August 15, 2019

Richard Amore, AICP
Planning and Project Manager
Community Planning & Revitalization
Vermont Department of Housing and Community Development
1 National Life Drive, David Bldg, 6th Floor
Montpelier, VT 05602-0501

Re: Middlesex Village Center Designation Application

Dear Richard:

The Town of Middlesex is applying for Village Center Designation for the Village of Middlesex. Village Center Designation would benefit this area through the tax credits for private historic buildings. Further, this designation would facilitate transportation improvements to make Middlesex's Village Center the focal point of the community. This designation supports the goals and actions identified in the *2019 Middlesex Town Plan*.

For the purposes of this application, the primary contact is:

Sandra Levine, Planning Commission Chair
5 Church St.
Middlesex, VT 05602
802-249-2607, swampbear@gmail.com

The following documents are included in this application:

- Middlesex Village Narrative, pages 2-3
- Resolution of Village Center Designation Application Approval by Selectboard July 30, 2019
- Notification letter to Central Vermont Regional Planning Commission 8/8/2019
- Notification letter to Central Vermont Economic Development Corporation 8/8/2019
- CVRPC Municipal Plan Approval and Confirmation of Planning Process Letter 7/9/2019
- Village Center Designation Map
- Photographs, pages
- Integration with the *2019 Middlesex Town Plan*
- Zoning map (with historic district)
- Zoning bylaw language
- State Historic Register Map and list of structures

Middlesex appreciates your work and guidance in the application process, as well as the assistance from the Central Vermont Regional Planning Commission. We look forward to submitting our application and moving forward with the process. Please contact me with any questions.

Sincerely,
Sandra Levine

Middlesex Village Narrative

Middlesex Village is located along US Route 2, just east of Interstate-89 Exit 9. Bound by Camp Meade on the West and Roots Farm Store on the East, this village represents the historic civic, commercial, and residential settlement pattern that can be traced back to the mid-1700's.

Middlesex was chartered in 1763 and became the first town settled in Washington County. Thomas Mead migrated to the area from Massachusetts in 1783, and settled on a farm just east of the current village. By 1830, Middlesex's population grew to 1,156. With a thriving population, Middlesex Village became the center of Town. Commerce in the village focused on the products made in the mills. Saw and grist mills lined the Winooski from the early 1800's, but due to floods were often destroyed. They saw numerous iterations following devastating floods and fires, and their products complemented those sold by the blacksmiths and farmers nearby.

In 1849, the Central Vermont Railroad finished their line from Windsor to Burlington, and included a stop in Middlesex Village. With a thriving economy and a local railroad, Middlesex Village peaked in the mid-1800's with a church, schoolhouse, three stores, three blacksmith shops, a public house and two hotels. When the Winooski was dammed and the power generated was sent to Montpelier in 1895, the Town lost much of their local economy. The 1927 flood devastated the village and caused the loss of one-third of the commercial properties. Many of these properties were not rebuilt. Around this same time, the Conservation Corps (now Camp Meade) cabins were built, and are still present today.

Around 1950, Exit 9 of the Interstate-89 Federal Highway reconnected Middlesex. The Village is now returning as a commercial hub. In 2017, the Camp Meade property was purchased by local investors to upgrade infrastructure and provide opportunities for growth in the creative economy by building permanent community gathering areas. Currently, the area has a permanent stage and hosts numerous events. It is also home to small businesses such as Red Hen Bakery, Mud Studio (a pottery studio) and Nutty Steph's granola and chocolates. At the other end of the village lies the old General Store, now Roots Farmstand. Roots Farmstand was opened in the spring of 2019 by two local farmers, and seeks to provide Middlesex with a place to purchase local produce year-round, as well as some value-added Vermont products.

Other businesses in the village include Sally's Second Act thrift store across from Camp Meade, Sticks n' Stuff on Gallagher Road, and the Francis Foundation at the end of Church St. Sally's Second Act operates out of the previous Gas Station and provides a place to purchase new and used clothes and household items. Sticks n' Stuff, a local Vermont building and hardware store, operates out of the old Gallagher Lumber location, and provides building materials and assistance to local residents. The Francis Foundation's main office is located on Church St. and this nonprofit provides in-home services to those with mental health and developmental disabilities.

The Village currently is not served by municipal water; however, the Planetary Matters property is served by a Transient Non-Community Water System, which by definition serves at least 25 of the same people for more than six months of the year. One of the planning goals for this area, as identified in the municipal plan and 2001 Exit 9 Plan, is to plan for a community water system in the village area when the need arises due to population or economic growth.

The area encompassed by the village designation is zoned "Village," and the purpose of this district is:

"…to allow for a concentrated mix of residential, cultural and commercial uses within the Town's traditional community centers in a manner that respects the historic settlement pattern of a compact village surrounded by rural countryside."

Attaining a Village Center Designation will be one of the first steps for the revitalization of Middlesex Village as a destination. Currently, the configuration of Route 2 and 100B does not lend well to pedestrian scale development that would lead the Town towards this goal. Improvements such as the wide shoulders on the Route 100B Bridge show that pedestrian facilities may be possible on these roads. Commercial investment is already occurring in this area, but the designation would make the re-use of the historic buildings in the village more welcoming.

The Town of Middlesex has significant language in their plan that supports Village Center Designation for the Village. It can be found attached to this document. Full zoning language for the Village district is also attached, as well as a map overlaying the designation boundary with the zoning and historic districts.

Resolution for Village Center Designation Application

WHEREAS, the Municipality of Middlesex, Vermont is applying for Village Center Designation for the village of Middlesex;

Now, THEREFORE, BE IT RESOLVED

1. That the Legislative Body of this Municipality agrees to and supports the application for Village Center Designation.

Passed this 30th day of July, 2019.

