

Village of Johnson
Village Center Designation Application Renewal
June 29, 2016



Village of Johnson

P.O. Box 603, Johnson, VT 05656
(802) 635-2611

June 29, 2016

Richard Amore
Vermont Designated Village Centers Program
Division for Community Planning and Revitalization
Department of Housing and Community Development
One National Life Drive, 6th Floor
Montpelier, VT 05620

Re: Johnson Village Center Designation Application Renewal

Dear Mr. Amore,

The Village of Johnson hereby requests renewal of Village Center Designation for its historic village center. The proposed Village Center Designation boundary includes an expansion to incorporate businesses and income producing properties along Railroad Street. The proposed village center extends north from the Lamoille Valley Rail Trail (LVRT) near Parker and Stearns hardware store to the Johnson Elementary School. The boundary extends east to west along Main Street from St. Johns Street to just past the Johnson Municipal Building. The village center represents the civic, religious, and commercial center of town including the Municipal Building, Fire Department, Town Green, United Church, Vermont Studio Center, and numerous thriving local businesses. Local businesses within the proposed village center offer a diverse mix of services to Johnson residents and visitors.

Several commercial and residential structures along Main Street and Railroad Street are of historical significance to the Village of Johnson. Many of these structures date back to the early 1900s, while others date back as far as the mid-1800s. The proposed village center represents a high concentration of properties listed on the Vermont State Register of Historic Places. Sites listed on the Register include the Johnson Woolen Mill, Johnson Elementary School, Ebenezer Book Store, Johnson Historical Society, Dr. Paul Roger's Office, Vermont Studio Center buildings, the Railroad Street Bridge, and several historic homes. At the periphery of the proposed village center lays a historically significant local business; the Manchester Lumber Company. The Manchester Lumber Company located at the intersection of Rail Road Street and River Road East, represents one of the longest operating lumber companies in New England. The Manchester Lumber Company was established in 1945 and relocated to Johnson Village in the 1960s. The lumber company is crucial to Johnson's thriving local economy, and was recently honored by the Northeastern Loggers Association as an "outstanding sawmilling operation."

For the past five years, the Village and Town of Johnson have engaged in planning efforts to connect the Lamoille Valley Rail Trail to the village center. To celebrate recent planning efforts and the completion of the Lamoille Valley Rail Trail from Morristown to Cambridge, Johnson Town officials and residents joined VAST on June 23rd for the LVRT ribbon cutting ceremony held at Old Mill Park in Johnson. The Village and Town of Johnson recognize the economic potential of the LVRT in attracting new local businesses and residents, and retaining existing businesses. Connecting the LVRT and Johnson Village Center is a key implementation task identified in the 2013 Johnson Village Municipal Development Plan. Expanding the designated village center boundary along

Village of Johnson

P.O. Box 603, Johnson, VT 05656
(802) 635-2611

Railroad Street to the Lamoille Valley Rail Trail, strengthens the LVRT's connection to the village center, while opening the door up to new funding opportunities. Access to new funding opportunities and tax credits would benefit local businesses along Railroad Street, and assist the Village in establishing a safer connection from the village center to the Lamoille Valley Rail Trail, and the Lamoille River Paddler's Trail. The Town of Johnson seeks to utilize the Lamoille River Paddler's Trail that passes by Railroad Street, as a portage to the LVRT to provide recreational opportunities and stimulate the local economy. Incorporating Railroad Street into the designated village center, allows the Village and Town of Johnson to work towards their goal of improving the aesthetic appearance and quality of life for residents residing along Railroad Street.

The Village of Johnson is committed to the continued preservation and rehabilitation of its historic structures, and village center revitalization. We look forward to working with the State Division of Historic Preservation, and the Division of Community Planning and Revitalization in continuing planning efforts.

In support of our application please find included:

1. Cover Page
2. Johnson Village Board of Trustees Resolution
3. Confirmation of Planning Process
4. Notification Letter to Lamoille County Planning Commission
5. Notification Letter to Lamoille Economic Development Corporation
6. MAP 1; Johnson Village Commercial, Civic and Historic Sites
7. Johnson Village Photos
8. Language from Johnson Village's 2013 Village Plan
9. List of Revitalization Projects
10. Johnson Village Center Map, 2013 Village Plan Amendment, June 27, 2016
11. Historic District Map from the State Registry

For a more detailed depiction of Johnson's Village Center boundary, including its relation to downtown businesses and historic sites, see Map 1 and supporting photographs. If you have questions or comments regarding this application, please contact me at the information provided below. Thank you in advance for considering our application.

Sincerely,



Sanford Miller
Interim Village Manager
Village of Johnson
Johnson, VT 05656
(802) 635-2611
vojmanager@gmail.com

Village of Johnson

Resolution authorizing the application renewal for Village Center Designation for the Village of Johnson

WHEREAS, the State of Vermont, Division for Community Planning and Revitalization has established a program entitled *Village Center Designation* whereby the state will recognize local efforts to revitalize Vermont's traditional village centers; and

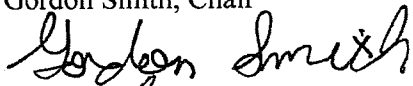
WHEREAS, the Village of Johnson is committed to the continued preservation and rehabilitation of our historic structures and revitalization of our village center; and

WHEREAS, the Village of Johnson has a confirmed planning process and support of the Regional Planning Commission and Economic Development Corporation in regards to this application as required by Village Center Designation application procedures;

NOW THEREFORE BE IT RESOLVED, that on this 13 day of June 2016, the Johnson Village Board of Trustees has hereby voted to support a renewal application for Johnson Village Center Designation in accordance with the requirements of the Village Center Designation application.

SIGNED:

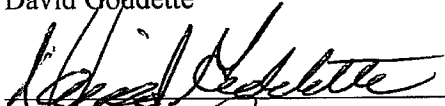
Gordon Smith, Chair



Date

6-13-16

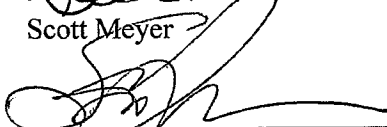
David Goddette



Date

6-13-2016

Scott Meyer



Date

6-13-16

Walter Pomroy



Date

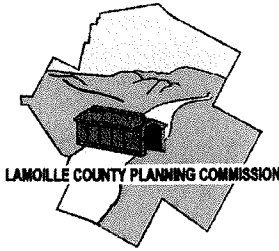
6/13/16

Bob Sweetser



Date

6-13-16



Lamoille County Planning Commission

PO Box 1637
Demars Building, 52 Portland Street, Second Floor
Morrisville, Vermont 05661
www.lcpcvt.org

(802) 888-4548 • e-mail: lcpc@lcpcvt.org • fax: (802) 888-6938

June 27, 2016

Sanford Miller
Interim Village Manager
Village of Johnson
P.O. Box 603
Johnson, VT 05656

Dear Sanford Miller,

The Lamoille County Planning Commission (LCPC) has received notice of Johnson Village's intent to renew its application for Village Center Designation from the Vermont Downtown Development Review Board. To this end, we can verify that Johnson Village's municipal plan and planning process was reviewed and confirmed by the LCPC Board of Directors on September 24, 2013 and is in compliance with 24 V.S.A. § 4350.

