairs will remain open for a squad room, with a new door opening into the rear block. A public bathroom will be retained in room 1-4. The rear block first floor will house additional police functions as shown in the attached floorplans, to include an elevator with stops at each level.

The second floor will also retain the center hall plan by retaining the staircase and opening to the first floor and use the landing for a shared space as shown in the plans. The area north of the lobby will be retained as is, including room 2-3 (on the existing conditions plans) with the existing fireplace. South of the stairs the area will be partitioned for offices. Two new openings will be introduced from the back hallway into the rear block as shown. The rear block second floor will be partitioned as shown in the attached floorplans.

The front block basement will retain the existing stairs and load-bearing masonry walls as shown by the heavy lines in the proposed plan. The boiler will remain in room B-6. The rest of the spaces will be partitioned for lockers, bathrooms, and storage. The rear block basement will be partitioned as shown for additional bathrooms, lockers, fitness room, elevator, and a back staircase.

### Interior Doors and Windows

There remain several historic doors in the front block as noted in the building description section, and every effort was made to reuse them where possible. The project team considered the reuse of any historic doors on the first floor to be not feasible given the proposed functions, access by the public, and security requirements. Bathroom doors also cannot be reused due to ADA requirements. On the second floor several doors are proposed to be reused: the 5-panel door to the closet in room 2-3 will be repaired as needed and reused in situ. The door to the roof access stairs 2-9 will be repaired as needed and reused in situ. The glazed doors on the second floor are in poor to fair condition but an effort will be made to reuse the best two of them, with updated hardware, to access the Sergeants office and Chief's office from the central hall. New interior doors will be commercial grade, solid wood core, either fully paneled or with an upper half light depending on location.

Division staff indicated that at least one example of the series of 2<sup>nd</sup> floor square windows into the drill hall should be rehabilitated and exposed on the side where it would be most visible. The project will include restoration of two, possible three existing drill hall windows (now covered over) from the second-floor shared space into the rear block training room. The two selected windows will be uncovered, taken apart to conserve the casings, the sash will be restored, and the windows reinstalled into their original openings with original casings. This process may involve taking the better condition components from other drill hall windows. Clear acoustic panels may be installed on the rear block side for mitigate noise transmission is needed.

#### Interior Trim and Cabinetry

Existing trim components, baseboards and door and window casings, are dimensional flat stock. Originally varnished, all trim components have been coated with lead-based paint. Most of the door and window trim have rounded edges and, in some cases, the top casings are slightly wider than the side casings. Considering the project will gut the interior to the framing, plans call for replacing all interior trim per the existing geometry with flat stock wood trim. There is no historic cabinetry in the building and new kitchen and bath fixtures and cabinetry will be modern. The fireplace surround will be retained and restored.

#### Flooring

Per the building description, front block wood flooring is either missing or deteriorated beyond reasonable means of refinishing. What hardwood that does remain will be removed to access the floor framing. The center halls on the first and second floors will be recovered in hardwood strip floors per the original. The bathrooms and kitchen areas will be tiled or covered in sheet linoleum. Mechanical rooms and processing areas will be smooth concrete. The fitness room will have a rubberized floor. The rest of the floors will be sheathed in Advantech or equivalent flooring and covered with commercial grade tile carpet.

#### Wall and Ceiling Surfaces

Wall and ceiling surfaces will be covered in sheetrock throughout the building. Some ceilings other than the center halls may be covered in flush applied acoustic panels for sound control.

#### Insulation

Exterior walls will be stripped to the framing and furred in by approximately 4" to provide the required space for energy code compliant insulation, comprising a combination of rigid foam and closed cell polyurethane foam. Basement walls will also be furred in and closed cell spray foam applied to meet VT energy code. The roof cavity will be insulated with blown in cellulose. Moisture control is being addressed by the project architect and will be part of the insulation plan.

#### Electrical and Lighting

The existing electrical system is obsolete and does not meet code. New electrical entrance, panels, distribution, and devices are required throughout the building. Care will be taken to select appropriate lighting fixtures for the first-floor center hall, avoiding the use of utilitarian fluorescent fixtures in favor of a more sophisticated lighting design that will also properly illuminate the planned interpretive panel.

#### Heating, Plumbing, Sprinklers

Heating and plumbing systems are obsolete and do not meet code. New heating and plumbing systems will be installed throughout the building. The new heating plant will comprise a series of heat pumps which are highly efficient and electrically based limiting the use of fossil fuels. The condensers will be

located on the roof and won't be visible from the street. Refrigerant lines will run from the condensers through the framing to registers located primarily in the ceilings, though some may be located in walls. A separate heat recovery unit will ventilate the building, using the heat from the exhausted air to pre-heat the intake air.

A first-time sprinkler system will be installed as part of the project supplied by the municipal water system. Pipes are expected to be buried in the exposed framing. In the event framing conditions preclude internal runs of piping in limited areas, pipes will be run through sheetrocked chases in cornices.

## 2. AREA OF POTENTIAL EFFECT (APE)

As noted, the St. Johnsbury Armory is centrally sited in the St. Johnsbury Historic District. While the direct effects of the project will accrue to the Armory building, the project will indirectly affect those buildings with an unobstructed or partial view of the Armory rear block as shown in APE Map No. 3 in the attached Maps Photo Sheets.

## 3. HISTORIC PROPERTIES

The Saint Johnsbury Armory is listed as a contributing building (No. 68) in the National Register of Historic Places St. Johnsbury Main Street Historic District; date of listing is May 28, 1975. It was built in 1916 to serve as a regional headquarters for Company D, First Vermont Infantry of the Vermont National Guard. The Armory mirrors the design of two other armories built in the previous four years by the Vermont State Armory Board, in Saint Albans and Bellows Falls. The March 2012 edition of the Saint Johnsbury Historic and Heritage Center's Newsletter provides a concise history of the building's construction which is excerpted here:

*"The property chosen after looking at three different locations was the former Burnham property located between the Union Block and the Episcopal Church. Captain Herbert Wilcox and Lieutenant H. N. Ladd of Company D took part in the inspection of possible sites on Western Avenue and Railroad Street before settling on the Burnham property. In the 1875 F. W. Beers Atlas of Caledonia County, the property is shown with four buildings on it. The buildings were bought and moved by Rev. John Wesley. Claire Dunne Johnson's research in her book I See By the Paper – Volume 1 tells us that one building went to Green Street and the others went to Harvey Street, being the second, third and fourth houses on the left. She goes on to say that this was a second move for the first one on Harvey Street (former Knapp house) as it had stood where the Athenaeum is! In fact it had been occupied on the second floor by early photographer F. B. Gage that we talk of in December. The Burnham property was bought by the town and deeded to the state with the understanding it could be available for Town meetings and voting.*

*The Cummings Construction Company was the contractor after the houses were removed. B. G. Miles supervised the work; he had done the same with the Masonic Temple and the St. Johnsbury Annex as well as others.*

*As the armory neared completion, it was reported that amenities included lounging and reading rooms, billiard rooms, lockers, showers and dressing rooms were "conveniently arranged" and would make its occupants comfortable. The drill practice shed was 62.5 by 84*

*feet. Initially in this hall light was provided by six large tungstens, developing 1800 watts of power. The floor was hard birch and the area was heated by steam pipes along the walls near the floor. A wide stairway led to the second floor where the officers' quarters were located on the south side. On the north side was a reading room complete with fireplace. The basement was home to the mess hall and shooting range; space also provided a modern kitchen, two shower baths, toilets and dressing rooms. The woodwork was of hard pine, stained a dark oak color.*

*February 20, 1917 was the grand ball marking the formal opening of the armory. The drill hall was draped in red, white and blue colors and the crowd filled the hall as well as surrounding rooms. Sargent's orchestra provided the music for the evening. The orchestra opened with the grand march at nine and closed with a good night waltz. So began the life of the armory on Main Street."*

The St. Johnsbury Armory was part of the Vermont National Guard's first phase of armory building in Vermont, which spanned from 1914 to 1932 and resulted in the construction of twelve armories, in Barre, Bellows Falls, Bennington, Brattleboro, Burlington, Montpelier, Newport, Northfield, Rutland, St. Albans, St. Johnsbury, and Windsor. The armory was designed by Frank Lyman Austin, a well-known Burlington, Vermont, architect of the late nineteenth and early twentieth centuries, and its design, along with identical armories in Bellows Falls and Saint Albans, was based on that of the Waltham, Massachusetts armory.

Most of the first armories of the United States, dating from 1879 on, were of Gothic Revival design, but while the St. Johnsbury had a crenellated roofline (now flat), the building more accurately evinces medieval fortress architecture with windows reminiscent of gun slits and towers used on fortresses to observe approaching enemies. About historic armories, Dr. John H. Lienhard, Professor Emeritus, University of Houston stated in his work [The Engines of Our Ingenuity, Episode No. 822, Old Armories](#) "Many of the older armories were often ornate, fortress-like structures. The predominant turn-of-the-century architectural philosophy was that a building should proclaim its purpose. "A church should be welcoming, a jail should be oppressive, and an armory should be strongly suggestive of a fortress."

