

PROPERTY INFORMATION

HISTORIC HOUSE ON 0.19 ACRES LOCATED IN THE CITY OF MONTPELIER AT 14-16 BALDWIN STREET

The property consists of a 4,780 square foot house on approximately 0.19 acres of land. Construction of the house dates to 1890. The State of Vermont used this house as an office building. It is serviced by city water and sewer as is in a Mixed-Use Residential zoning district.

The State of Vermont acquired the land and premises by warranty deed dated July 5, 1978, from Alden E. Corey and Ellen T. Corey as recorded at Vol. 155, Pg. 143, in the Land Records of the City of Montpelier.

An August 2020 appraisal indicates a market value of \$600,000.00

The property will be conveyed subject to the following language relating to, and required by, the Division for Historic Preservation:

The Grantee shall maintain and preserve the significance and integrity of the historic resources by giving the Vermont Division for Historic Preservation the opportunity to review and comment on any proposed work or changes on the exterior of the Property (other than routine maintenance) for consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties 36CFR Part 67. The purpose of this restriction is to ensure a compatible use of the Property through repair, alterations, and additions, while preserving those portions or features that convey its historical, cultural, or architectural values.

The restrictions set forth in this deed shall operate as covenants running with the land for the benefit of the Vermont Division for Historic Preservation, which shall have the right to prosecute any proceedings at law or equity against the person(s) violating or attempting to violate any such covenant, condition, or restrictions and either to prevent him/her/them from so doing or to recover damages or other relief for such violation.

The property is offered in “as is” condition and is subject to any rights of way and easements of record. It will be conveyed by quitclaim deed.