Please do not hesitate to contact me if you have additional questions.

Sincerely,

Seth Jensen
Principal Planner
Lamoille County Planning Commission
802-888-4548
seth@lcpcvt.org

Village of Johnson

P.O. Box 603, Johnson, VT 05656

June 14, 2016

R. Tasha Wallis
Executive Director
Lamoille County Planning Commission
PO Box 1637
Morrisville, VT 05661

Re: Johnson Village Center Designation Application Renewal

Dear Ms. Wallis,

I'm contacting you to inform the Lamoille County Planning Commission that the Village of Johnson is submitting a renewal application for Village Center Designation. The proposed Village Center Designation boundary includes an expansion to incorporate businesses and income producing properties along Railroad Street. The proposed village center extends north from the Lamoille Valley Rail Trail near Parker and Stearns hardware store to the Johnson Elementary School. The boundary extends east to west along Main Street from St. Johns Street to just past the Johnson Municipal Building. The application procedures require the Village of Johnson to notify both the regional planning commission and development corporation of its intent to renew Johnson's Village Center Designation.

Please contact me if you have any questions or would like to view the application upon completion. I can be reached at (802) 635-2611 or via email at vojmanager@gmail.com.

Sincerely,



Sanford Miller
Interim Village Manager
Village of Johnson

Village of Johnson

P.O. Box 603, Johnson, VT 05656

June 29, 2016

John Mandeville
Executive Director
Lamoille Economic Development Corporation
PO Box 455
Morrisville, VT 05661


Re: Johnson Village Center Designation Application Renewal

Dear Mr. Mandeville,

I'm contacting you to inform the Lamoille Economic Development Corporation that the Village of Johnson is submitting an application to renew its Village Center Designation. The proposed Village Center Designation boundary includes an expansion to incorporate businesses and income producing properties along Railroad Street. The proposed village center extends north from the Lamoille Valley Rail Trail near Parker and Stearns hardware store to the Johnson Elementary School. The boundary extends east to west along Main Street from St. Johns Street to just past the Johnson Municipal Building. The application procedures require the Village of Johnson to notify both the regional development corporation and planning commission of its intent to renew Johnson's Village Center Designation.

Please contact me if you have any questions or would like to view the application upon completion. I can be reached at (802) 635-2611 or via email at vojmanager@gmail.com.

Sincerely,



Sanford Miller
Interim Village Manager
Village of Johnson

Johnson Proposed Designated Village Center Boundary

Proposed Designated Village Center
Parcels

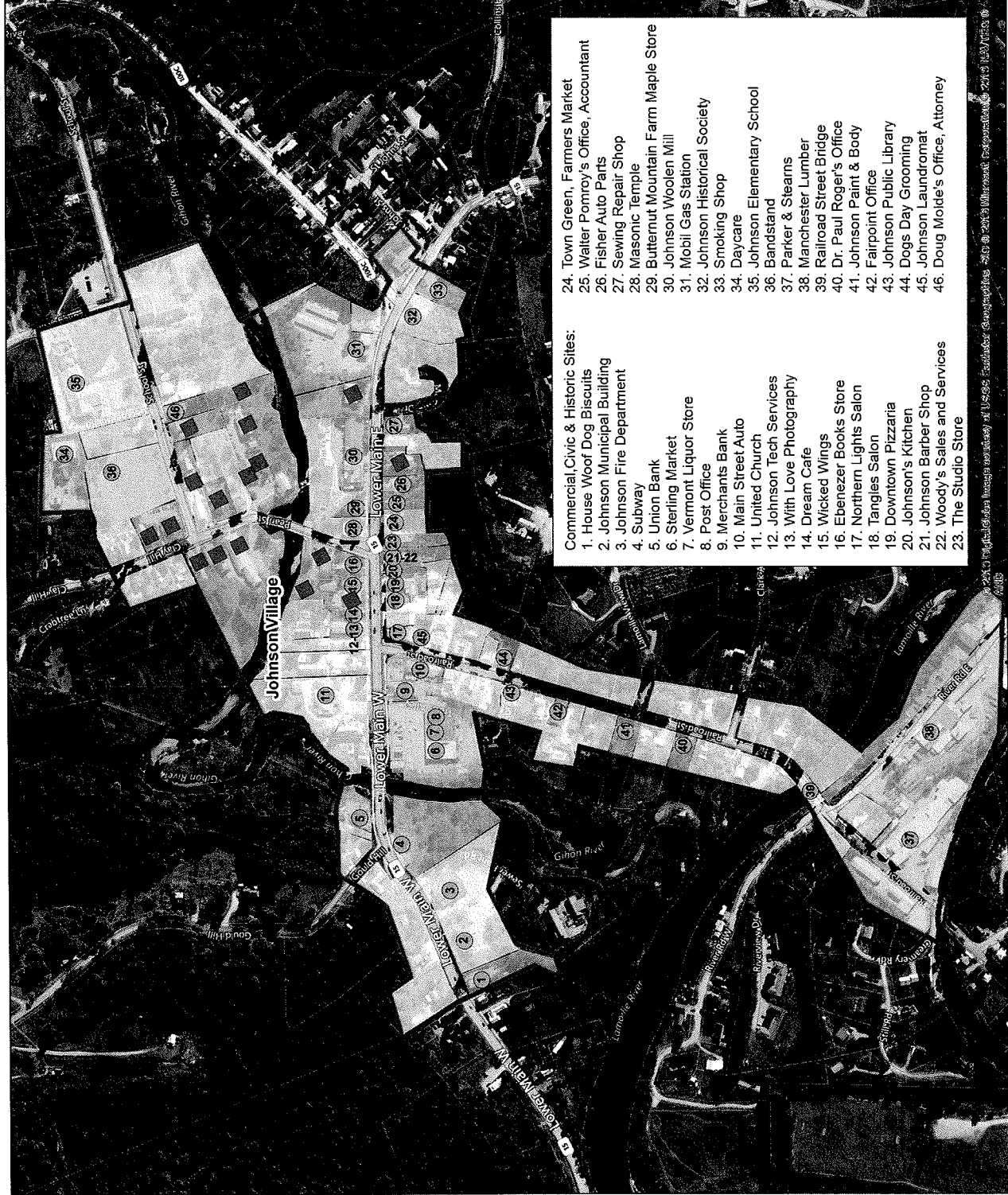
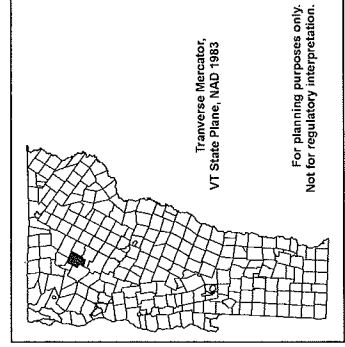
Lamoille Valley Rail Trail