Information gleaned from Division for Historic Preservation files states that the original function of armories was to provide a protected location where local militia could gather and train, as well as store their arms and ammunition. The spaces usually contained a large open area to practice maneuvers, offices, classrooms, dining facilities, weapons storage, and other support operations. Today, armories, sometimes referred to as readiness centers, are used by National Guard and military reserve units. Their primary function is still to provide spaces for training, administration, and material storage for the assigned military units. Armories are also utilized to respond to emergencies and support state disaster relief for floods, fires, snowstorms, tornados, water outages, etc. In addition, they are often used as a local community resource to house social functions such as public meetings and sporting events.

From its construction, the St. Johnsbury Armory was used for a wide variety of community events. Dozens of newspaper ads describe the activities held there: Elks Balls and dances in the 1920s; a 1932 gala celebrating the 200<sup>th</sup> anniversary of George Washington's birth; auto shows in every decade through the 1950s; dozens of basketball tournaments, one featuring the American Whiz Kids vs. the Harlem Globetrotters in 1951; and a comedy act by "King Tut" in 1953. Closer to the military purpose of the building, one newspaper ad described an "enthusiastic war meeting" held at the Armory in 1917



with the former Governor General of the Philippines and the Asst. Secretary of the U.S. Senate in attendance.

In summary, the St. Johnsbury armory helps depict the history of the Vermont Army National Guard, as well as the period of Vermont's history between the World Wars. It also celebrates the history of St. Johnsbury in hosting dozens of military, social, and sporting events over 60 years. Despite its alterations, the Armory remains a good example of an early 20<sup>th</sup> century armory and contributes to the historic character of the historic district and downtown St. Johnsbury.

Directly north of the Armory is the contributing St. Andrews Episcopal Church (HD #69), a ca. 1881 Stick Style structure. Note that building 69A has been removed since the historic district was listed. Across the street at HD#27 is the late 19<sup>th</sup> century Passumpsic Bank Building, a three story, three-bay-wide brick commercial block. Note that building #'s 24, 25, and 26 burned and are no longer standing. West of the Armory is the contributing ca. 1884 Grace United Methodist Church, a Victorian Gothic structure, remodeled in 1908 after a serious fire. South is the Armory is the non-contributing Hale Block, originally constructed in the mid-19<sup>th</sup> century with a gable roof, subsequently converted to a flat roof, then remodeled after its 1975 inclusion in the historic district.

#### 4. ARCHAEOLOGY

The proposed project has been determined by the Division for Historic Places to not affect archaeological resources.

#### 5. ACKNOWLEDGEMENTS

The Town of St. Johnsbury acknowledges that in the event a VCDP grant is awarded:

1. Construction cannot commence until the final Section 106 concurrence is provided by VDHP. Without the final Section 106 concurrence, the Town runs the risk of foreclosing the Agency of Commerce and Community Development's (functioning as Agency Official) ability to complete environmental review prior to construction commencing pursuant to 800.9(b).
2. Proof of Completion documentation shall be generated by the historic preservation consultant after the project has been completed to include the scope of completed work, consistency with approved plans, photographs of the completed work, and the consultant's comments on any work that did not receive concurrence from VDHP in the final Section 106 concurrence letter. The Proof of Completion documentation shall be furnished to the VDHP and VCDP Environmental Officer as part of the Agency of Commerce and Community Development's Administrative Closeout documentation for the project.
3. Post Review Discovery: If for any reason the project plans change and there are unexpected effects after final concurrence, the Town of St. Johnsbury shall recommence Section 106 consultation by notifying the VDHP and VCDP Environmental Officer.

## 6. ASSESSMENT OF EFFECT

The overall determination of effect will be Adverse due to the removal of most of the contributing drill hall behind the main block. As noted throughout this review, the drill hall is significant for its distinctive clear span, gambrel-roofed architecture allowing the large volume of open space, its associative values related to the history and development of the Vermont Army National Guard, and for the decades long role it played as a gathering and event space for St. Johnsbury residents. It also occupies, albeit as a rear block, a central location in the St. Johnsbury Historic District which is listed in the National Register of Historic Places.

Indirect effects accruing within the district will not be adverse, minimized by the fact the partial demolition of the drill hall occurs 65' west of the streetscape and behind the significant front block, and due to the carefully considered and compatible design of the new construction. The tight spacing of the drill hall and Grace church will also be alleviated and will open up views to and from the historic church.

Direct effects to the Armory are a result of a lengthy process to identify a use for the vacant building. The police and emergency dispatch center will be relocated from its current cramped and unsuitable quarters into the Armory which is being rehabilitated to suit the law enforcement occupancy. As a result, the Armory rehabilitation is sustainable in the long term, and able to provide a space for the Town's police department indefinitely. As discussed, however, the specialized needs of the police department required significant changes to the rear block drill hall for parking and secure access, which results in the proposed demolition and adverse effect.

The evaluation, consultation, and public input supporting the selected alternative are considerable, including participation at selectboard meetings, through the project website, and through the positive municipal bond vote. A letter of support for the selected alternative is also included from the St. Johnsbury Design Advisory Committee. Consultation with - and a detailed memorandum to - Division review staff also evaluated various designs to adapt the rear block to the proposed law enforcement occupancy.

The result of the comprehensive consultation will enhance the historic district streetscape by restoring the architecturally and culturally significant front block abutting Main Street. Masonry will be restored, historically appropriate, high-quality, clad wood windows will be installed in the original openings, this while preserving three examples of the original façade windows above the main entrance. The unsympathetic front doors will be replaced with historically appropriate custom-made wood doors. The rear block will be significantly shortened, and the roof converted from gambrel to flat configuration, but the new design conserves and restores two bays of the rear block's original brick walls and extends them upward with compatible but legible brick construction. The result is a high-quality design that preserves important historic design elements. The entire building will be rehabilitated to meet Vermont's energy code, and include state of the art, high efficiency mechanical systems. Finally, the building will be fitted with a first-time automatic sprinkler system to ensure its long-term preservation.

Based on the above analysis, we are recommending a finding of Adverse Effect.

## 7. MITIGATION

Preliminary discussions around mitigating the loss of the historic drill hall have taken place among the project team and with Division review staff. The project team envisions a three-track effort, to include:

1. Creation of an interpretive panel, possibly in a mural design with embedded text inserts, on the wall facing west into the armory first floor lobby
2. A Historic Resource Documentation Package focusing on the drill hall with supplemental measured drawings
3. A to-be-determined research project undertaken in partnership with the St. Johnsbury Historical Society to illuminate the history of the Armory in further detail

The precise scope of mitigation will be determined in consultation with the Division review staff and detailed in a Memorandum of Agreement.

Sincerely,



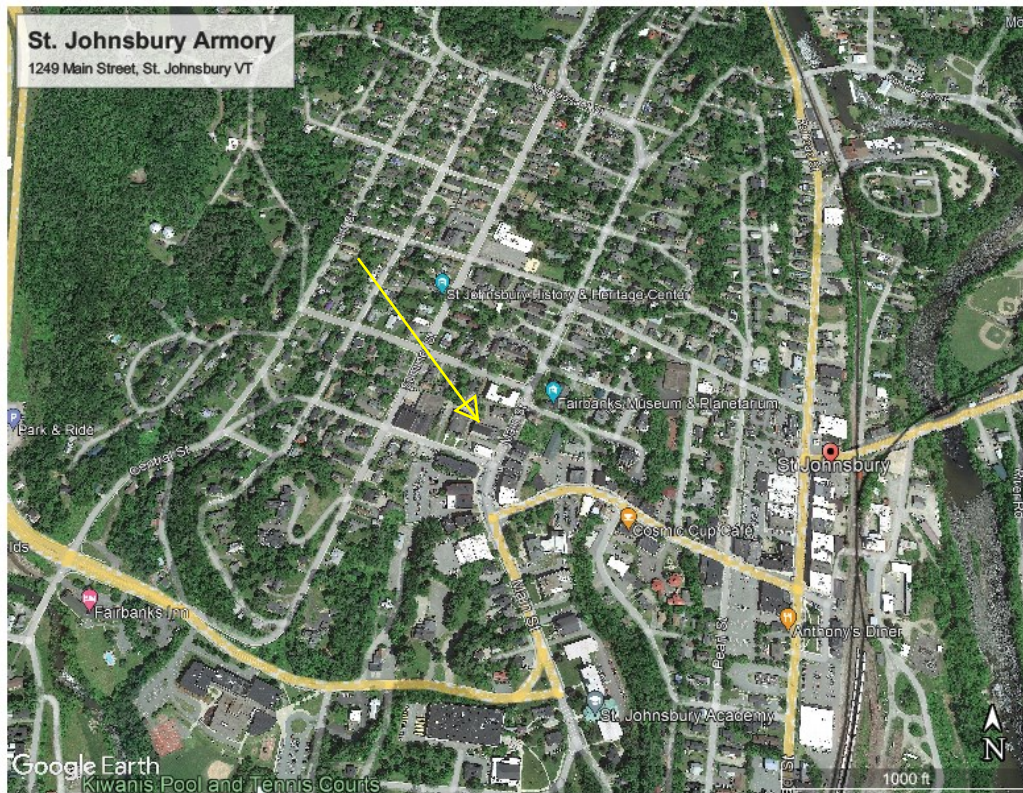
D. Scott Newman M.Sc.  
Principal, 106 Associates

cc: Chad Whitehead, St. Johnsbury Town Manager  
Joe Kasprzak, St. Johnsbury Asst. Town Manager  
Joe Weith, White + Burke Estate Advisors  
David Roy AIA, Wiemann Lamphere Architects