LEGISLATIVE BODY

(name) *(signature)*

Mary Just Skinner

Philip Hyjek

Steve Martin

Liz Scharf

Peter Hood, Chair

Sarah Merriman, Middlesex Town Clerk
5 Church Rd.
Middlesex, VT 05602

Phone: 802-223-5915
Fax: 802-223-1298
mdxclerk@comcast.net

August 8, 2019

Bonnie Waninger
Executive Director
Central Vermont Regional Planning Commission
29 Main Street, Suite 4
Montpelier, VT 05602

RE: Middlesex Village Center Designation Application

Dear Bonnie:

This letter officially provides notice to the Central Vermont Regional Planning Commission that at its July 30, 2019 meeting, the Middlesex Select Board authorized the Town's application for a Village Center Designation for Middlesex Village.

Village center designation will provide incentives for private investment in the village's historic properties as well as encourage new development in this historic village. Designation as a village center will also support the goals, objectives, and strategies identified for Middlesex in the *2019 Middlesex Town Plan.*

Your interest in and support of this village center designation application is appreciated.

Sincerely,

Sarah Merriman
Middlesex Town Clerk/Select Board Assistant

cc: Sandra Levine, Planning Commission Chair

Sarah Merriman, Middlesex Town Clerk
5 Church Rd.
Middlesex, VT 05602

Phone: 802-223-5915
Fax: 802-223-1298
mdxclerk@comcast.net

August 8, 2019

Jamie Stewart
Executive Director
Central Vermont Economic Development Corporation
One National Life Drive
PO Box 1439
Montpelier, VT 05601-1439

RE: North Montpelier Designated Village Center Application

Dear Jamie:

This letter officially provides notice to the Central Vermont Economic Development Corporation that at its July 30, 2019 meeting, the Middlesex Select Board authorized the Town's application for a Village Center Designation for Middlesex Village.

Village center designation will provide incentives for private investment in the village's historic properties as well as encourage new development in this historic village. Designation as a village center will also support the goals, objectives, and strategies identified for Middlesex Village in the *2019 Middlesex Town Plan.*

Your interest in and support of this village center designation application is appreciated.

Sincerely,

Sarah Merriman
Middlesex Town Clerk/Select Board Assistant

cc: Sandra Levine, Planning Commission Chair

Central Vermont Regional Planning Commission

RESOLUTION

Whereas Title 24, VSA, Section §4350 requires that regional planning commissions, after public notice, shall review the planning process of member municipalities and shall so confirm when a municipality:

1. is engaged in a continuing planning process that, within a reasonable time, will result in a plan that is consistent with the goals contained in 24 V.S.A. § 4302;
2. is engaged in a process to implement its municipal plan, consistent with the program for implementation required under 24 V.S.A. § 4382; and
3. is maintaining its efforts to provide local funds for municipal and regional planning purposes;

Whereas as part of the consultation process, a regional planning commission shall consider whether a municipality has adopted a plan;

Whereas a regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted, and a commission shall approve a plan if it finds that the plan:

1. is consistent with the goals established in 24 V.S.A. § 4302;
2. is compatible with its regional plan;
3. is compatible with approved plans of other municipalities in the region; and
4. contains all the elements included in 24 V.S.A. § 4382(a)(1)-(12);

Whereas the Town of Middlesex prepared a municipal plan in accordance with 24 V.S.A Chapter 117;

Whereas the Central Vermont Regional Planning Commission concluded that the 2019 Middlesex Town Plan meets the requirements for approval; now, therefore, be it

Resolved, that the Central Vermont Regional Planning Commission:

1. approves the *Town Plan 2019 Middlesex, Vermont, (*Planning Commission Approved - June 19, 2019), contingent on its adoption by the Selectboard without substantive changes as defined by CVRPC, and
2. consulted with and confirms the planning process of the Town of Middlesex.

Under 24 V.S.A. § 4350, when an adopted municipal plan expires, its approval and confirmation of the municipality's planning process also expire. Recommendations made by the Central Vermont Regional Planning Commission are attached and should be considered when developing the next municipal plan.

A municipality that has adopted a plan may define and regulate land development in any manner that the municipality establishes in its bylaws, provided those bylaws are in conformance with the plan and are adopted for the purposes set forth in 24 V.S.A. § 4302.

ADOPTED by the Central Vermont Regional Planning Commission on July 9, 2019.

Laura Hill-Eubanks, Chair

29 Main Street Suite 4 Montpelier Vermont 05602
802-229-0389 E Mail: CVRPC@CVRegion.com

Middlesex Village Center Designation

Building Number	Current Use	Description
1	Camp Meade	Historic Conservation Corps turned Community Center
2	Single Family Home	LaCont House - 20th century building
3	Single Family Home	Holden Faellon House - attached 1893 Barn
4	Single Family Home	McIntyre-Powell House
5	United Methodist Church	Built 1902, Four stained-glass windows and gothic style
6	Single Family Home	
7	Single Family Home	Edgerly Parsons House
8	Francis Foundation	Thornton-Allen House - Barn in rear
9	Single Family Home	Talpin-Smith House
10	Single Family Home	McElroy-Elger House
11	Single Family Home	Scriber House - historic methodist parsonage
12	Town Office and Fire Garage	1901 Town Hall and original school
13	Roots Farmstand	Historic Westover's Store & Gas Station
14	Single Family Home	1934 O'Neill's Getty Station
15	Single Family Home	DuPont House
16	Multi Family Home	Miles House and unattached garage/ADU
17	Multi Family Home	Webster House - 3 units
18	Single Family Home	
19	Abandoned Single Family Home	1820's Derelict House - unoccupied
20	Single Family Home	Corse House and Barn
21	Retired Railroad Stop and Home	Middlesex Depot. Now Art Studio. House (east) also purchased in 2018.
22	Single Family Home	Colby House
23	Sticks n' Stuff	Previously Gallagher Lumber, now Sticks n' Stuff
24	Thrift Store	1970's Gas Station

Map created on 8.14.2019

This map is for planning purposes only.
Data is only as accurate as the original sources.
This map may contain errors and or omissions.