Civic, Commercial & Historic Sites
Vermont Studio Center Buildings

Land Use Type:

Civic/ Public
Commercial
Mixed Use
Residential

Data Source:
PARCELS: Town of Johnson, 2014
Lamoille County Planning Commission
Demars Building, 2nd Floor
52 Portland Street, P.O. Box 1637
Morrisville, VT 05661-1009
802.888.4548 / 802.888.6938
www.lcpvt.org/ June, 2016



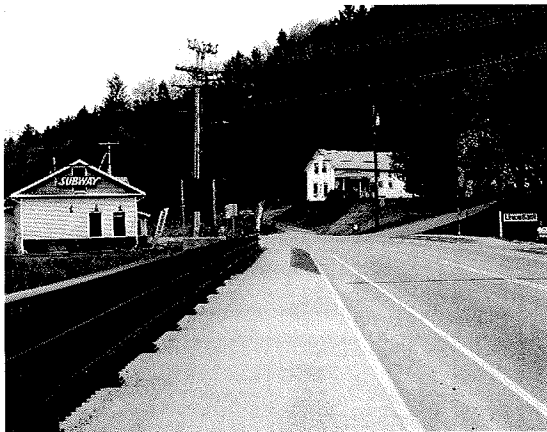
2016 Johnson Village Center Designation Application

Supporting Photographs

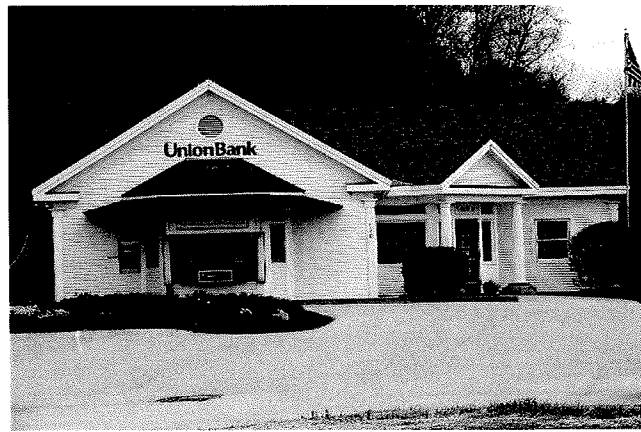
House Woof Dog Biscuits (1) Johnson Municipal Building & Fire Department (2, 3)



Subway (4)



Union Bank (5)



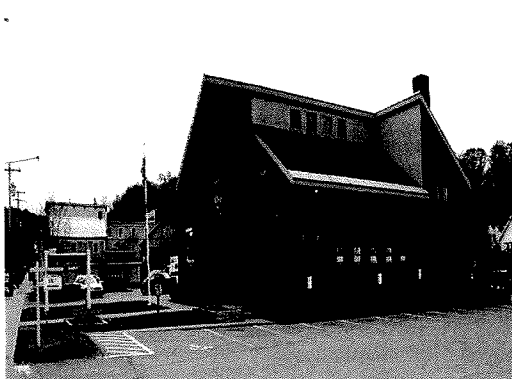
Sterling Market, Vermont Liquor Store, Post Office (6, 7, 8)





Merchants Bank (9)

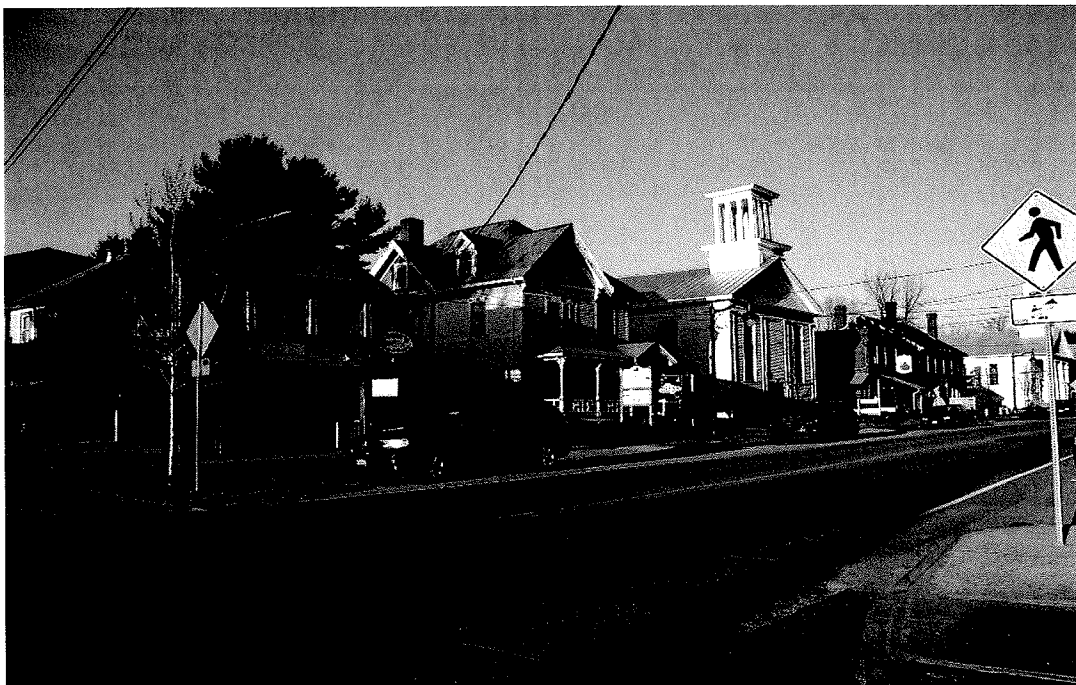
Main Street Auto (10)



United Church (11)



Johnson Tech Services, With Love Photography, Dream Café, (12, 13, 14)



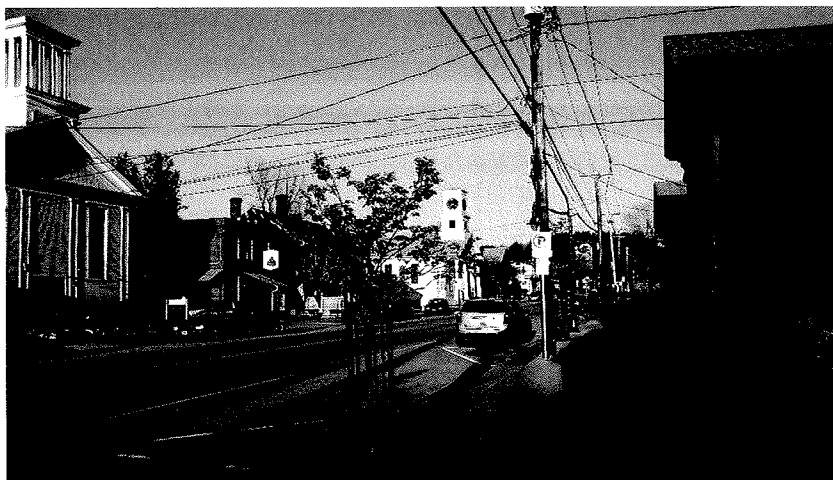
Wicked Wings, Ebenezer Books Store (15, 16)