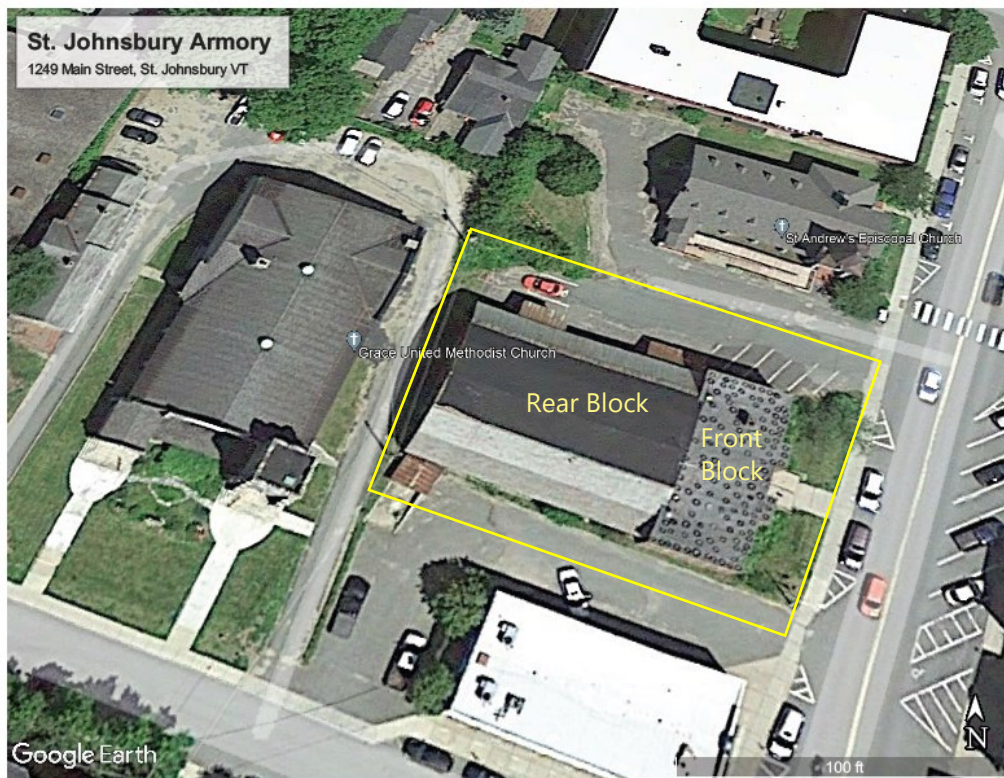
Attachments:

Maps  
Photos  
Plans



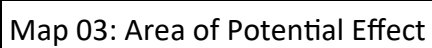


Map 01: Location Map



Map 02: Site map

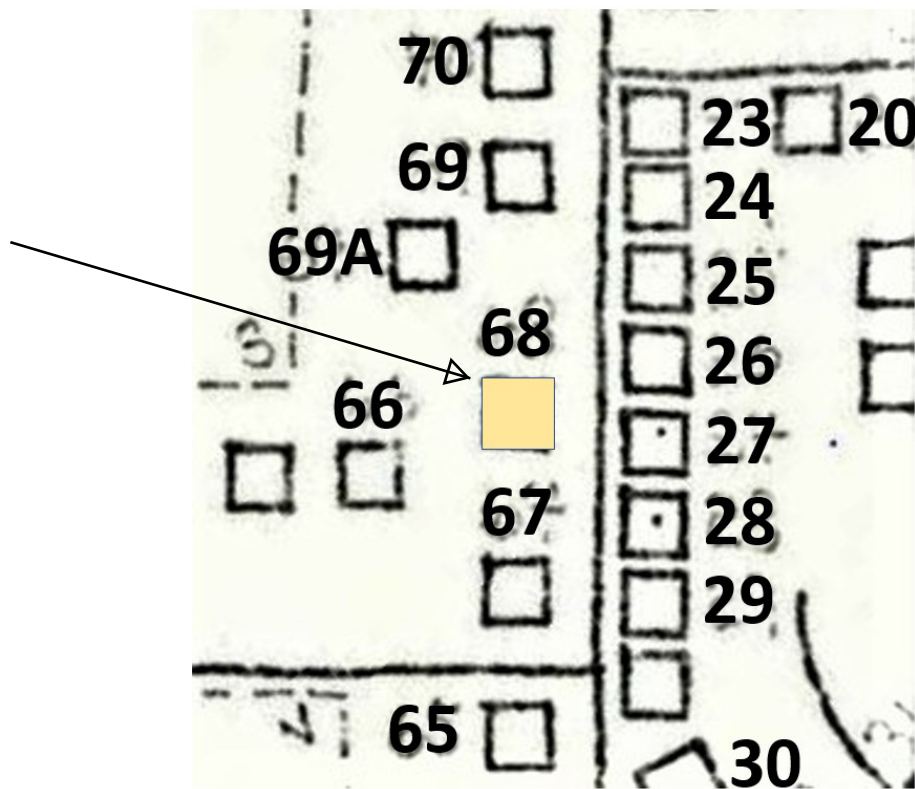




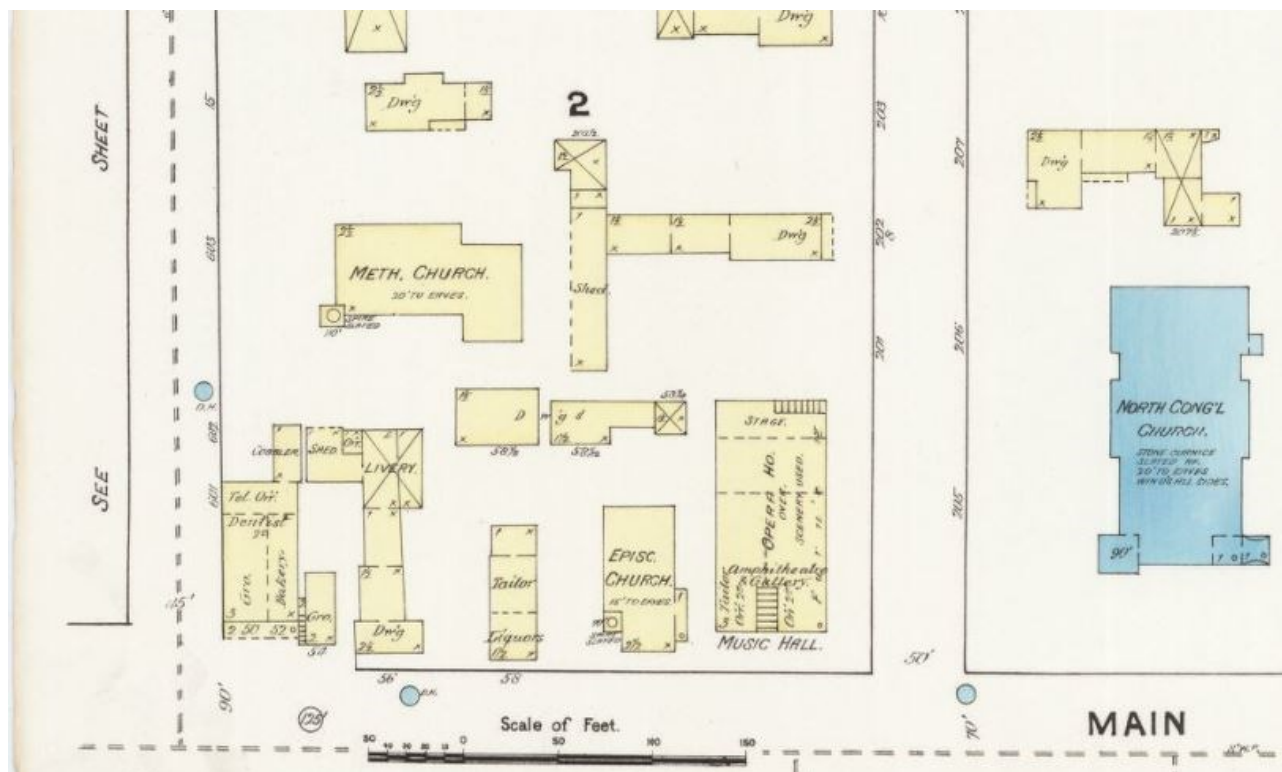


Map 04: St. Johnsbury Historic District Map

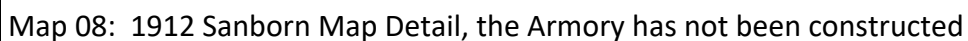
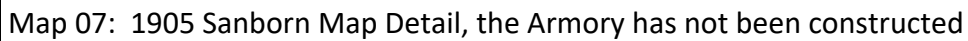