Sources:
2018 Parcels*,
2019 Roads,
2018 VCGI Historic Inventory Update,
2013 Orthoimagery

Legend

- A — Photo Locations
- Middlesex Village Boundary

Parcel Uses

- Church
- Civic
- Commercial
- Multi Family
- Other
- Single Family
- 2018 Parcels

N

0 0.02 0.04 0.08 0.12 0.16 Miles

CVRPC
CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Middlesex Village Center Designation

Photo List



Photo A: View of Camp Meade (1) and the Thrift Store (24) entering the Village, facing southeast.



Photo B: View of Camp Meade (1) exiting the Village on Route 2, facing northeast.



Photo C: View of Sticks and Stuff (23) from the corner of Gallagher Rd, as well as the bridge under the railroad, which connects this area to the village. Photo view is facing south.



Historic Inventory Photo



Photo D: View of the Retired Train Station (21) and the distant LaCont House (2), facing west.



Photo E: Photo of the Holden Faellon House (3) and distant Retired Train Station (21), facing west. Sticks and Stuff (23) can be seen across the tracks in the distance.



Historic Inventory Photo



Photo F: View of Town Hall (12), the historic Methodist Parsonage (11), and the United Methodist Church (5) on Church St, facing south.



Photo G: Photo of the 1901 United Methodist Church (5) with a view of the Edgerly Parsons House (7) in the back. Photo view is facing southwest.



Photo H: View of the McElroy-Elger House (10) on Church St, and the Corse House (20) on Route 2 at the end of the road. Photo is facing northeast.



Photo I: View of the Francis Foundation Office (8) and associated barn at the end of Church St, facing north.



Photo J: View of Town Hall (12) and the McIntyre-Powell House (4) from Route 2, facing west.



Photo K: Photo of single-family Miles House (16), multi-family Webster House (17), and another single family house (18). The 1820's abandoned single family home is present just west of Building 18, but is not visible from the road due to overgrowth. Photo is facing Northwest on Route 2.



Historic Inventory Photo



Photo L: Photo of the Roots Farmstand (13) from the intersection of Route 2 and Route 100B. In the distance, the McIntyre-Powell House (4) is in view. Photo is facing west.



Photo M: View of the previous 1940's O'Neill Getty Station (14), as well as the Roots Farmstand (13) as one enters the village from the east on Route 2. Photo is facing west.



Historic Inventory Photo

3.3. Middlesex Village

MIDDLESEX VILLAGE/EXIT 9: LAND USE AND DEVELOPMENT PLAN. In October 2001, Middlesex completed the "Middlesex Village/Exit 9 Land Use and Development Plan" to guide actions in those areas. The 2013 Town Plan incorporated this plan by reference. While some elements of the Village Plan would benefit from updated technical studies, many of the goals and desires remain applicable.

Included herein are a selection of the most relevant and timely pieces in 2019.

TRAFFIC PEDESTRIAN SAFETY AND CIRCULATION. Currently there are no sidewalks, cross walks or other pedestrian or recreation paths within the village or larger planning area. Pedestrians and bicycles are required to use road shoulders. The new Route 100B and bridge designs do not incorporate sidewalks but do retain their paved width through the residential area near the bridge.

The straightened alignment of 100B does bring concerns as well. State routes are typically designed to carry larger volumes of traffic and could encourage higher traffic speeds into the village. Additional traffic calming may be necessary in these areas, including curbing, sidewalks, and crosswalks; reduced lane widths and other road design modifications, curb-cut consolidations, and off-street path networks for pedestrians. Future development in the village should be served by existing roads and new curb cuts and development roads should be carefully considered.

STREETSCAPE AND VILLAGE CHARACTER. As noted in the Vermont State Standards for roadway design, small villages such as Middlesex historically have been sited along road corridors which often serve as the community's Main Street. Given the importance of village centers to community identity, the state is now promoting, within village and urban areas, road and bridge designs that enhance rather than detract from their historic pedestrian setting. Design options include:

- Pedestrian scaled lighting
- Street trees
- Landscaping to define access roads, gateways and adjoining public spaces
- Coordinated signs
- Aesthetic treatments of bridges, abutments, and retaining walls to emphasize gateways and prominent features
- The integration of historic features and design elements

The current configurations of Route 2 and 100B tend to overwhelm the historic and pedestrian character of Middlesex Village. Existing and future rehabilitation and reconstruction projects should incorporate village streetscape and traffic calming improvements.

Public Transit Services. Public transit services are currently limited. It's reasonable to expect that a Middlesex stop could be added to existing bus/van routes to Waterbury, Montpelier and the Mad River Valley, if a safe stop or pullover areas can be located within the village. Given that these are

the principal commuter destinations for Middlesex residents, regular bus service could also afford an alternative, more cost-effective means of getting to work. In the long term, commuter rail service through Middlesex may also be a possibility, if warranted by the potential ridership between larger, regional shopping and employment centers.

HISTORIC VILLAGE. It is important that Middlesex retain a traditional village. To this end, any future development or growth in the village should exhibit these traits:

- A compact settlement pattern, with most lots of less than one acre;
- A comfortable walking distance- the distance from the village center at the intersection of Church Street and Route 2 to village edges is less than a five-minute walk;
- A concentration of residential uses;
- A defined village streetscape where buildings are set relatively close to the road;
- A mix of uses- the greatest concentration, and variety, of land uses within the planning area;
- Small and human scale, defined by architecture and associated land uses;
- Locally owned businesses providing products and services valued by Middlesex residents;
- A wealth of historic resources; and
- Clear entrances or gateways.

VILLAGE-WEST. The character of land west of the historic village (or, alternatively, west of Center Road) differs considerably from the historic village. This area is physically separated from the much more heavily developed historic village by extensive Agency of Transportation rights-of-way and heavily wooded, undeveloped land along Route 2. This area has not been developed at the density, or with the mix of uses that characterize the historic village. Defining characteristics of the area include lower densities, scattered low density residential development, fewer historic structures and more vacant land.

The community has continually supported well managed development within much of this area.