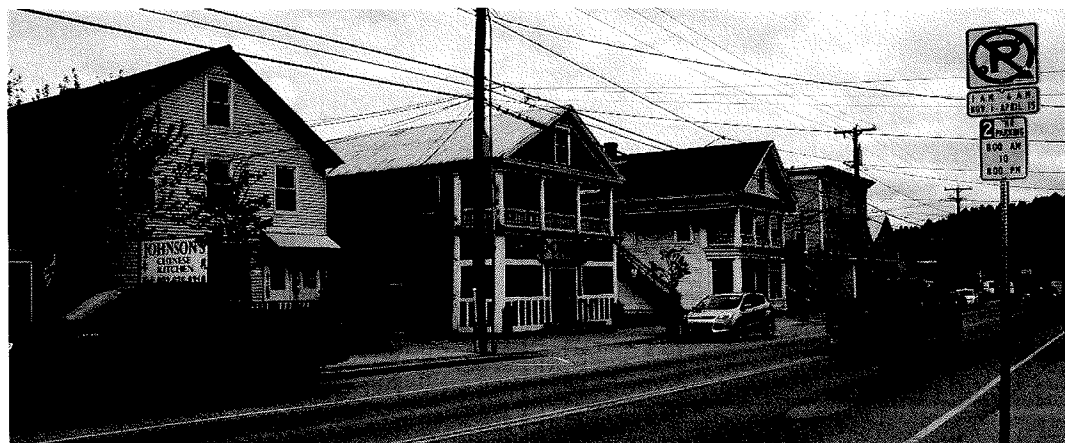
Northern Lights Salon (17)



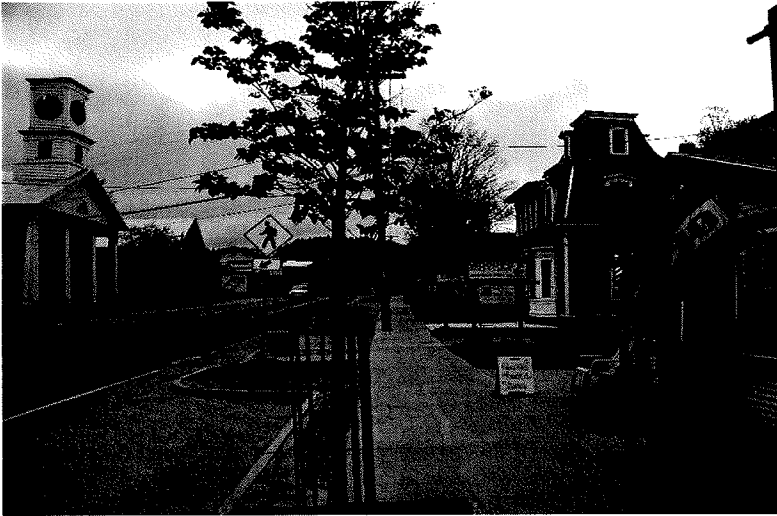
Tangles Salon (18)



Downtown Pizzeria, Johnson's Kitchen (19, 20)



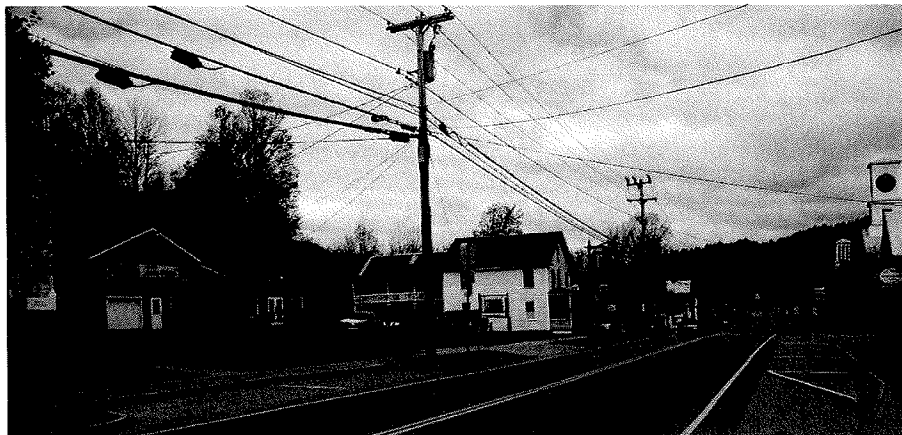
Johnson Barber Shop, Woody's Sales and Services (21, 22)



The Studio Store, Town Green/Farmers Market Site (23, 24)



Walter Pomroy-Certified Public Accountant, Fisher Auto Parts (25, 26)



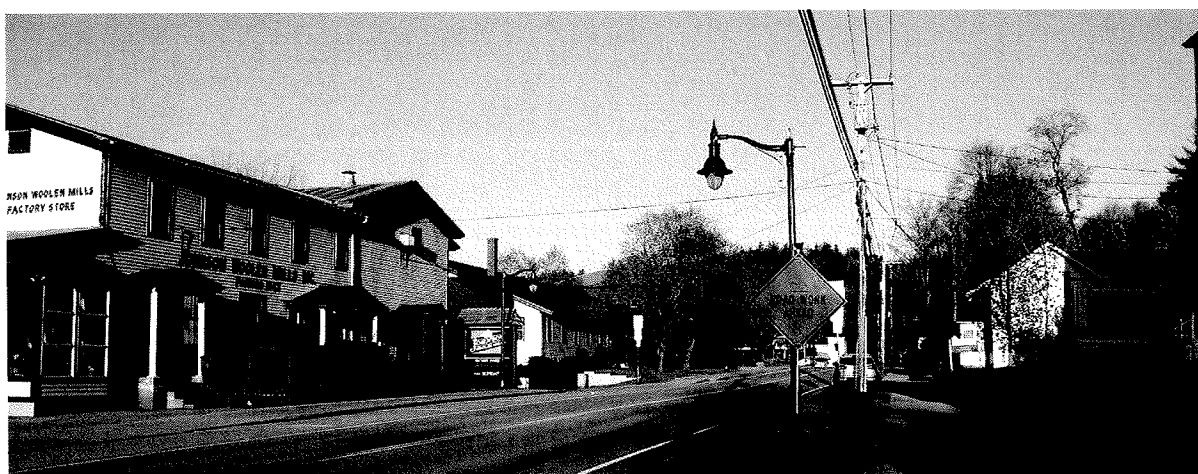
Sewing Repair Shop (27)