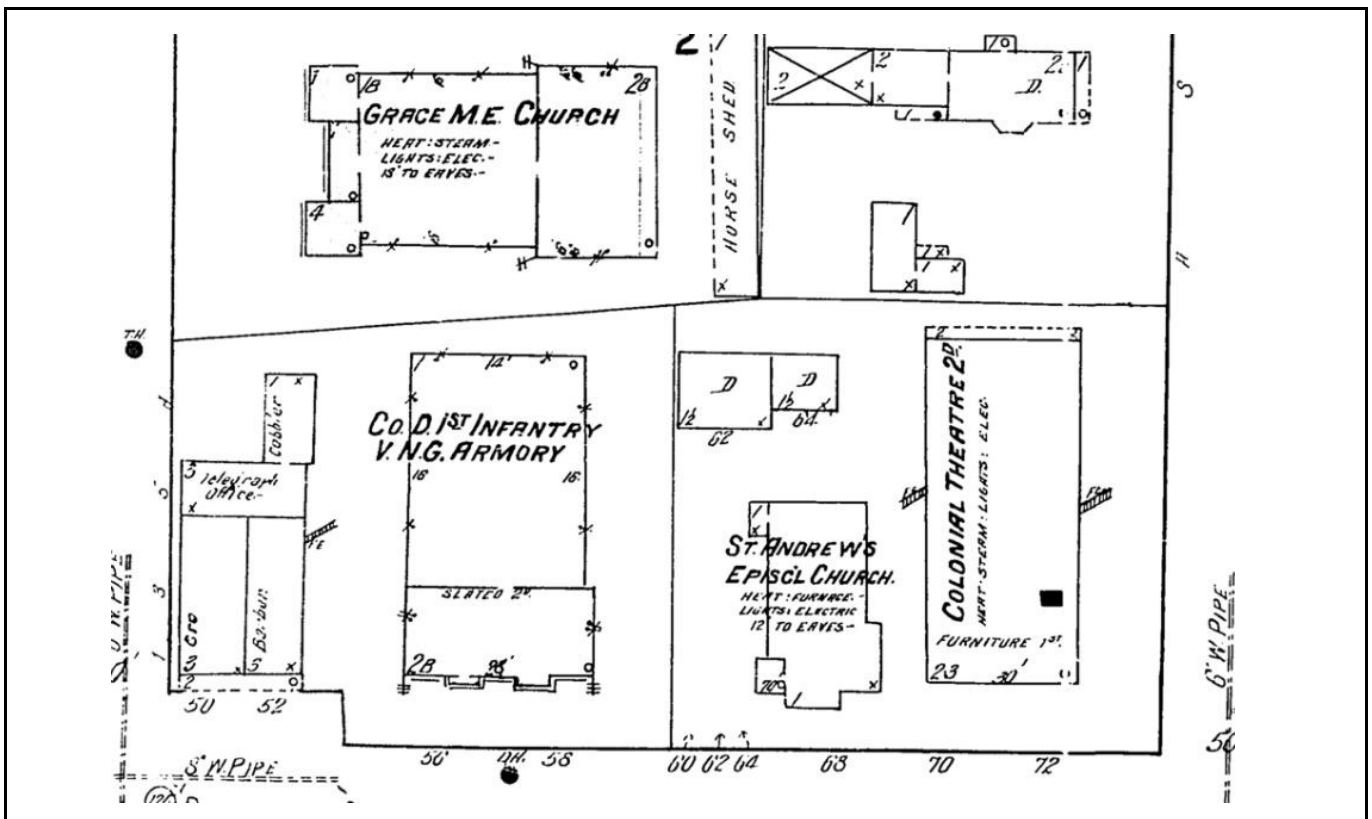


Map 05: St. Johnsbury Historic District Map detail. Note buildings 24, 25, 26 and 69A are no longer standing.