NORTH OF EXIT 9. The area north of I-89 is sparsely developed. In many respects, this area serves as the rural contrast to the more heavily developed Village District. It also stands in stark contrast to the poorly planned unsightly development pattern that has come to dominate many highway interchanges throughout the state and nation. The current land use reflects the state goals to plan development so as to maintain the historic settlement pattern of compact villages and urban centers separated by rural countryside and to discourage strip development along highways.

Due to its proximity to I-89, favorable development potential west of Center Road and large parcel sizes which enhance landowner flexibility, this area presents a relatively clean slate for development. The rural character and residential nature of the surrounding land and lack of infrastructure raise significant concerns regarding how this land should be developed and potential impacts to the surrounding community.

PUTNAMVILLE. In the northeast corner of town lies a small area known as Putnamville. This area is currently zoned with a Village zoning designation, the same as is used in the historic village area of Route 2. This area is of historical significance to the town, as noted in chapter 1 of this Plan. Here there lies a historic schoolhouse, evidence of the area's importance as a community gathering spot

and village area. With new development along Route 2 and closer to the interstate, Putnamville has seen little change.

The future of Putnamville is an active area of discussion. In the 2018-2019 survey, residents were largely split as to whether the area should remain under village zoning. It is sure to be an area of discussion in the next few years, under the duration of this Plan.

A. Summing Up: Middlesex Village Considerations

Objective 26. Update the 2001 Village Plan.

Strategy 62. Secure funding and professional assistance to update the 2001 Village Plan.

Strategy 63. By 2020, itemize and collate implementation strategies from the 2001 Village Plan that exceed those included in this Plan and that remain relevant to the Town.

Objective 27. Assess the appropriate boundaries of the historic village area, predominately along Route 2.

Consider potential amendments to the zoning map to expand the village zoning district or create new transitional zoning areas along Route 2.

Objective 28. Plan for vehicular traffic while enhancing pedestrian access and safety.

Strategy 64. Pursue streetscape feasibility study for the Village area.

Strategy 65. More clearly define village gateways or entrances through the use of attractive landscaping and signs.

Strategy 66. Develop traffic calming and access management plans for the Route 2 corridor and Exit 9 interchange area.

Objective 29. Provide increased access to regular public transit options.

Strategy 67. Work with the state and regional partners to maintain and supplement bus and van routes through the village.

Strategy 68. Evaluate the feasibility of a commuter rail stop in Middlesex.

Objective 30. Maintain the historic village as a commercial, cultural and civic center of the community.

Strategy 69. Avoid strip development around the interchange that detracts from the vitality of the historic village.

Strategy 70. Protect aesthetic and scenic character of the Center Road and I-89 corridor.

Strategy 71. Address the Mixed-Use District as related but distinct from the Village Zoning District.

June 19, 2019 - Planning Commission Approved

MIDDLESEX VILLAGE GOALS

30. Middlesex Village shall continue to be recognized as the hub of the community, with growth targeted and permitted accordingly.

31. Encourage small-scale commercial development in the Village District characterized by compact and mixed-use development, while preserving natural and agricultural resources, fragile features, and the scenic and rural character.

32. Enhance vehicular and pedestrian access and circulation within the Village area.

33. Plan for the area surrounding the interchange to promote appropriately scaled growth that doesn't detract from the nearby village center.

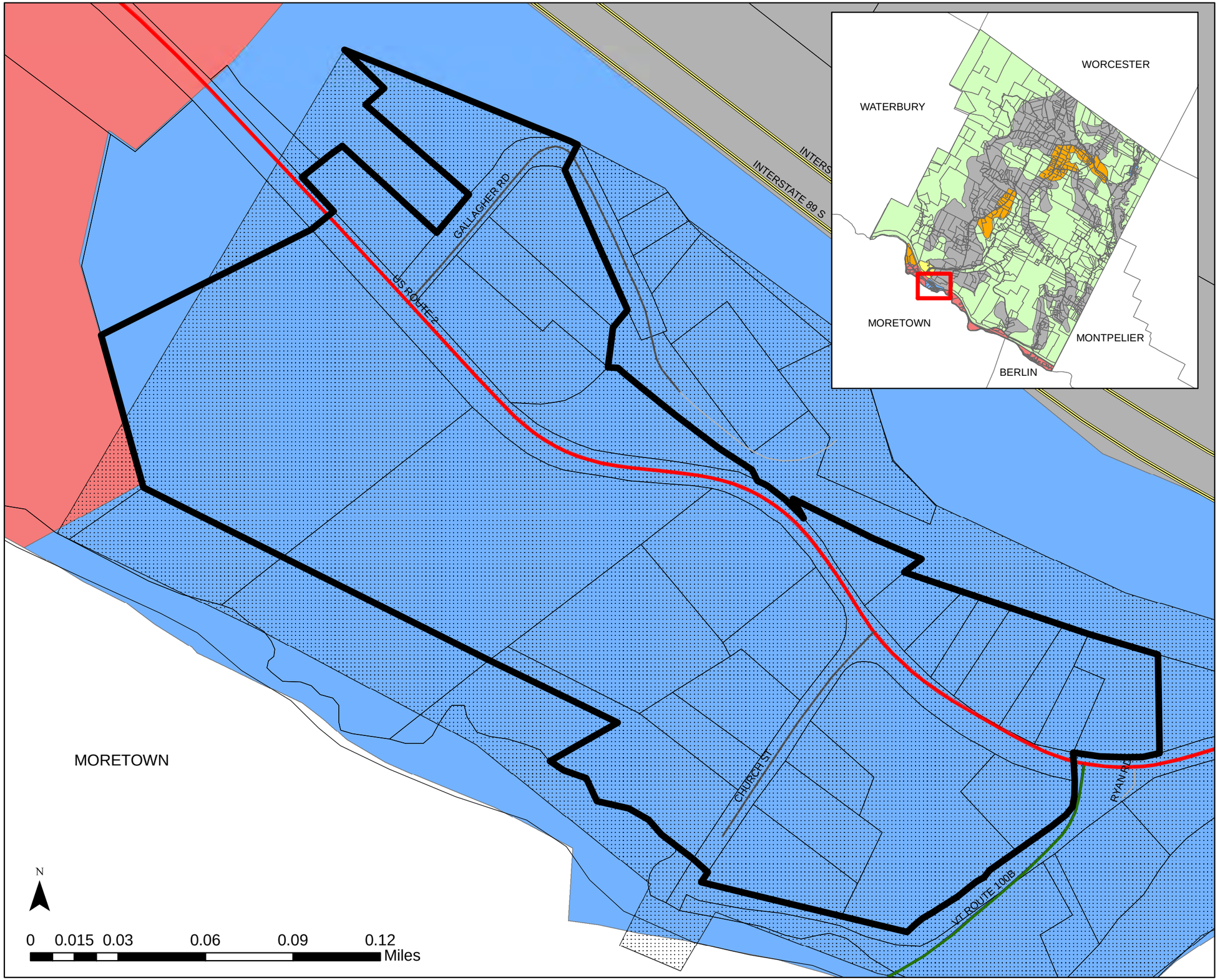
Strategy 72. Apply for Village Center designation through the State of Vermont.