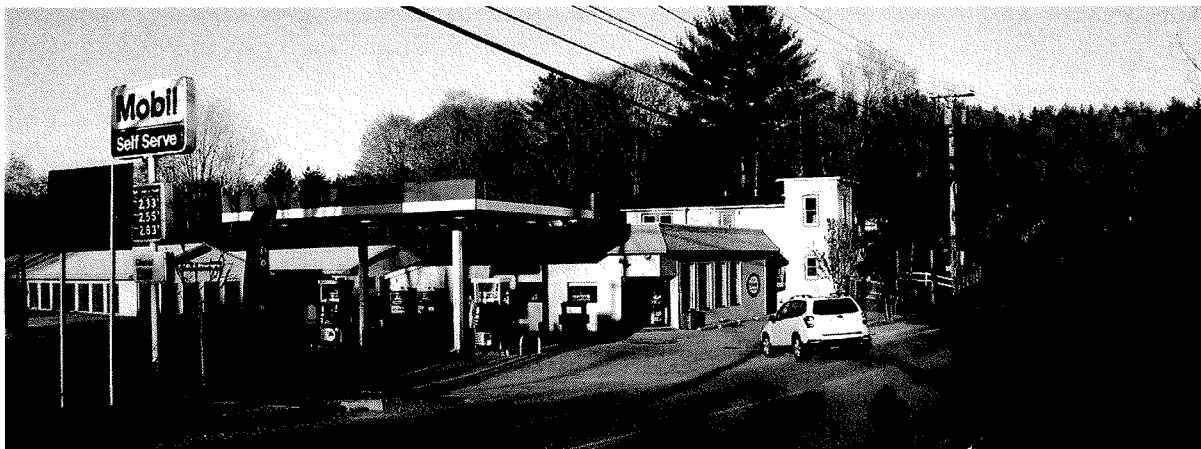
Masonic Temple, Butternut Mountain Farm Maple Store (28, 29)



Johnson Woolen Mill (30)



Mobil Gas Station (31)



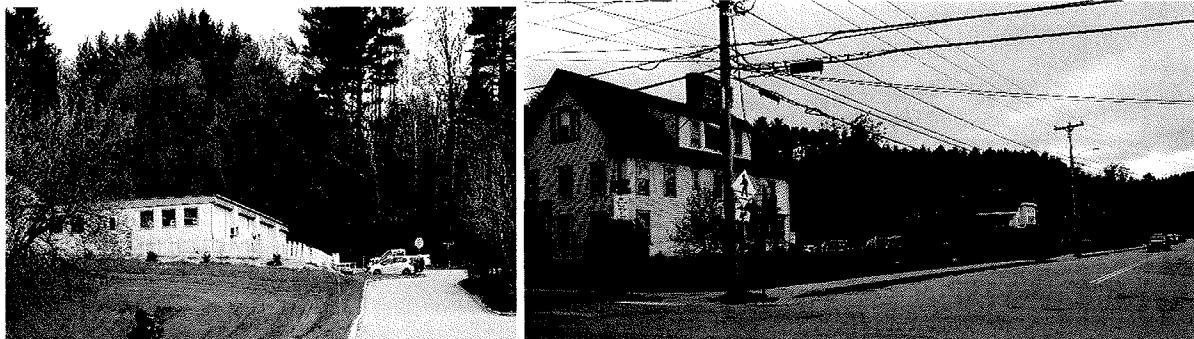
Johnson, Historical Society, Smoking Shop (32, 33)



Pearl Street



Daycare (34), School Street



Johnson Elementary School (35)



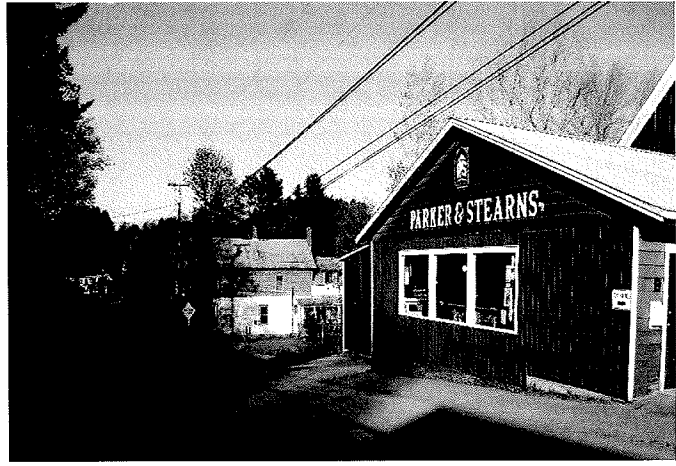
Bandstand (36)



Lamoille Valley Rail Trail



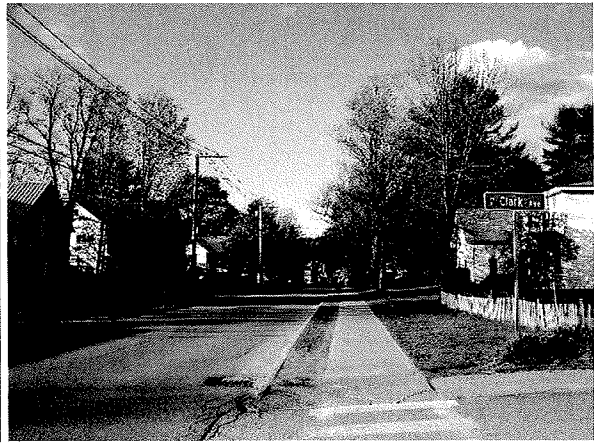
Parker & Stearns (37)



Manchester Lumber (38)



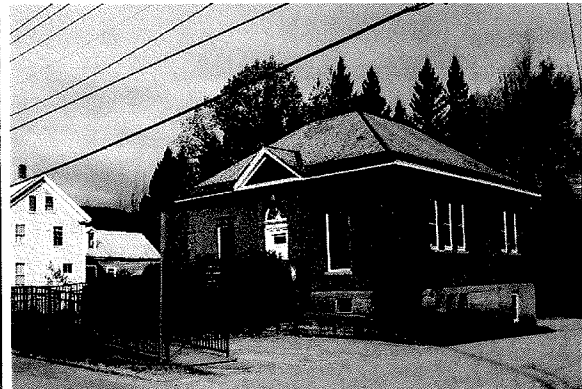
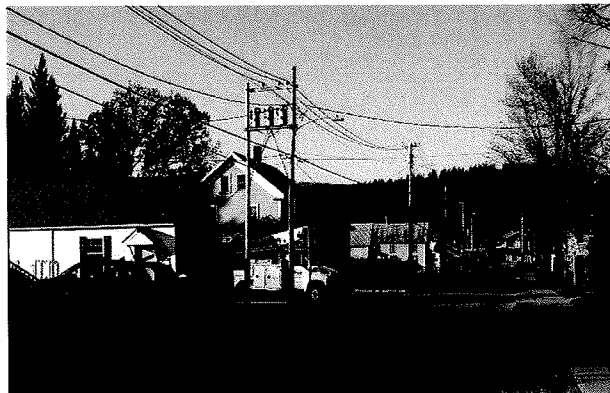
Railroad Street Bridge (39), Railroad Street



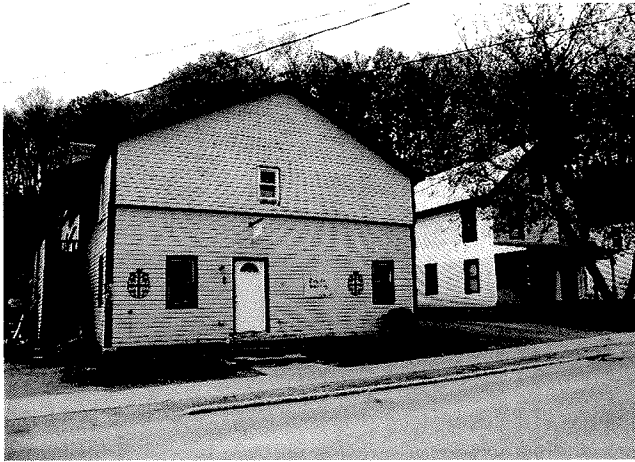
Dr. Paul Roger's Office, Johnson Paint and Body (40, 41)



Fairpoint Office, Johnson Public Library (42, 43)



Dogs Day Grooming (44)



Johnson Laundromat (45)



Railroad Street



Supporting Excerpts from the Village of Johnson Municipal Development Plan 2013-2018

Local Economic Development Efforts

Since the adoption of the last Village Plan, the Village, the Town and numerous citizen groups have worked hard on planning and implementing projects to strengthen Johnson's economy.

- In an effort to highlight the prominence of arts in our community represented by Johnson State College and the Vermont Studio Center's art programs, in 2008, Johnson Works Community Organization began organizing annual downtown sculpture shows.
- In 2009, Johnson Farmers Market was reintroduced to Main Street.
- In 2010, the Village expanding lending priorities of the Community Improvement revolving loan Fund. As a result, building improvement loans as well as business loans are now available to entities located in the Village.

In 2012, Johnson Village completed a \$3.2 million downtown revitalization initiative locally known as the "Main Street Project". The goals of the Main Street Project were to elevate the role of the downtown as a commercial, social and cultural core of the entire community and increase the safety of all Main Street travelers. As a result, the downtown Johnson features attractive streetscape amenities, an improved sidewalk network, new brick crosswalks, an improved on and off street parking layout, prominent streetlights, bike racks, park benches, sculpture pedestals, new tree alleys and public gathering spaces (Note: information about the Main Street Project is also included in the Transportation section of the plan).

- Recognizing the importance of the Lamoille Valley Rail Trail and its economic potential, the Village and the Town began looking into improving pathway connections between the LVRT and the downtown. A feasibility study for a path connecting the downtown and the LVRT was completed in 2012. Through the leadership of the Town, grant funding has been obtained to build a trail access facility at the Old Mill Park.

- In 2012, village voters granted to Village Trustees an authority to enter into tax stabilization agreements with business and commercial property owners. (Note: The Selectboard was granted the same authority by Town voters).
- Both the Village and Town have also voted to eliminate the Business and Personal Property Tax as a further incentive to attracting new business and retaining existing one.
- Efforts to identify and develop a parcel suitable for business, commercial or light industrial development have been ongoing. After a suitable parcel has been identified adjacent to Route 15, a conceptual design for the park as well as a market study to determine business demand have been completed. The market study recommended two business clusters with growth potential in Johnson: Agribusiness, Food Processing and Technology; and Energy and Environmental Services.
- Throughout the past five years several Main Street businesses closed and new businesses moved in. Among the closed businesses have been Roo's Natural Foods, The Quilted Lily, Plum & Main Restaurant, Beard's Hardware, Ryan Books and Sweet Hollow Herbs. The new businesses on Main Street include Ebenezer Books, The Hub Pizzeria and Pub, Wicked Wings Restaurant and The Studio Store.
- The village business district continues to maintain its Village Center Designation status. Johnson businesses and other buildings not used solely as single-family residences that are located within the designated Village Center District are eligible to apply for tax credits. The tax credits have been created by the Vermont Legislature to support redevelopment of older and historic properties within designated districts. The tax credits are targeted at general rehabilitation work, code compliance work and exterior improvements to the facade of buildings.

Implementation Tasks

- In conjunction with the Town, implement solutions to better interconnect the Lamoille Valley Rail Trail and the Village Center.
- Continue the analysis of establishing a business/commercial/light industrial park to promote job and business growth, economic opportunity and expansion of the local tax base.
- Assist citizen committees and groups that strive to enhance Johnson's economic base.

Rivers and Trails

Two major state trail systems pass through Johnson. The Long Trail passes within two miles of the village center and a future relocation will bring the trail closer. When completed, The

Lamoille Valley Rail Trail will intersect the Old Mill Park and pass through the former Talc Mill Property. This 98-mile trail system will wind throughout the Lamoille Valley bringing a variety of users in different seasons.

Transportation

The conversion of the Lamoille Valley Railroad (LVR) right-of-way into a four- season multi-use trail will provide a continuous connection between all village centers from Hardwick to Jeffersonville. A hard packed gravel surface that will accommodate bicyclists is currently proposed for the LVR multi-use path. The facility will provide a safe alternative for bicyclists not comfortable traveling along Route 15. The Vermont Association of Snow Travelers holds a lease on the right-of-way and, per current agreement with the State, will be responsible for building, operating and maintaining the multi-use trail. The construction of the Johnson segment of the Rail Trail is anticipated in 2013. Johnson has been preparing for the arrival of the Rail Trail to the community by designing trailhead locations and a connector trail that will connect the LVRT with the village business district. We obtained funding to build a trailhead at the Old Mill Park and are in the process of seeking construction funding for the connector trail.

List of Revitalization Projects

2008-2016

1. In 2008, Johnson Works Community Organization began organizing annual downtown sculpture shows.
2. In 2009, Johnson Farmers Market was reintroduced to Main Street.
3. In 2010, the Village expanding lending priorities of the Community Improvement Revolving Loan Fund. As a result, building improvement loans as well as business loans are now available to entities located in the Village.
4. In 2012, Johnson Village completed a \$3.2 million downtown revitalization initiative locally known as the "Main Street Project". The goals of the Main Street Project were to elevate the role of the downtown as a commercial, social and cultural core of the entire community and increase the safety of all Main Street travelers.
5. Recognizing the importance of the Lamoille Valley Rail Trail and its economic potential, the Village and the Town began looking into improving pathway connections between the LVRT and the downtown. A feasibility study for a path connecting the downtown and the LVRT was completed in 2012. Through the leadership of the Town, grant funding has been obtained to build a trail access facility at the Old Mill Park.
6. In 2012, village voters granted to Village Trustees an authority to enter into tax stabilization agreements with business and commercial property owners.
7. Both the Village and Town have also voted to eliminate the Business and Personal Property Tax as a further incentive to attracting new business and retaining existing one.
8. In 2013, the Johnson Sterling Market grocery opened on Main Street. The market is Vermont owned and located in the shopping plaza formerly occupied by the Grand Union.
9. From 2013 to the present, Johnson has been actively participating in developing amenities for the Lamoille Valley Rail Trail. Johnson built a trailhead facility at the Old Mill Park, assisted in developing maps and a brochure for the trail and developed wayfinding signage highlighting the connection between downtown Johnson and the trail.
10. New businesses include the Johnson's Sterling Market grocery, With Love Photography, The Dream Café, Johnson Barber Shop, Vermont Liquor Store and Subway.