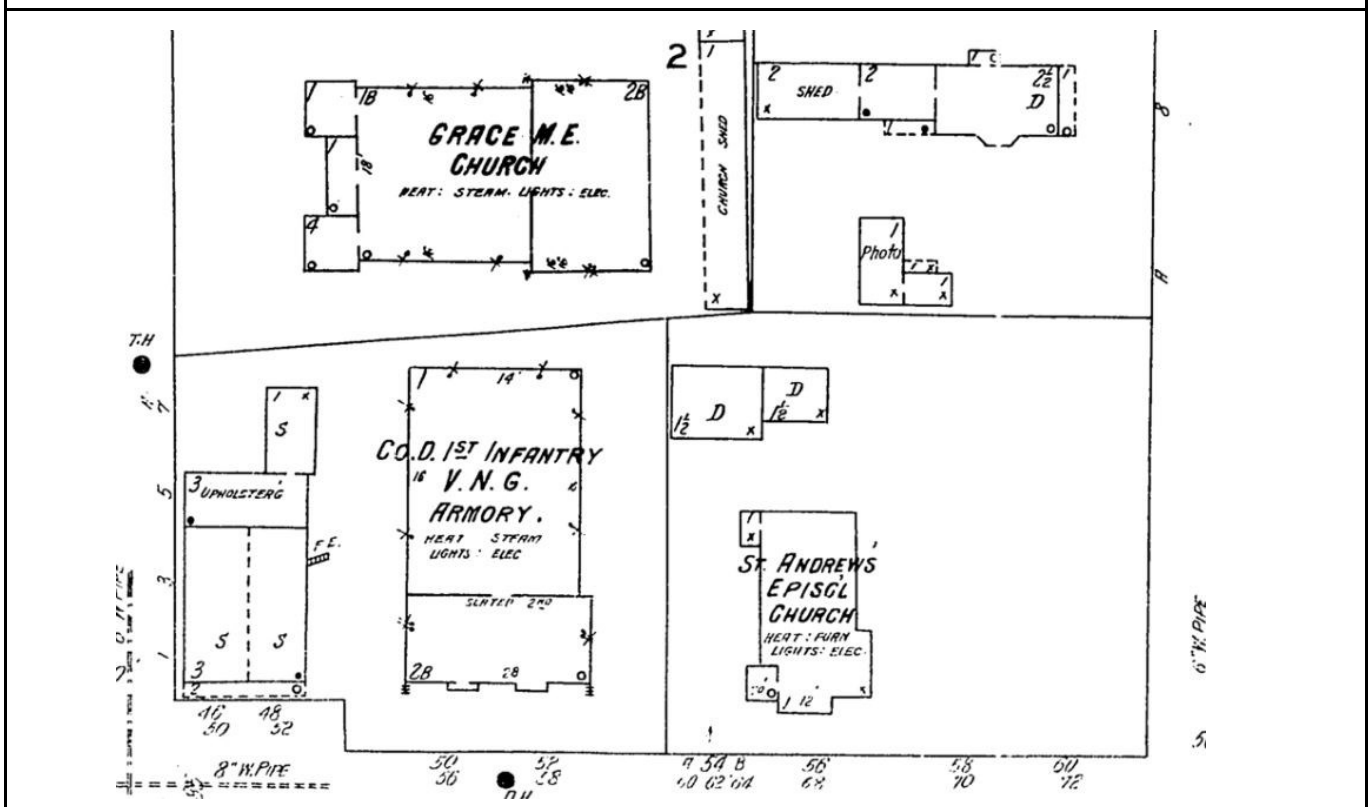


Map 06: 1889 Sanborn Map detail

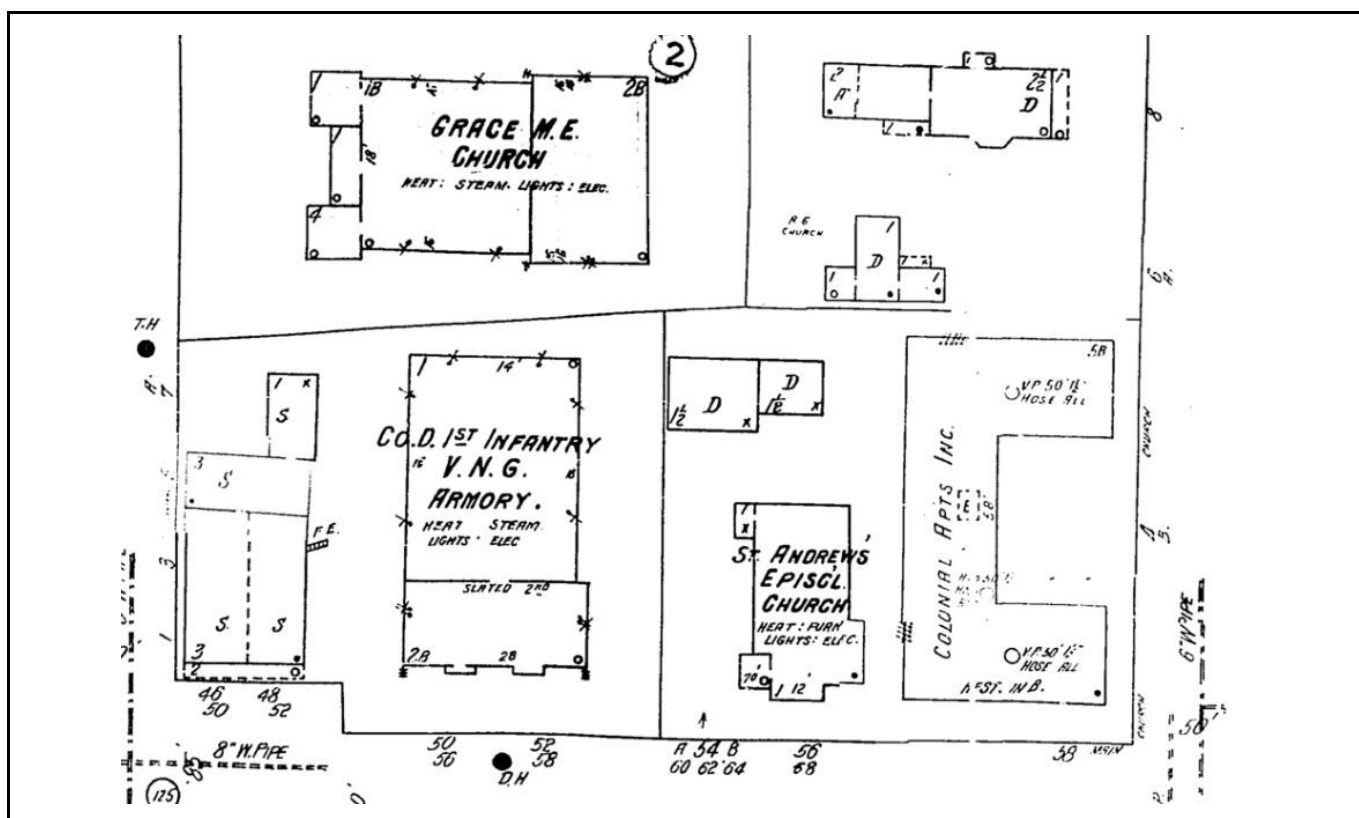




Map 09: 1919 Sanborn Map Detail, first Sanborn map showing the 1916 Armory



Map 10: 1927 Sanborn Map Detail

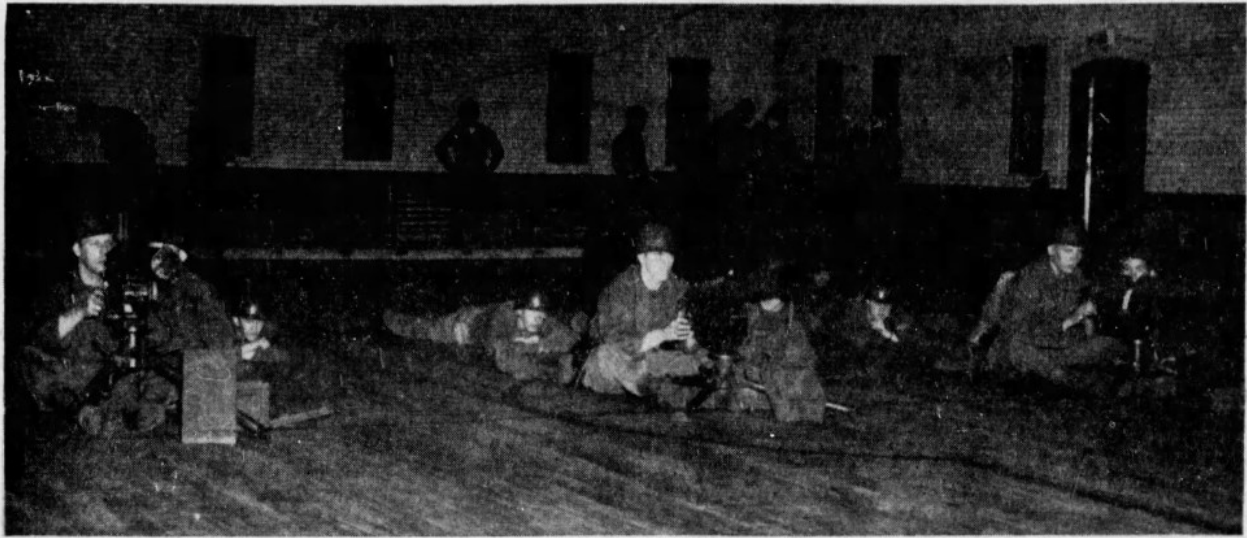


Map 11: 1948 Sanborn Map Detail



1929 Newspaper ad for U.C.T. Ball at the Armory

## Co. M Getting In Trim For Summer Maneuvers



Ready, Aim, Fire and the three machinegun crews of Company M, 172nd Infantry, Vermont National Guard are in position and ready to "cut loose" with the .30 caliber heavy machineguns, as they go through drill at the St. Johnsbury armory. Gun crews above are (left to right), 1st gun, Pfc. Arthur Kincaid, gunner, Pvt. Donald G. Winchester, assistant gunner and Pvt. Robert S. Sager, ammunition bearer; 2nd gun, Pfc. Maurice A. Colby, gunner, Pvt. Roy C. Morris, assistant gunner and Pvt. John H. Rosseau, ammunition bearer; 3rd gun, Pfc. Robert H. Steeves, gunner, Pvt. Donald R. Willey, assistant gunner and Pvt. Darwin W. Beck and Pvt. Homer O. Ailes, ammunition bearers. (Staff Photo.)

1949 Newspaper clipping showing machinegun crews of Company M, 172nd Infantry, Vermont National Guard training in Armory

**Everybody's  
IN ... for a  
Rumping—Thumping  
BIG BASKETBALL  
BLOWOFF**  
Thurs. Night 8 P. M.  
*St. Johnsbury Armory*

**ST. JOHNSBURY WHIZ KIDS VS.  
LYNDON TEACHERS COLLEGE**  
*Your March Of Dimes Contribution  
Is Your Admission*  
LET'S MAKE IT RAIN DIMES—FOR  
1951 MARCH OF DIMES SPORTS NIGHT  
Sponsored by  
**CALEDONIAN-RECORD  
SPORTS DEPARTMENT**

**Join MARCH of DIMES**  
JANUARY 15-31

**FIGHT  
HYPERTENSION  
PARALYSIS**

1951 Newspaper Ad for basketball tournament at the Armory





1949 Newspaper clipping showing auto show in Armory. Auto shows were routinely held in the Armory in the 1930s, 1940s, and 1950s



View shows historic postcard of the Armory before roof line was altered and arched entrance canopy was removed





Photo 01: Looking east in room 1-1, view shows façade entrance doors



Photo 02: Looking west in room 1-1, rear block drill hall is through doors in center background



Photo 03: Looking north in room 1-1, through right door is room 1-3; through left door is room 1-5



Photo 04: Looking south in room 1-1





Photo 05: Looking west in room 1-1, view shows extant hardwood strip floor



Photo 06: Looking west in room 1-9 down stairs to basement level



Photo 07: Looking east into room 1-4



Photo 08: Looking southeast in room 1-4





Photo 09: Looking west in room 1-4, view shows general floor conditions



Photo 10: Looking southeast in room 1-2





Photo 11: Looking west in room 2-2



Photo 12: Looking north from room 1-1 into room 1-3





Photo 13: Looking north in room 1-3



Photo 14: Looking east in room 1-3



Photo 15: Looking east in room 1-8



Photo 16: Looking west from room 1-8 into room 1-5 (center)





Photo 17: View shows room 1-3 ceiling



Photo 18: Looking north from room 1-1 into room 1-5



Photo 19: Looking north in room 1-5



Photo 20: Looking north in room 1-5





Photo 21: Looking west in room 1-5



Photo 22: Looking east in room 1-5





Photo 23: Looking northeast in stairwell 1-6 to second floor



Photo 24: Looking southeast in stairwell 1-6 to second floor





Photo 25: Looking west in room 2-1



Photo 26: Looking southwest in room 2-1





Photo 27: Looking east in room 2-1



Photo 28: Looking north in room 2-1



Photo 29: Looking south in room 2-1



Photo 30: Looking east in room 2-1





Photo 31 : Looking south in room 2-1



Photo 32: View shows second floor railing detail





Photo 33 (left): Looking south, view shows door into room 2-4

Photo 34 (right): Looking south, view shows door into room 2-5



Photo 35 (left): Looking north, view shows door into room 2-3

Photo 36 (right): View shows spare door in second floor





Photo 37: Looking north from 2-1 into hallway 2-9



Photo 38 (left): Looking northwest from hallway 2-9 into stairwell accessing roof hatch

Photo 39 (right): Looking north in stairwell 2-8 accessing roof hatch





Photo 40: Looking south in room 2-2



Photo 41: Looking north from room 2-9 into room 2-10





Photo 42: Looking north in room 2-10



Photo 43: Looking south in room 2-10





Photo 44: Looking north from room 2-1 into room 2-3



Photo 45: Looking north in room 2-3





Photo 46: Looking south in room 2-3



Photo 47: Looking east in room 2-3





Photo 48: Looking west in room 2-3



Photo 49: Looking east, view shows room 2-3 closet door



Photo 50: Looking south in room 2-4



Photo 51: Looking north in room 2-4





Photo 52: Looking west in room 2-4 into room 2-5 and 2-6 in center background



Photo 53: Looking south in room 2-5





Photo 54: Looking north in room 2-5



Photo 55: Looking south in room 2-6





Photo 56: Looking north in room 2-6



Photo 57: Looking west in room 2-6, view shows extant window into the drill hall, blocked on the drill hall side