Strategy 73. The possible designation of Putnamville as a Village should be addressed in a future Town Plan amendment or update.

Objective 31. Plan for and promote appropriately scaled growth near the I-89 Interchange.

Strategy 74. Give strong consideration to the strategies presented in the Vermont Interstate Interchange Planning and Development Guidelines Manual.

Middlesex Proposed Village Center Designation: Zoning and Historic District



Legend

- Middlesex Village Boundary
- State Historic District
- 2018 Parcels

Middlesex Roads

- Interstate Highway
- U.S. Highway
- State Highway
- Class 3
- Private

ZONE

- CONSERVATION-FOREST
- INDUSTRIAL/COMMERCIAL
- MIXED USE DISTRICT
- RESIDENTIAL-MEDIUM DENSITY
- RURAL RESIDENTIAL-AGRICULTURAL
- VILLAGE DISTRICT

Map created 8/14/19

This map is for planning purposes only.
Data is only as accurate as the original sources.
This map may contain errors and or omissions.

Sources:
2010 Middlesex Zoning
2019 VTRANS Roads
2018 Historic Inventory Update
2018 Parcels

CVRPC
CENTRAL VERMONT REGIONAL PLANNING COMMISSION

TABLE 2.1
VILLAGE DISTRICT

(A) Purpose. The purpose of the Village District is to allow for a concentrated mix of residential, cultural and commercial uses within the Town's traditional community centers in a manner that respects the historic settlement pattern of a compact village surrounded by rural countryside.

(B) Permitted Uses:

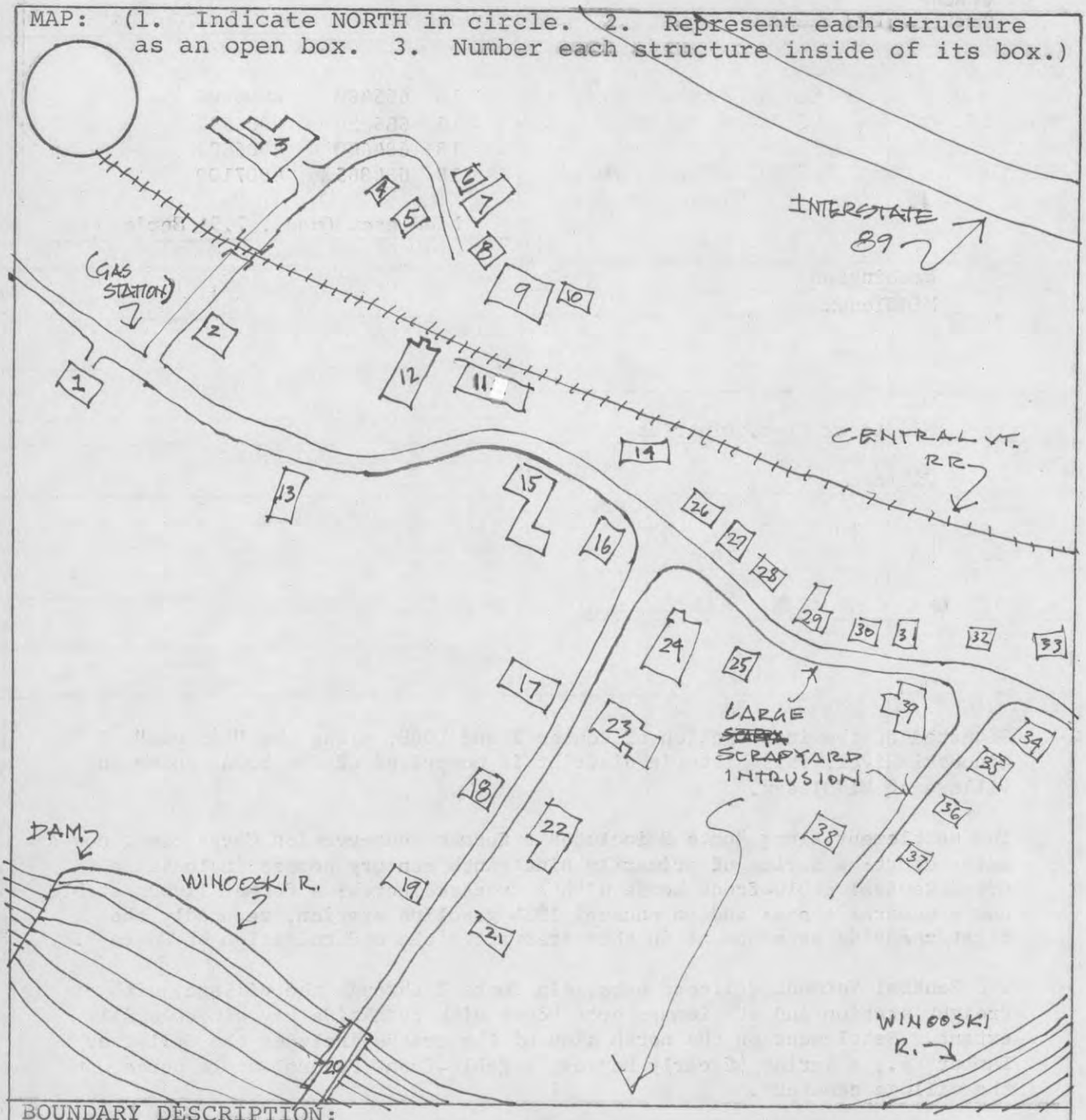
1. Accessory Dwelling
2. Accessory Structure (to a permitted use)
3. Agriculture
4. Bed & Breakfast
5. Cemetery
6. Dwelling/Single Family
7. Dwelling/Two Family
8. Funeral Home
9. Group Home (6 or fewer residents)
10. Home Child Care
11. Home Occupation
12. Personal Service
13. Place of Worship
14. Private Club
15. Professional/Business Office