11. In 2015, Marvin's Butternut Mountain Farm's Store underwent a complete renovation that both preserves the historical integrity of the building and contributes to a vibrant Main Street. Marvin's Butternut Mountain Farm's retail store took advantage of tax credits available to businesses within the designated district and completely renovated the store.
12. Johnson's Sterling Market was awarded funding to purchase equipment for the new grocery. Main Street underwent thorough streetscape makeover thanks, in part, to state grants.
13. Through the efforts of Johnson Works Community Organization, a public Wi-Fi zone was established in the downtown area.
14. In 2015-2016, in an effort to maintain the historic character of Johnson Village and support the integrity of the Village's business district, a citizen committee drafted a Form Based Code for the downtown area. The proposed Code is currently being reviewed by the Planning Commission.
15. To support economic development, Johnson Village manages a loan fund that offers low interest building improvement and business loans. In 2017, the Town will also begin offering community development loans. The guidelines for the use of the loan funds are available at www.townofjohnson.com.



Johnson Designated Village Center Boundary

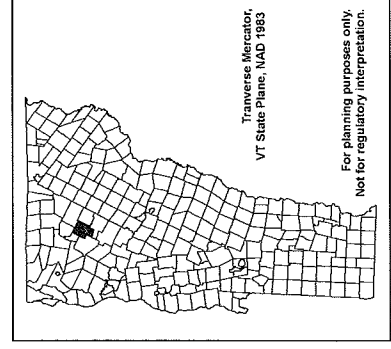


Designated Village Center Boundary
Parcels

Data Source:
PARCELS: Town of Johnson, 2014

Lamoille County Planning Commission
Demars Building, 2nd Floor
52 Portland Street, P.O. Box 1637
Morrisville, VT 05661-1009
802.888.4548 / 802.888.6938
www.lpcvt.org / March, 2016

0 210 420 840 Feet



Notice of Public Hearing
Village of Johnson Board of Trustees

The Village of Johnson Board of Trustees hereby provides a notice of a public hearing being held pursuant to 24 VSA §4384 (Preparation of Plan), §4385 (Adoption and Amendment of Plans; Hearing by Legislative Body) and §4444 (Public Hearing Notice) for the purpose of hearing public comments concerning the proposed amendment to the Village of Johnson Municipal Development Plan.

The public hearing has been scheduled for:

DATE: June 27, 2016 at 7:00 p.m.

PLACE: Johnson Municipal Building, 293 Lower Main West, Johnson, VT 05656

The purpose of this amendment is to include in the plan a map of the existing Designated Village Center district. The Designated district is located along sections of Main St, School St. and Railroad St and along Pearl St. This proposed amendment follows Johnson Planning Commission approval May 17, 2016.

Village of Johnson Municipal Development Plan Table of Contents (abbreviated)

- Vision
- General and Specific Planning Goals
- Summary of Policies and Implementation Tasks
- Plan, Elements and Data
 - Demographics and Housing
 - Economic Development
 - Natural, Scenic and Historic Resources
 - Recreation
 - Education
 - Transportation
 - Utilities and Facilities
 - Land Use
- Attached Maps

Copies of the proposed amendment can be located in the office of the Johnson Town Clerk in Johnson located at 293 Lower Main West, Johnson, VT. Please call 635-2611. The map of the existing Designated Village Center district can also be viewed at:

http://townofjohnson.com/wp-content/uploads/2015/05/Johnson_VillageCenter_11x17_reduced.pdf

**VILLAGE OF JOHNSON
WATER & LIGHT DEPARTMENT**

Sanford Miller, Interim Village Manager
P.O. Box 603, Johnson, VT 05656
Phone: 802-635-2611 Fax: 802-635-2393
vojmanager@gmail.com

Meghan Rodier, Planner
Lamoille County Planning Commission
P.O. Box 1637
Morrisville, VT 05661

June 29, 2016

RE: Trustees' Approval of Amendment to Village of Johnson Municipal Development Plan

Dear Meghan:

I am writing to certify that the Village of Johnson Trustees held a duly noticed Public Hearing on June 27, 2016 at 7:00 p.m. regarding the possible amendment of the Village of Johnson Municipal Development Plan to add a map of the existing Designated Village Center to the Municipal Development Plan. This amendment had previously been approved by the Johnson Planning Commission. A copy of the Notice of Public Hearing is attached.

After closing the Public Hearing the Trustees discussed the matter and unanimously approved the amendment to the Village of Johnson Municipal Development Plan. Please consider this as formal notification and certification of their action.

Do not hesitate to contact me if you have any questions or need additional information.

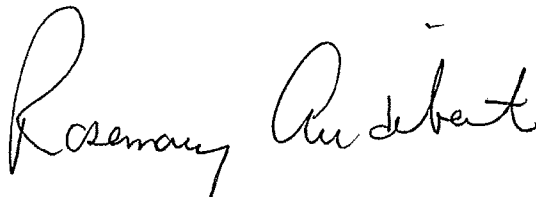
Our Village Clerk, Rosemary Audibert is notarizing this statement.

Sincerely,



Sanford Miller, Interim Village Manager
Enc. Notice of Public Hearing

ATTEST:



Village Clerk: Rosemary Audibert

Dated: June 29, 2016

Listed on State Register

VT ACHP

Date:

3/24/92

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
District ☒ Complex ☐ Survey Form

COUNTY:	Lamoille
TOWN:	Johnson
LOCATION:	Johnson Village
NAME OF DISTRICT:	Johnson Village Historic District
TYPE OF DISTRICT:	village
PHYSICAL CONDITION OF STRUCTURES:	Excellent 20% Good 60% Fair 15% Poor 5%
LEVEL OF SIGNIFICANCE:	Local <input type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
THEMES:	Italianate and Queen Anne styles predominate.

STATEMENT OF SIGNIFICANCE:

The Johnson Village Historic District is significant as an excellent example of a small Vermont mill town which has been substantially preserved in appearance since the height of its prosperity in the late nineteenth century. It is located at the juncture of the Lamoille and Gihon Rivers, and owes its existence to a long-productive millsite on the Gihon, half a mile upstream from where it empties into the Lamoille. The county's main arterial highway, now known as Vt. Rt. 15, passes through the village as Main Street, and connects Johnson with Jeffersonville to the west and Hyde Park and Morrisville to the east. The community derives much of its present prosperity from the presence of Johnson State College, an institution of over 1,000 students on a hill on the northern edge of the village.

Main Street comprises the core of the historic district. Here are the village's half-dozen commercial blocks, three churches, the woolen mills for which the town is famous, and a number of substantial nineteenth-century residences. At the west end of Main Street, Railroad Street runs south toward the Lamoille, where the district terminates at an iron bridge over the river. At the east end of the district, Stearns Street (Vt. Rt. 100C) runs north, while Gulf Street (Rt. 15) continues the streetscape established by Main Street to the east. These three streets are purely residential in character.

The district includes almost all development on the south side of the Gihon. The only sections of the village not included are Pearl and School streets, on the north side of the Gihon, and Main Street to the west of Railroad Street. The Main Street boundary is determined by the presence of several large, intrusive, modern structures, namely a bank, shopping center, and church. Significant structures in the excluded areas have been surveyed individually.

(see continuation sheet)

THREAT TO STRUCTURES:

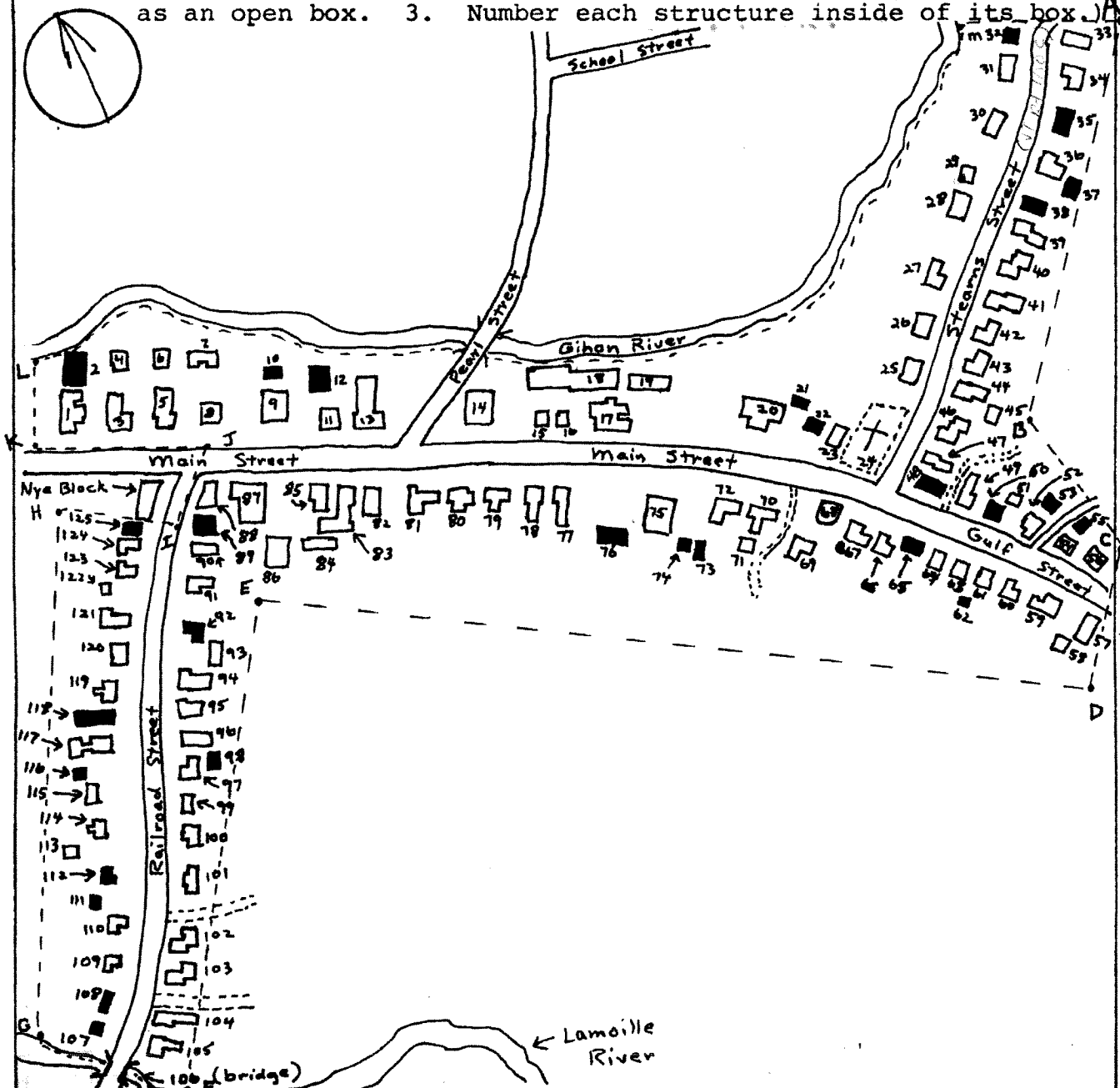
No Threat ☒ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

SURVEY NUMBER: 0806-1
NEGATIVE FILE NUMBER(S): 81-A-195 80-A-254, 255, 256, 264
UTM REFERENCES: Zone/Easting/Northing A 18/683,230/4,944,485 B 18/684,065/4,944,445 C 18/684,335/4,944,905 D 18/683,445/4,944,905
U.S.G.S. QUAD. MAP: Hyde Park, Vt. 1:62,500
COMPLEX INFORMATION ONLY
COMMON NAME:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
TYPE OF COMPLEX:
TYPES OF STRUCTURES:
PRESENT USE:
ORIGINAL USE:
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input type="checkbox"/> Restricted <input type="checkbox"/>

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

MAP: (1. Indicate NORTH in circle. 2. Represent each structure as an open box. 3. Number each structure inside of its box.)



BOUNDARY DESCRIPTION: Beginning at a Point A, at the northeast corner of the West House property (#33), the district boundary runs south along the rear property lines of #33-47, to a Point B at the rear (north) property line of Tomlinson's Deli (#48), thence runs east along the rear (north) property lines of #48-56, to a Point C, at the northeast corner of the Laraway-Hubbard property (#56), thence south along the east side of said property, crossing Gulf Street, and continuing south along the east property line of the Premo House (#57), to a Point D, at the southeast corner of said property. From Point D, the boundary runs west along the rear (south) property lines of #57-86, to a Point E, at the rear (east) property line of the Bixby-Hoag House (#91), thence runs south along the rear property lines of #91-105, to a Point F, on the north bank of the Lamoille River, thence west along said bank, including the bridge (#106), to a

REFERENCES:

See continuation sheet.

RECORDED BY:

John C. Page

ORGANIZATION:

Lamoille Co. Dev. Council

DATE RECORDED:

Jan. 1961