Photo 58: Looking north in room B-5



Photo 59: Looking south in room B-5





Photo 60: Looking north in room B-6



Photo 61: Looking southeast in room B-6





Photo 62: Looking south in room B-6



Photo 63: Looking east in room B-4





Photo 64: Looking west in room B-4



Photo 65: Looking southeast in stairwell to first floor





Photo 66: Looking east in stairwell to first floor



Photo 67: Looking south in room B-1





Photo 68: Looking north in room B-1



Photo 69: Looking south in room B-2





Photo 70: Looking north in room B-2



Photo 71: Looking east in basement hallway, room B-2 at right, room B-1 at center, stairs to the first floor at left





Photo 72: Looking north in room B-7



Photo 73: Looking south in room B-7





Photo 74: Looking west in room B-8



Photo 75: Looking east in room B-8





Photo 76: Looking west in room B-10



Photo 77: Looking east in room B-10





Photo 78: Looking north in room B-11



Photo 79: Looking south in room B-11





Photo 80: Looking south in room B-21



Photo 81: Looking north in room B-21





Photo 82: Looking north in room B-12



Photo 83: Looking west in room B-22





Photo 84: Looking east in room B-22



Photo 85: Looking east in room B-9





Photo 86: Looking west in room B-9



Photo 87: Looking southwest into partitioned space containing rooms B-14—B-19





Photo 88: Looking northwest into partitioned space containing rooms B-14—B-19



Photo 89: Looking west into partitioned space containing rooms B-14—B-19





Photo 90: Looking southeast from B13/20 into space containing B-14—B-19



Photo 91: Looking south into room B-20





Photo 92: Looking north in room B-13



Photo 01: Looking south on Main Street



Photo 02: Looking north on Main Street





Photo 03: Looking northwest from Main Street



Photo 04: Looking west from Main Street, Armory is at left





Photo 05: Looking west from Main Street, Armory is at right



Photo 06: Looking west, Armory is at right





Photo 07: Looking north, view shows Armory at right



Photo 08: Looking north behind the Armory rear block





Photo 09: Looking east, view shows south elevation of the armory at right



Photo 10: Looking southeast behind the Armory rear block





Photo 11: Looking northeast across Main Street, Armory is at left foreground



Photo 12: Looking south across Main Street, Armory is at left foreground





Photo 13: Looking southwest, view shows modern commercial building directly south of the Armory



Photo 14: Looking north, view shows historic church directly north of the Armory





Photo 15: Looking west, view shows Armory façade



Photo 16: Looking southwest, view shows front block (left) and rear block (right)





Photo 17: Looking south, view shows front block north elevation



Photo 18: Looking south, view shows rear block north elevation





Photo 19: Looking southeast, view shows rear block



Photo 20: Looking east, view shows rear block west elevation





Photo 21: Looking northeast



Photo 22: Looking north, view shows rear block north elevation





Photo 23: Looking north, view shows front block north elevation



Photo 24: Looking northwest





Photo 25: Looking west, view shows main entrance steps



Photo 26: Looking west, view shows façade main entrance doors





Photo 27: Looking west, view shows façade center bay above entrance



Photo 28: Looking west, view shows basement wall and windows adjacent north of façade entrance





Photo 29: Looking northwest, view shows projecting basement level and exposed concrete foundation



Photo 30: Looking west, view shows facade jackarch detail and decorative brickwork at roofline





Photo 31: Looking west, view shows corbeled brick brackets under projecting bricked fascia forming the front block cornice



Photo 32: Looking southeast, view shows the east-end entrance porch on the rear block north elevation





Photo 33: Looking southeast, view shows modern commercial basement door at the east-end porch on the north elevation



Photo 34: Looking southwest, view shows west-end porch on the rear block north elevation





Photo 35: Looking southeast, view shows modern entrance door at west-end porch on the rear block north elevation



Photo 36: Looking north, view shows garage entrance structure on the rear block south elevation





Photo 37: View shows typical main block window exterior



Photo 38: View shows main block window with deteriorated lintel and water related decay on lower sash





Photo 39: Looking southeast, view shows main block north elevation first floor sash protected by metal security grates



Photo 40: Looking northwest, view shows altered sash at rear block basement level





Photo 41: Looking south, view shows main block roof with temporary rubber membrane secured with rubber tires



Photo 42: Looking north, view shows brick chimney penetrating main block roof





Photo 43: Looking southwest, view shows east facing exposed section of gambrel roof sided with slate



Photo 44: Looking west, view shows south side of rear block gambrel roof with the upper gambrel roof plane protected by a rubber membrane





Photo 01: Looking west in drill hall



Photo 02: Looking east in drill hall





Photo 03: Looking south in drill hall



Photo 04: Looking northeast in drill hall , view shows dividing wall between the front block and drill hall





Photo 05: Looking northwest, view shows northwest corner of drill hall



Photo 06: Looking southwest, view shows southwest corner of drill hall





Photo 07: Looking southeast, view shows south wall of drill hall



Photo 08: Looking west, view shows drill hall hardwood strip floor





Photo 09: Looking west in drill hall, view shows built-up metal trusses supporting the slate-covered gambrel roof

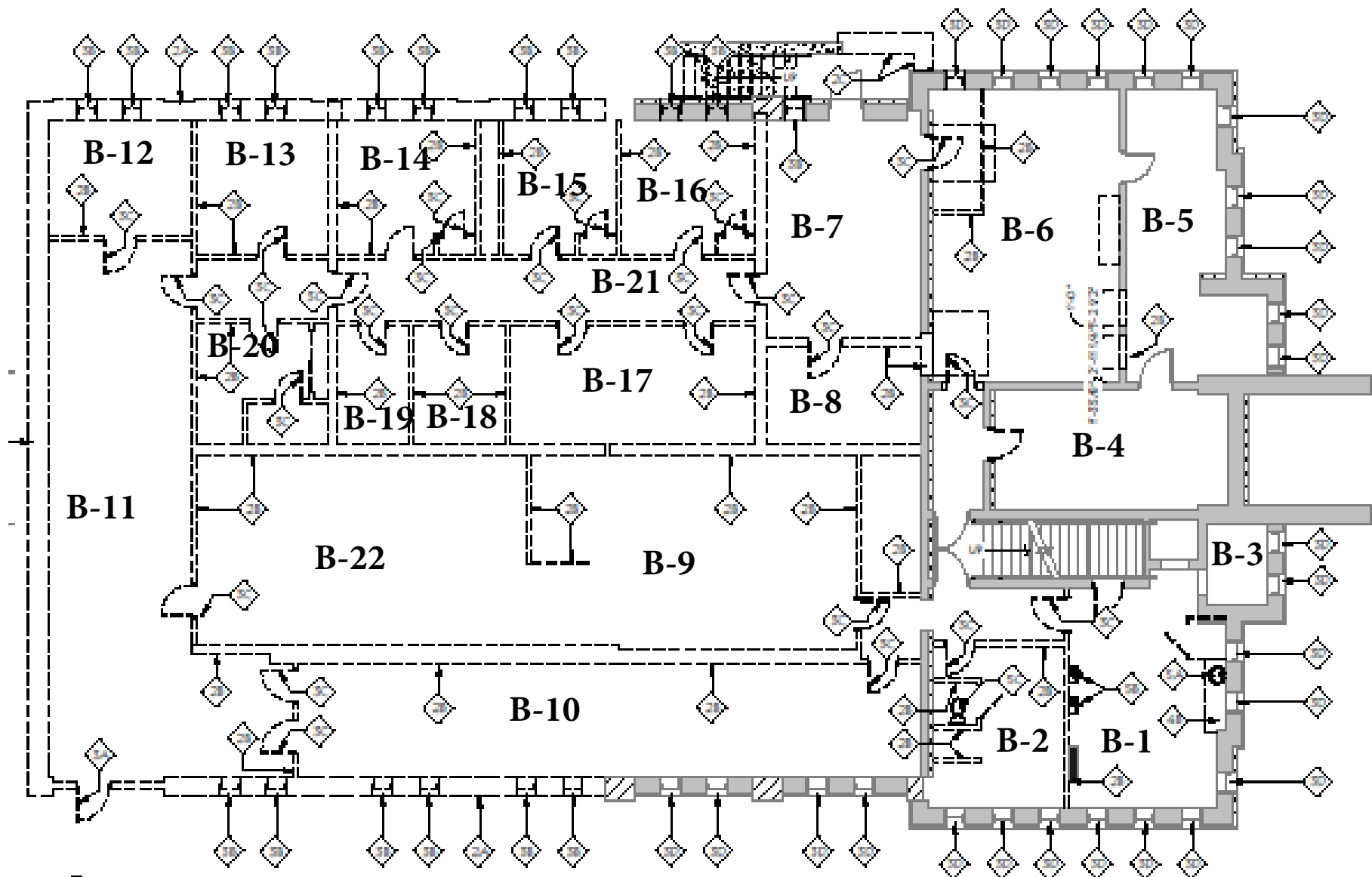


Photo 10: View shows drill hall roof truss detail



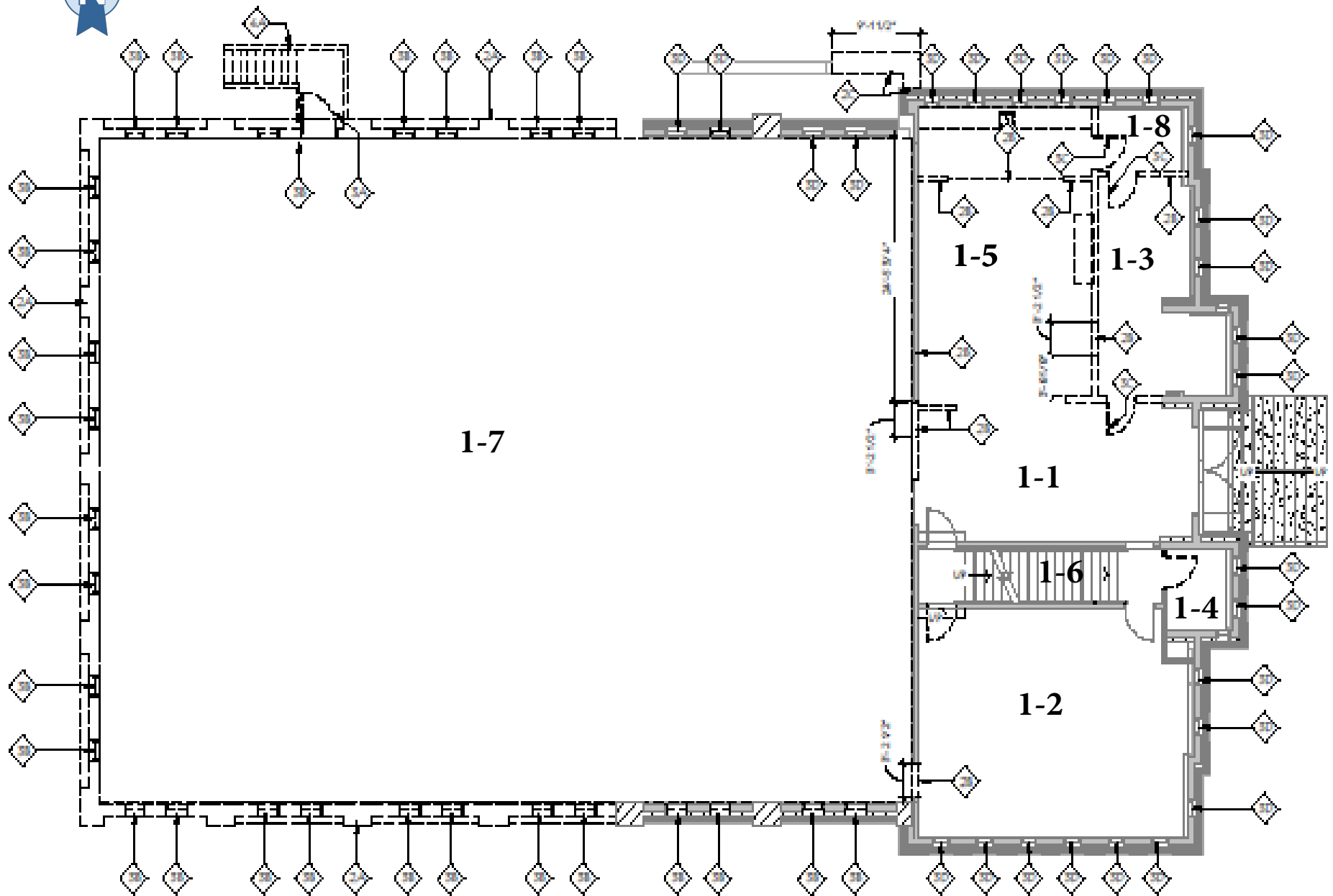


Photo 11: View shows drill hall roof truss and roof paneling detail



1 FLOOR PLAN - BASEMENT  
1/8" = 1'-0"





**2 DEMOLITION PLAN - LEVEL 1**  
PLAN 1/8" = 1'-0"









525 Hercules Drive  
Suite Two  
Colchester, VT 05446  
802.655.5020  
802.622.6567  
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## PUBLIC SAFETY FACILITY

VERMONT

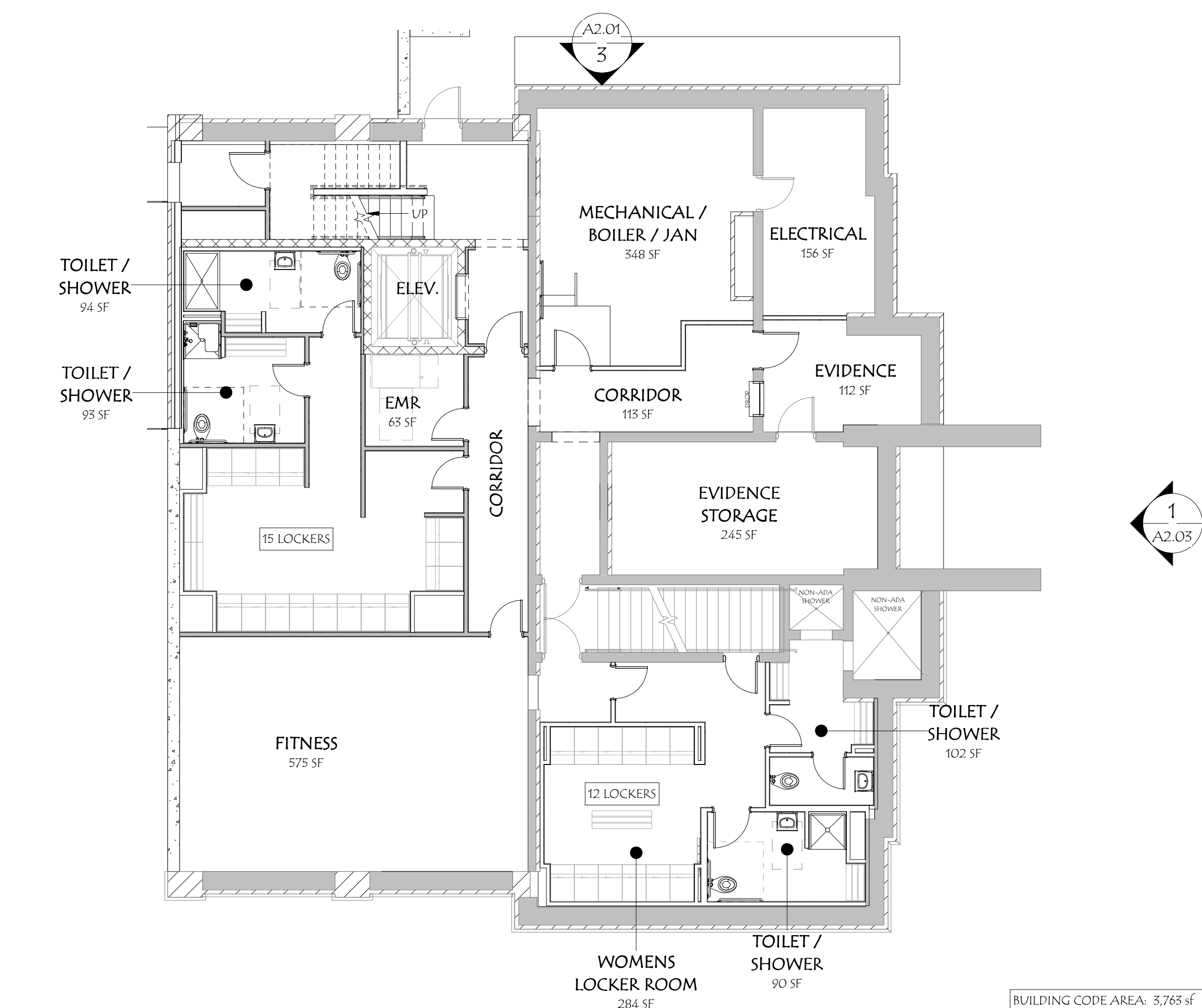
ST. JOHNSBURY

NO.	DATE:	REVISION:
PROGRESS PRINT DATE: 9/3/2021 4:12:38 PM		
		SCALE: $1/8" = 1'-0"$
		PROJECT NO: 201067
DRAWN BY: RJH		CHECKED BY: DPR
SHEET TITLE:		