(C) Conditional Uses: (See Article 5, Section 5.4)

1. Accessory Structure/Use (to a conditional use)
2. Bank/Financial Institution
3. Community Center
4. Cultural Facility
5. Day Care Center
6. Dwelling- Multi-Family
7. Health Clinic
8. Home Industry
9. Hotel/Motel
10. Lumberyard
11. Mixed Use
12. Public Facility/Utility
13. Rail Siding
14. Recreation Facility (Indoor)
15. Recreation Facility (Outdoor)
16. Residential Care Facility
17. Restaurant [excluding drive-through]
18. Retail between
19. School
20. Transit/Transportation Facility
21. Telecommunications Facility
22. Veterinary Clinic

(D) Dimensional Standards (unless otherwise specified for a particular use)**:**	
Minimum Lot Size	10,000 square feet
Minimum Frontage	70 feet
Minimum Setback/Front	35 feet
Minimum Setback/Side	10 feet
Minimum Setback/Rear	10 feet
Minimum Setback/Side and Rear for Accessory Structure	5 feet
Maximum Height	35 feet
Minimum Setback from Water	75 feet

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



BOUNDARY DESCRIPTION:

Boundary commences at PT-A, the northeast corner of the Peatman property and runs southwest to PT-B, A PT, on the shore of the Winooski River where it turns and enters "The Narrows", the southern boundary of the village & district. Here the boundary follows this town boundary line along roughly the middle of the Winooski to PT-C, the southwest corner of the Camp Meade Motor Court property. It then runs northeast to PT-D, the northwest corner of the Gallagher Lumber Co. yard, it then returns to PT-A, running along the rear of properties on both sides of the Central Vermont Railroad tracks.

REFERENCES:

1, 2, 3, 4, 6.

RECORDED BY:	ORGANIZATION:	DATE RECORDED:
Harvey M. Kaplan	Vt. Div. for Historic Preservation	7/20/76

Goods from these areas as well as lumber and other products from the Middlesex area were shipped from here. "Runners", or traveling salesmen, disembarked here with their samples. They patronized the two hotels, the stage line, or hired transportation from the livery stable(now Westover's store). The small grassy island in the intersection near Westover's store was the site of the Village Scales, used to weigh wagon loads of goods, and is now the subject of a local ownership dispute.

OUTSTANDING COMPONENTS OF DISTRICT ■ COMPLEX □
(Include individual survey number ONLY if surveyed individually.)

MAP NUMBER: 1	DATE BUILT: c. 1933	SURVEY NUMBER:
FUNCTIONAL TYPE: Motel-cabins		NEGATIVE FILE NUMBER:
COMMON NAME: Camp Meade Motor Court		OWNER: Robert Corry

DESCRIPTION:

Converted Conservation Corps camp from the 1930's. 15 of the original cabins still used with some alterations.

MAP NUMBER: 2	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Colby House		OWNER: Grace Colby

DESCRIPTION:

Heavily altered 1½-story house. Features asbestos siding, a central chimney and a 1-story shed addition to one side. One end of house has two bays with 6/6 sash, other end is altered. A 1-story shed and a 2-story shed are nearby. Located on intersection.

MAP NUMBER: 3	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: Lumber yard		NEGATIVE FILE NUMBER:
COMMON NAME: Gallagher Lumber Co.		OWNER: Gallagher Lumber Co.

DESCRIPTION:

Lumber yard. Main building is 2½-story, intersecting gable-roofed, frame structure with loft doors. Has a 6/6 sash in peak of gable. Also four modern lumber sheds on both sides of the road and along railroad tracks.

MAP NUMBER: 4	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER: Gallagher Lumber Co.

DESCRIPTION:

1½-story, 3 x 5 bay house with high kneewall construction. Simple central entry in both eaves side and gable end. Connects with gabled wing to gabled horse barn. Asbestos sided.

OUTSTANDING COMPONENTS OF DISTRICT ■ COMPLEX □
(Include individual survey number ONLY if surveyed individually.)

MAP NUMBER: 5	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER: Gallagher Lumber Co.

DESCRIPTION:

Two gable-roofed houses at right angles to each other and connected by wing. One is 1½-story, 5-bay with kneewall construction and central entry. Gabled wing connects it to 2½-story, 3 x 3 bay, gable-front house. Both are scheduled for demolition.

MAP NUMBER: 6	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: McElroy-Welch House		OWNER: George Welch

DESCRIPTION:

Small, gable-roofed, 1½-story house with kneewall construction. Has foundation of large stones and very narrow 4/4 sash in gable ends and in the small, gabled wing. 3-bay eaves side has simple central entry and 1/1 sash, all covered by a 1-story porch with turned posts and a shingled railing.

MAP NUMBER: 7	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Herrick-O'Neill House		OWNER: Vincent O'Neill

DESCRIPTION:

1½-story, gable-front house. 1-story porch along front with square posts. Large dormer along the eaves side. Central entry framed with narrow pilasters "en rissault" supporting a cap-molded entablature, framing a single transom light in an ornately shaped sash.

MAP NUMBER: 8	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Hills-Poland House		OWNER: Andrew Poland

DESCRIPTION:

1½-story, 5 x 3-bay house with kneewall construction. Originally 1 room deep with a shed extension along rear deepening house from two bays to three. 1-story porch along front elevation with baluster-turned posts and scroll-sawn brackets, shingled railing and pierced crawlspace covers. E11 in rear attached to barn.

OUTSTANDING COMPONENTS OF DISTRICT ■ COMPLEX □
(Include individual survey number ONLY if surveyed individually.)

MAP NUMBER: 9	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME: Town Cemetery		OWNER: Town of Middlesex

DESCRIPTION:
Small village cemetery along railroad tracks.

MAP NUMBER: 10	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER: Lillian White

DESCRIPTION:
Small, 1½-story, 3 x 2-bay house. Central chimney. Gabled wing with porch with scroll-sawn brackets. Narrow, central door with plain enframement.

MAP NUMBER: 11	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: Train Station		NEGATIVE FILE NUMBER:
COMMON NAME: Middlesex Depot		OWNER: Central Vermont RR

DESCRIPTION:
Train station. Hip-gabled roof with a very deep eaves overhang and central chimney. Modern garage door on east end. Freight door and five 6/2 windows on the Route 2 elevation. 2 freight doors, one entrance door and a 3-sided projecting bay with three 6/2 windows on the track or platform side. Now used for storage by Gallagher Lumber Company.

MAP NUMBER: 12	DATE BUILT: c. 1845	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Station Master's House		OWNER: Bert Clark

DESCRIPTION:
1½-story, 5-bay, "Cape-type" house with central chimney. Central entry. 2/2 window sash. Gabled wing connects to a gabled horse barn. A three-sided projecting bay on the gable-end faces tracks; used by station master. Located on Route 2 adjacent to RR depot.

OUTSTANDING COMPONENTS OF DISTRICT ■ COMPLEX □
(Include individual survey number ONLY if surveyed individually.)

MAP NUMBER: 13	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: LaCont House		OWNER: LaCont

DESCRIPTION:

2½-story, gable-roofed house. Five-bay, central entry. Gable-end with pent roof faces Route 2. Double-hung windows have single-paned lower sash and upper sash divided into three vertical sections. Probably 20th century building.

MAP NUMBER: 14	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: Warehouse		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER: Gallagher Lumber Company

DESCRIPTION:

Gable-roofed trackside warehouse covered with sheet metal.

MAP NUMBER: 15	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Holden-Faellon House		OWNER: Faellon

DESCRIPTION:

1½-story, 5 x 2-bay house with 2 steeply-pitched intersecting gables on front. Central, wide entry framed with-sidelights. Small, square plan wing has one intersecting gable of roof and a porch with paired posts and scroll-sawn brackets. Gabled ell and shed attached to 2-level, gabled horse barn with cupola, dated 1893. On Route 2.

MAP NUMBER: 16	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME: McIntyre-Powell House		OWNER: Clifton Powell

DESCRIPTION:

1½-story, 4 x 3-bay, gable-front house. Entry framed with narrow pilasters and simple entablature, on side. Small entry porch with chamfered square columns and a peaked entablature. Gabled wing attaches to horse barn.

OUTSTANDING COMPONENTS OF DISTRICT ■ COMPLEX □
(Include individual survey number ONLY if surveyed individually.)

MAP NUMBER: 17	DATE BUILT: 1902	SURVEY NUMBER:
FUNCTIONAL TYPE: Church		NEGATIVE FILE NUMBER: 81-A-334
COMMON NAME: The United Methodist Church		OWNER: United Methodist Church

DESCRIPTION:
Gable-front church with rectangular entry tower at corner, with open belfry covered with pyramidal roof. Gable-end has round arched window with intersecting mullions forming a Gothic arch motif in stained glass. Blind bull's-eye above it in peak. Four stained glass windows along side.

MAP NUMBER: 18	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Edgerly-Parsons House		OWNER: Parsons

DESCRIPTION:
1½-story, mansard-roofed house covered in aluminum siding. Front elevation has polygonal 1-story projecting bay and door with hood on scrolled brackets. 3-bay appendage on side also has mansard roof.

MAP NUMBER: 19	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Thornton-Allen House		OWNER: Frank A. Allen

DESCRIPTION:
1½-story, 5 x 3-bay house with pilaster corners and eaves returns. Diamond-shaped, 4-paned eyebrow window over entry. Entry is framed with pilasters and no sidelights or transom. Right-hand two bays of 5-bay front elevation have been replaced with a polygonal bay. Porch on front and one side has turned posts. Gabled ell in rear with pilaster corners. Horse barn in rear used for business.

MAP NUMBER: 20	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: Bridge		NEGATIVE FILE NUMBER:
COMMON NAME: High or Narrows Bridge		OWNER: State of Vermont

DESCRIPTION:
Bridge over narrows of Winooski River consisting of two spans bridged with steel through trusses of Pratt Truss design. Identification plate reads: "Palmer Steel Co., Springfield, Mass., 1928."

SEE BRIDGE SURVEY FORM ON NEXT PAGE...

listed separately
12-13-90

OUTSTANDING COMPONENTS OF DISTRICT ■ COMPLEX □
(Include individual survey number ONLY if surveyed individually.)

MAP NUMBER: 21	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Taplin-Smith House		OWNER: Richard Smith

DESCRIPTION:

1½-story, 3 x 2-bay house. Porch with turned posts along side.

MAP NUMBER: 22	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: McElroy-Elger House		OWNER: Elger

DESCRIPTION:

1½-story house with pilaster corners and eaves returns. Wide door enframement with 3/4 sidelights surrounded with pilasters supporting entablature. 5 x 2-bay with elongated 6/6 sash. E11 on side also pilaster-cornered and features recessed loading doors at wagon height.