POLICE DEPT.  
ARMORY  
RENOVATION  
PLANS

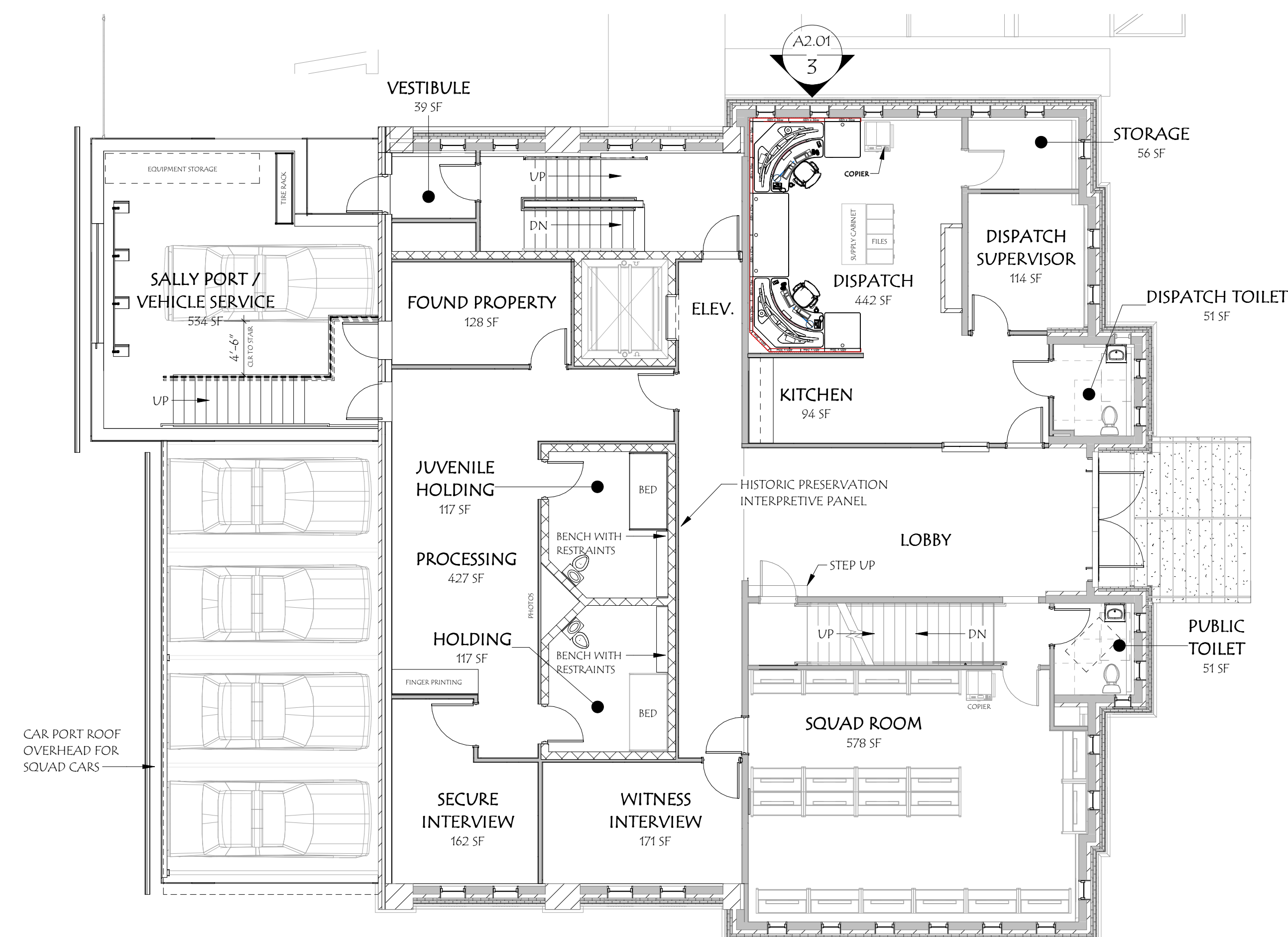
SHEET NUMBER

## A1.01



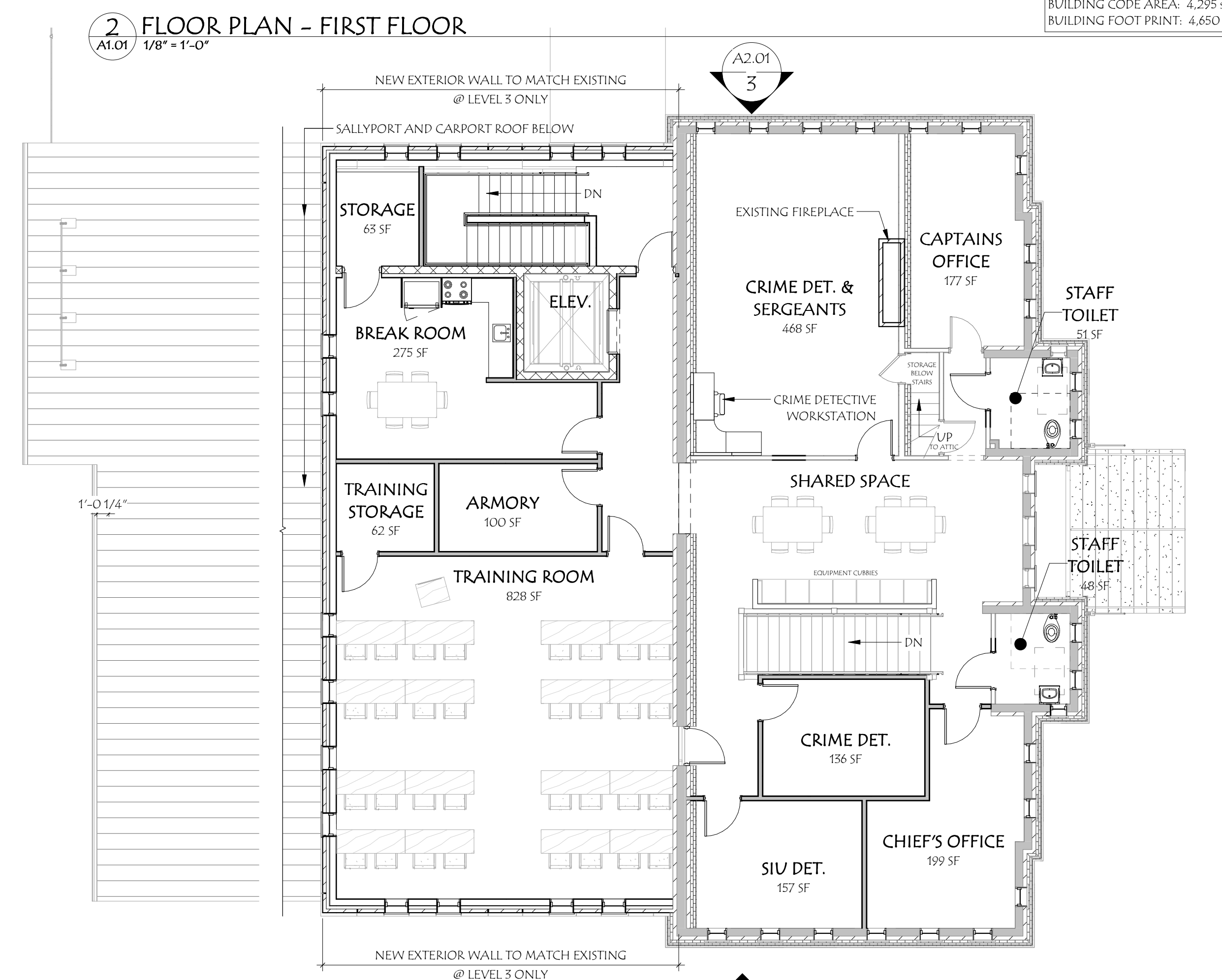
1 FLOOR PLAN - BASEMENT  
A1.01 1/8" = 1'-0"

BUILDING CODE AREA: 3,763 sf  
BUILDING FOOT PRINT: 4,222 sf



2 FLOOR PLAN - FIRST FLOOR  
A1.01 1/8" = 1'-0"

BUILDING CODE AREA: 4,295  
BUILDING FOOT PRINT: 4,650



3 FLOOR PLAN - SECOND FLOOR  
A1.01 1/8" = 1'-0"

BUILDING CODE AREA: 3,770  
BUILDING FOOT PRINT: 4,060



PRINTED: 11/17/2021 2:38:05 PM FILENAME: C:\Users\AA\OneDrive\Documents\202005 St. John's Safety - 021 SPD ARCH - alluck.txt



Project Status



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## PUBLIC SAFETY FACILITY

VERMONT

ST. JOHNSBURY

NO.	DATE:	REVISION:

PROGRESS PRINT DATE:  
11/17/2021 2:38:05 PM

SCALE:  
3/16" = 1'-0"  
PROJECT NO.:  
2017067

DRAWN BY: Author  
CHECKED BY: Checker

SHEET TITLE:

ELEVATIONS

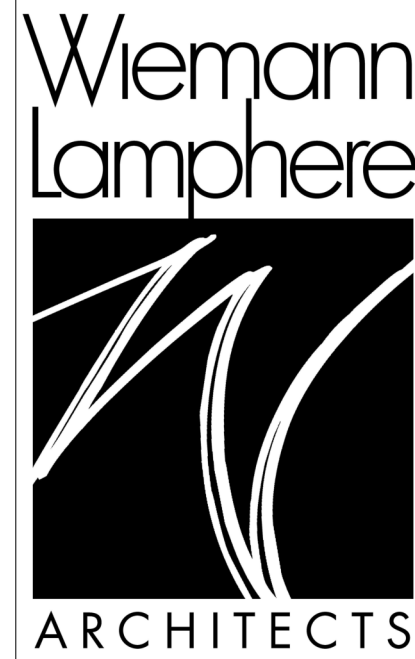
SHEET NUMBER:

A2.01

PRINTED: 11/17/2021 2:38:09 PM FILENAME: C:\Users\AA\OneDrive\Documents\202005 St. J Public Safety - 021 SPD ARCH - all.rvt



Project Status



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PUBLIC SAFETY FACILITY

ST. JOHNSBURY VERMONT

NO.	DATE:	REVISION:

PROGRESS PANT DATE: 11/17/2021 2:38:09 PM	
SCALE: 3/16" = 1'-0"	PROJECT NO: 2017067
DRAWN BY: Author	CHECKED BY: Checker

SHEET TITLE:  
ELEVATIONS

SHEET NUMBER:  
A2.02