MAP NUMBER: 23	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Methodist Parsonage-Scribner		OWNER: Scribner

DESCRIPTION: House

1½-story, gable-front, sidehall plan house with porch across 3-bay front. Steep, intersecting gable at rear of main section. Wing attaches to shed and gabled horse barn.

MAP NUMBER: 24	DATE BUILT: 1901	SURVEY NUMBER:
FUNCTIONAL TYPE: Town Hall		NEGATIVE FILE NUMBER:
COMMON NAME: Town Hall		OWNER: Town of Middlesex

DESCRIPTION:

Gable-roofed meeting hall, 4 x 1-bay with an entry tower. Tower is shingle-sided with a pilastered & louvered belfry topped with a pyramidal roof. Town offices are located in the concrete basement level, below the clapboard-sided main hall. Sited at main intersection.

OUTSTANDING COMPONENTS OF DISTRICT ■ COMPLEX □
(Include individual survey number ONLY if surveyed individually.)

MAP NUMBER: 25	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: Firehall		NEGATIVE FILE NUMBER:
COMMON NAME: Middlesex Volunteer Fire Hall		OWNER: Town of Middlesex

DESCRIPTION:

Originally a school, now a garage for fire equipment. Gable-roofed structure has 3 truck bays along its length and an altered 4-bay gable end elevation.

MAP NUMBER: 26	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Corse House		OWNER: Corse

DESCRIPTION:

2½-story, 5 x 2-bay house with central entry. Simple door enframement. Attached, gabled wing has six-paned eyebrow windows, a segmentally-arched entry door and is attached to a horse barn. Sited at main intersection.

1820's - Allan Soule 12-78 CHH

MAP NUMBER: 27	DATE BUILT: c. 1855	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER: Allan Soule

DESCRIPTION:

Derelict House. 3½-story, gable-front house with a porch recessed into the 5-bay front of the second floor with paired, square posts and a lattice-work balustrade. Exhibits some 12/8 sash.

MAP NUMBER: 28	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:

DESCRIPTION:

2½-story, 5 x 2-bay house with central entry, small entry porch with baluster-turned posts, peaked-headed window and door heads and central chimney.

OUTSTANDING COMPONENTS OF DISTRICT ■ COMPLEX □
(Include individual survey number ONLY if surveyed individually.)

MAP NUMBER: 29	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Webster House		OWNER: Webster

DESCRIPTION:

2½-story, gable-front house with a 5-bay first floor and a 4-bay second floor. 1-story porch along front and side with a polygonal, enclosed bay, in corner of porch, attached to house. Wing to rear has a small house of similar proportions attached to it at the rear.

MAP NUMBER:30	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Miles House		OWNER: Miles

DESCRIPTION:

1½-story, 3 x 3-bay, gable-roofed house with a wood-columned, shingled porch on front and one side. Has large roof dormer. Entry on both end and side.

MAP NUMBER: 31	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: DuPont House		OWNER: DuPont

DESCRIPTION:

2½-story, 5 x 4-bay house with a pyramidal (hipped) roof with a cornice with scrolled brackets.

MAP NUMBER: 32	DATE BUILT:1934	SURVEY NUMBER:
FUNCTIONAL TYPE: Gas Station		NEGATIVE FILE NUMBER:
COMMON NAME: O'Neill's Getty Station		OWNER: BNR Oil Co.

DESCRIPTION:

Gas station with a steeply-pitched, gable roof with three upturned eaves on each side. Has tall, narrow casement window in peak of gable. Has one service bay attached. Two tall, narrow casement windows in end elevation.

OUTSTANDING COMPONENTS OF DISTRICT ■ COMPLEX □
(Include individual survey number ONLY if surveyed individually.)

MAP NUMBER: 33	DATE BUILT: c. 1840	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Peatman House		OWNER: Peatman

DESCRIPTION:

1½-story, 5 x 5-bay "Cape-type" house with screen porch and entry on gable end and a central entry with transom lights on the 5-bay side elevation. Has 2 central chimneys and eaves returns.

MAP NUMBER: 34	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Despault House		OWNER: Despault

DESCRIPTION:

2½-story, 5 x 2-bay house with central entry; in poor condition.

MAP NUMBER: 35	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Ryan House		OWNER: Ryan

DESCRIPTION:

2½-story, 3-bay, gable-front house has corner pilasters, eaves returns, and a 1-story polygonal window bay with scrolled brackets with pendants and panels of carved decoration below the windows. Entry porch has chamfered posts, scroll-sawn brackets and a scroll-sawn porch balustrade. Large ell addition on side.

MAP NUMBER: 36	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: Mobile Home		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:

DESCRIPTION:

Mobile Home.
Intrusion.

OUTSTANDING COMPONENTS OF DISTRICT ■ COMPLEX □
(Include individual survey number ONLY if surveyed individually.)

MAP NUMBER: 37	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Richardson House		OWNER: Richardson

DESCRIPTION:

Small, 1½-story, gable-roofed cottage with a side appendage and porch.

MAP NUMBER: 38	DATE BUILT: c. 1855	SURVEY NUMBER:
FUNCTIONAL TYPE: House		NEGATIVE FILE NUMBER:
COMMON NAME: Morse House		OWNER: D. Morse

DESCRIPTION:

1½-story, 3-bay, gable-front sidehall plan house with corner pilasters, eaves returns and a central chimney. Wide door enframement with sidelights surrounded by wide pilasters and a heavy entablature. Wing with porch to rear. Adjoins junkyard.

MAP NUMBER: 39	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE: Store		NEGATIVE FILE NUMBER:
COMMON NAME: Westover's Store		OWNER: L. W. Westover

DESCRIPTION:

1½-story, gambrel-roofed store with canopy over gas pump island attached to gable-front. Attached to horse barn which attaches to a 1½-story, 4 x 3-bay house with a garage ell on other side.

MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:

DESCRIPTION: