

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Demers Avenue Historic District

Other names/site number: _____

Name of related multiple property listing: _____

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

N/A

2. Location

Street & number: 41, 43, 53, 65, 71, 83 Demers Avenue

City or town: Hartford State: Vermont County: Windsor

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title:

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

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Category of Property

(Check only **one** box.)

Building(s) ☐

District ☒

Site ☐

Structure ☐

Object ☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

7

Non-contributing

0

buildings

sites

structures

objects

7

0

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Other: rustic

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood, glass, stone, concrete

Narrative Description

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

Summary Paragraph

The Demers Avenue Historic District is in the Town of Hartford in Windsor County, Vermont. It is a small development situated on the east side of Hartford Avenue, a thoroughfare that connects Hartford's villages of White River Junction and Wilder. The small street has a total of thirteen buildings, with twelve of them built by the same contractor, J. Fulbert Demers. The owner of a lumber yard, J.F. Demers, built seven of the buildings on the east side of the street between 1937 and 1938. The seven buildings were built with similar rustic designs and materials. They are all one-story, front-gable, wood-frame dwellings with peeled-log siding. Sharing the same massing and setback, there were two variations of the buildings, alternating between a front porch and a side porch. They all have stone chimneys and interior features such as cobblestone fireplaces and built-in cabinetry.

Narrative Description

The seven Demers Avenue houses have similar massing and form and share common materials such as concrete foundations, horizontal peeled log siding, and cobblestone chimneys. The houses are all aligned along the east side of the street, and the topography slopes down from the street to a wooded hillside behind the houses that extend down to the Connecticut River. The original hardscaping in the neighborhood included a narrow concrete sidewalk along the street and concrete walkways to the entry doors. Although the sidewalk is no longer extant, many of the entrance walkways are still present. There are two variations of the building. **HD#1, HD#3,** and **HD#5** had a side entry protected by a side porch. **HD#2, HD#4, HD#6,** and **HD#7** had a

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projecting gable roof over the porch that protected a central entry on the street-facing (west) elevation. In addition to log detailing for the porch framing, most of the houses have log roof rafters except for **HD#6** and **HD#7**, which have sawn lumber for the roof framing and were the two houses initially occupied by the Demers family. The only other significant variation in the original design is that **HD#6** does not have the exposed log details in the gable of the front porch but rather has horizontal log siding.

The integrity of the historic district is strong as there have been remarkably few modifications over time, and most are reversible in nature. All seven houses contribute to the historic district. The integrity of location, setting, feeling, and association are all intact. The integrity of design, materials, and workmanship is still retained despite some alterations over time. The significant character-defining features of the exposed log framing, horizontal log siding, and cobblestone chimneys are all intact. Only one of the 14 original cobblestone chimneys has been removed, **HD#6**. Some of the porches have been enclosed, but the original log posts and exposed framing remain intact and visible in most areas. Enclosing porches on smaller houses in Vermont is common to provide additional protection from the harsh winter weather and increase interior square footage. The asphalt shingle roofs have all been replaced with standing seam metal, which is also common in Vermont. The casement windows have all been replaced, but none of the primary windows have changed in location or size. Only one of the houses, **HD#2**, has had an addition, and its minimal size and location to the rear do not change the character of the house or the district.

1. Grigel House, 27 Demers Avenue, 1937, contributing building

A one-story, front-gable, single-family dwelling. It has a small front yard and is oriented perpendicular to Demers Avenue. The site falls sharply away from the street, creating a lower walkout story to the rear (east) elevation. The street setback is similar to the other log-sided homes on the street. The house rests on a concrete block foundation and has a standing seam metal roof with deep overhangs and exposed log rafters. There is an extended flared eave along the front half of the north elevation. The house is clad with rustic peeled log siding with ship-lapped joints. The western gable end fronts the street, and a porch spans the entire south elevation. The west portion of the porch is open, sheltering the main entrance. The entry porch is supported by log posts and log roof framing. The porch is enclosed for the remainder of its length with a solid, wood-shingled knee wall under a band of one-over-one double-hung metal sash. The porch was enclosed after 1950. The roofline of the main block continues at a lower pitch over the porch. A second entry is on the north elevation under the extended eave and has simple concrete steps. Fenestration is varied, consisting of multi-pane casement windows and one-over-one, double-hung sash. There are two multi-light casement windows in the street-facing (west) gable end, which replaced the original paired six-by-six casements. The house has a tapered cobblestone chimney on the south elevation exterior— now enclosed by the porch. A second smaller interior cobblestone chimney is near the ridge on the north slope. There are banded one-over-one double-hung sash on the south elevation of the exposed basement.

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FIGURE 1. CA.1950 VIEW OF HD#1 (HARTFORD HISTORICAL SOCIETY).

2. Asis House, 41 Demers Avenue, 1937, contributing building

A one-story, wood-frame, front-gable, single-family dwelling with a rear addition. It has a small front yard and is oriented perpendicular to Demers Avenue. The setback is similar to the other log-sided homes on the street. **HD #2**, 41 Demers Avenue, and **HD #3**, 43 Demers Avenue, have a shared asphalt driveway between them that leads to parking in their backyards. The site falls sharply away from the street, and there is a lower walkout story to the rear (east) elevation. The house rests on a concrete block foundation and has a standing seam metal roof. The roof has a deep eave overhang with exposed log rafters and an extended flared eave along the front half of the main block and porch on the south elevation. The house is clad with rustic peeled log siding with ship-lapped joints. A fully glazed, enclosed porch spans the front (west) elevation with wood horizontal siding in the gable. The porch was enclosed prior to 1965 but the current sliding door glazing is a more recent replacement. The main entrance is on the west elevation of the main block, and the enclosed porch has entrance stairs to two of the sliding doors, one on the west and one on the south. The main block of the north and south side elevations have three replacement small one-over-one double-hung sash each, and a second entrance is on the south elevation with simple concrete steps. On the north elevation is an exterior tapered cobblestone chimney. A second smaller interior cobblestone chimney is near the ridge on the south slope. The full-width rear addition was added after 1965 and has matching exterior materials. A vertical break in the log siding demarcates the start of the addition.

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FIGURE 2.A CA.1965 VIEW OF HD#2 (HARTFORD HISTORICAL SOCIETY)

3. Alvin House, 43 Demers Avenue, 1938, contributing building

A one-story, wood frame, front gable, single-family dwelling. The rectangular plan house has a small front yard and is oriented perpendicular to Demers Avenue. The setback is similar to the other log-sided homes on the east side of Demers Avenue. **HD #2**, 41 Demers Avenue, and **HD #3**, 43 Demers Avenue, have a shared asphalt driveway between them that leads to parking in their backyards. The site falls sharply away from the street, and there is a lower walkout story at the rear (east) elevation. The house rests on a concrete block foundation and has a standing seam metal roof with deep overhangs and exposed log rafters. There is an extended flared eave along the front half of the south elevation. The house is clad with rustic peeled log siding with ship-lapped joints. On the south elevation, under the extended eave, is a glazed and paneled door accessed by simple concrete steps. The original entrance porch with log posts spans the entire north elevation and has been partially enclosed. The west portion of the porch is open, sheltering a second entry door. The roof continues in a lower pitch over the porch. There are two paired six-over-six double-hung sash on the front (west) gable end, which replaced the original paired six-by-six casements, and smaller windows on the side elevations. The house has a tapered cobblestone chimney on the north elevation exterior— now enclosed by the porch. A second smaller interior cobblestone chimney is near the ridge on the south slope.

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FIGURE 3. A CA.1965 VIEW OF HD#3 (HARTFORD HISTORICAL SOCIETY)

4. Demers House, 53 Demers Avenue, 1937, contributing building

A one-story, wood-frame, front gable, single-family dwelling. The rectangular plan house has a small front yard and is oriented perpendicular to Demers Avenue. The setback is similar to the other log-sided homes on the street. The site falls away from the street and there is a lower walkout story at the rear (east) elevation. The house rests on a concrete block foundation and has a standing seam metal roof with deep overhangs and exposed log rafters. There is an extended flared eave along the front half of the main block on the south elevation. The house is clad with rustic peeled log siding with ship-lapped joints. The street-facing (west) gable roof extends over the recently enclosed porch, with the entrance centered on the gable. The log porch framing is still exposed, and the openings were enclosed c.2010 with vertical groove paneling and a continuous band of one-over-one double-hung windows. The main block of the north and south side elevations have three replacement small six-over-six double-hung sash each, and a second entrance is on the south elevation with simple concrete steps. On the north elevation is an exterior tapered cobblestone chimney. A smaller interior cobblestone chimney is near the ridge on the south slope.

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FIGURE 4. A CA.1965 VIEW OF HD#4 (HARTFORD HISTORICAL SOCIETY).

5. Demers House, 65 Demers Avenue, 1937, contributing building

A one-story, wood frame, front gable, single-family dwelling. The rectangular plan house has a small front yard and is oriented perpendicular to Demers Avenue. The setback is similar to the other log-sided homes on the street. The site falls away from the street, and there is a lower walkout story at the rear (east) elevation. The house rests on a concrete block foundation and has a standing seam metal roof with deep overhangs and exposed log rafters. There is an extended flared eave along the front half of the south elevation. The house is clad with rustic peeled log siding with ship-lapped joints. On the south elevation, under the extended eave, is a door accessed by simple concrete steps. A log-framed porch spans the entire north elevation, and the main roof continues at a lower pitch over the porch. The porch has been recently enclosed with slider windows and vertical groove panels, a paneled door on the west elevation of the porch, and the log framing is still exposed. Fenestration consists of replacement six-over-six double-hung sash, which replaced the original paired six-by-six casements. An exterior tapered cobblestone chimney abuts the north elevation and is now enclosed by the porch. A second smaller interior cobblestone chimney is near the ridge on the south slope.

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FIGURE 5. A CA.1965 VIEW OF HD#5 (HARTFORD HISTORICAL SOCIETY).

6. Demers House, 71 Demers Avenue, 1937, contributing building

This is a one-story, wood frame, front gable, single-family dwelling. The rectangular plan house has a small front yard that is mostly paved and is oriented perpendicular to Demers Avenue. The setback is similar to the other log-sided homes on the street. The site falls away from the street and there is a lower walkout story at the rear (east) elevation. The house rests on a concrete block foundation and has a standing seam metal roof with deep overhangs and exposed sawn rafters. There is an extended flared eave along the front half of the main block on the south elevation. The house is clad with rustic peeled log siding with ship-lapped joints. The street-facing (west) gable roof projects over the open porch with concrete floor and rests on log posts. Unlike the other houses with front porches, the overhanging gable is clad with log siding. The primary entrance is centered on the gable and flanked by paired six-over-six double-hung sash, which replaced the original paired six-by-six casement windows. The entrance is an original vertical board door with three small rectangular lights in a diagonal pattern at the top. The side elevations have replacement small six-over-six double-hung sash, four on the north and three on the south elevation. Beneath an extended eave on the south elevation is a second entrance with simple concrete steps. On the north elevation, the wall has an area filled with larger peeled log siding where likely an original chimney stood. A small interior cobblestone chimney is near the ridge on the south slope.

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FIGURE 6. A CA.1965 VIEW OF HD#6 (HARTFORD HISTORICAL SOCIETY).

7. Demers House, 83 Demers Avenue, 1937, contributing building

A one-story, frame, front-gable, single-family dwelling. The rectangular plan house has the smallest front yard of the houses and is oriented perpendicular to Demers Avenue. The house rests on a concrete block foundation and has a standing seam metal main roof with deep overhanging eaves and exposed sawn rafters. There is an extended flared eave along the front half of the main block on the south elevation. The house is clad with rustic peeled log siding with ship-lapped joints. The street-facing (west) gable roof extends over the open porch with a concrete floor and is supported by log posts. The gable has exposed log framing with horizontal boards between the logs. The primary entrance is centered on the street-facing gable and is flanked by replacement paired six-over-six double-hung sash on each side. The side elevations have three six-over-six double-hung sash. Concrete steps on the south elevation beneath the extended eave access a second entrance. On the north elevation is an exterior tapered cobblestone chimney. A small interior cobblestone chimney is near the ridge on the south slope.

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FIGURE 7. A CA.1965 VIEW OF HD#7 (ALVIN).

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning and Development

Period of Significance

1937-1938

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

J. Fulbert Demers

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

The Demers Avenue historic district is eligible for the National Register of Historic Places under Criterion A at the local level. The development is significant as it represents the community development and planning of Hartford in the early 20th century. As the population of Hartford steadily increased due to local industry, there was a pressing need for housing within Hartford. This need was addressed with the development of several neighborhoods, including Demers Avenue, in the Taft's Flat area of the town.

The Demers Avenue historic district is also eligible for the National Register of Historic Places under Criterion C at the local level. The development is significant as a collection of rustic gable-front homes with peeled log siding, side/front porches, and cobblestone chimneys. The buildings share similar massing and setbacks, forming a cohesive collection of houses. The period of significance is 1937-1938, the period when Demers built the homes.

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

Criterion A: Community Planning and Development

The Demers Avenue historic district is significant under Criterion A as a collection of homes that convey the needs and preferences of Hartford's emerging middle class. The small houses with garages served the needs of a new middle class that could afford a car to commute to neighboring towns for employment in the hospitals, schools, and industries that replaced the railroads.

There was robust housing development in Hartford between 1919 and 1969. This covers the post-WWI era through the Great Depression and World War II and concludes with the post-World War II building boom. During this time, there was great industrial growth in White River Junction when the mills and railroad industry were robust. While other Vermont communities declined following the decline of their industrial base, there was a "fairly seamless transition from industrial employment to other types of work such as institutional and technological."¹ The story of this development is shared with the small surrounding region that also includes Norwich and the New Hampshire communities of Lebanon and Hanover. During the first half of the twentieth century, most of Vermont's other town populations were declining. These communities suffered from decreased industrial and railroad growth. The loss of the industrial base and the shift to automobiles in the twentieth century caused economic stagnation and, in some locations, a deep recession. During this time of growth around White River Junction, the

¹ Papazian, Lyssa. "Hartford Vermont HSSS Phase 2 - Final Survey Report." Putney, Vermont: Lyssa Papazian Consulting, 2015.

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former agricultural lands on Taft's Flat transitioned into residential housing, with developments starting on Highland Avenue, Saunders Avenue, Demers Avenue, and Worcester Avenue.

Criterion C: Architecture

The Demers Avenue district is significant under Criterion C as a collection of houses that tell a story of development through the popular architectural forms and styles of the periods during the early twentieth century. Built between 1937 and 1938 by Joseph Fulbert Demers, these rustic homes share common characteristics of peeled log siding and cobblestone chimneys with two primary designs. The log siding was a product from Demers sawmill. The seven buildings have the same massing, form, and setback, creating a uniform and cohesive district. The collection of properties represents a significant and distinguishable entity whose components may lack individual distinction. These houses, with their log-clad siding, are the only known examples of this style in the Town of Hartford, but rustic architecture is present throughout much of Vermont.

Demers developed the small lots along the east side of Demers Avenue, oriented with the gable end towards the street (west). They are modest, one-story log-clad homes of less than 1000 square feet.

Demers used two different plans. One design had a projecting front gable over a recessed porch and an entry centered on the gable end. The second plan featured an entry on the side of a long eave's elevation porch under a shallow-pitched extended roofline. In addition to the log siding sold and milled by Demers' sawmill, standard features are low-pitched gable roofs, deep eaves with exposed rafters, and cobblestone chimneys. All have concrete foundations and originally 6/6 light sash windows. The original front doors, still extant on one of the buildings (**HD#6**), were vertical board doors with three small lights arranged diagonally at the top.

Although these cabins appear similar from the outside, there are variations in the floor plans. Each has two or three bedrooms, but the fundamental difference is the location of the porches, with some located on the side elevations and others on the front gable elevations. Common interior features included arched doorways, built-in glass-fronted corner China cabinets, Murphy-bed style ironing boards encased in a cupboard door, rustic stone fireplaces (Figure 8), and corner closets with a U-shaped rod mounted inside the door for hanging clothing. The houses had built-in garages accessed through the rear underneath the homes.



FIGURE 8. INTERIOR FIREPLACE AT #43
DEMERS AVENUE

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Hartford Historic Context

New Hampshire governor Benning Wentworth chartered the Town of Hartford, “the first township chartered after the French War,” on July 4, 1761.² Granted to sixty-two proprietors from the Connecticut towns of Windham and Lebanon, the land was considered “the first choice of territory, in every respect the best of the river townships.”³ The Town of Hartford was formally organized in March 1768. It is comprised of several small villages – White River Junction, “the largest and most populous, among them. Hartford and Quechee villages were mill towns; West Hartford was an agricultural community; Wilder was an early planned community associated with a local paper mill”.⁴

From the 1760s to the 1840s, there was little change in the area now known as White River Junction. In 1841, White River Junction “contained just one store, a tavern, a post office, two lawyer’s offices, and a number of mills and industrial shops.”⁵ By 1849, the village consisted of “three farm dwelling houses and the same number of families ...and only five scholars in the school district.”⁶ The first railroad depot opened in 1849 in the general vicinity of the extant railroad station. As the name suggests, White River Junction was the meeting of the White and Connecticut Rivers, and “man, taking a hint from nature, has made it the meeting place of the railways, the point to which they all converge.”⁷ In 1847, the Vermont Central Railway and the Connecticut River Railroad (CRRR), which was incorporated in 1845, began construction of rail lines through White River Junction. By 1863, five railroads passed through White River Junction, and the village “claimed to be the most important railroad village in northern New England.”⁸ The CRRR crossed all the existing lines, “rendering White River Junction a critical hub and industrial center.”⁹ At one point, there were fourteen railroad tracks traversing White River Junction. By the 1870s, White River Junction “had established itself as a critical hub of activity, with several rail lines converging in the village providing access to multiple points north, south, east and west.”¹⁰ The advent of the railroad in Vermont had a profound effect, changing the primary commercial and postal routes from stagecoach lines and waterways to railroad lines. White River Junction prospered in this transition.

Taft’s Flat

The Taft’s Flat area is north of the village of White River Junction. Located on a plateau above the Connecticut River, the area holds commanding views of the river, West Lebanon, and White

² Tucker, *History of Hartford, Vermont, July 4, 1761-April 4, 1889: The First Town on the New Hampshire Grants Chartered After the Close of the French War*.

³ Ibid.

⁴ Tucker.

⁵ Reimann, “Terraces Historic District National Register Nomination.”

⁶ St. Croix, *Historical Highlights of the Town of Hartford, VT*.

⁷ Bailey, “Bird’s Eye View of Orange, Massachusetts.”

⁸ Reimann, “Terraces Historic District National Register Nomination.”

⁹ Ibid.

¹⁰ Ibid.

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River Junction. During the late eighteenth century, the area was predominantly unsettled. By the first half of the nineteenth century, "there were two houses back on the hill," one of them being the Orrin Taft farm.¹¹ Orrin Taft was the son of Abijah and Betsy Taft, who moved to Vermont ca.1800. He was born in Hartford in 1826. He lived on the farm with his parents and nine other siblings.

After his father's death, Orrin Taft took over the family farm, which consisted of all land on the east side of Christian Street from the White River Bridge in the south to the village of Olcott (Wilder) in the north. The farmhouse was in the vicinity of the present-day St. Paul's Church. A road led from White River Junction up to the Taft farm over what was known as the old sandhill, which was always full of "gullies caused by water coming down from the flats above."¹²

In 1887, members of the Advent Church purchased six acres of Taft's land and founded the White River Junction Adventist Camp Meeting Association. The religiously oriented summer community held camp meetings on the terrace between the Connecticut River to the east and Mount Olivet Cemetery to the west.

Up until 1882, Christian Street was the primary thoroughfare leading from White River Junction to Wilder. In 1882, the town built the present-day Taft Avenue, which catalyzed the development of Taft's Flat. In 1885, twenty new houses were built in White River Junction. Amongst the houses on Taft's Flat were "Mr. Quimby, on O.A. Taft's flat," and the property of "W.L. McIntire, on Taft's flat."¹³ In 1886, W.L. McIntire & Company was put up for the assignee's sale. Part of its inventory included a "1½ story house with outbuildings and finished, with one acre of land, near Orrin A. Taft's residence."¹⁴

In 1895, the Taft's Flat area and other housing north of the White River,

Consisted of 67 dwelling houses and one story with an overhead tenement. Of the 67 houses, 34 are occupied solely by the owners and their families. Four houses are each occupied jointly by the owner and the other tenant, one house by the owner and two other tenants. Twenty-six homes are occupied solely by lessees, and two houses are unoccupied. The total number of families in the 65 occupied houses and one store is 74.¹⁵

Orrin Taft died in 1898 at the age of seventy-one. Much of his estate was bequeathed to the First Universalist Society. In 1905, Ellen Taft placed the farmstead on the market. At the time, it consisted of two large pastures and one small pasture, a field containing "about sixty acres and a large acreage of wood and timberlands upon the same."¹⁶ The property also consisted of a farmhouse, two barns, and several other agricultural outbuildings. A 1900 advertisement

¹¹ *The Valley Sun*.

¹² *The Valley Sun*.

¹³ *The Valley Sun*.

¹⁴ *The Landmark*, August 16, 1895.

¹⁵ *Ibid*.

¹⁶ *The Herald and News*.

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described the Taft place as having “a brick house, ten rooms, barns and sheds and a large plot of ground.”¹⁷ Ralph M. Sanders purchased the farmstead in April 1905.¹⁸

In the early twentieth century, several industries in the surrounding communities necessitated more housing in the Hartford area. There were mills in Quechee, Bethel, Tunbridge, Lebanon, Wilder, White River Junction, Gaysville, and Springfield; manufacturing facilities in Lebanon, Woodstock, and Windsor; and railroad-related industries in White River Junction. Smaller enterprises included sawmills and gristmills in Hartford, Springfield, Norwich, Sharon, Rochester, and Post Mills.

In 1906, Ralph Sanders sold a large parcel of land to George Bidwell, who laid out the first Taft’s Flat subdivision — Highland Park — located on the west side of Taft Avenue. Over the next half-century, developers laid out several more subdivisions. By World War II, the Victory Circle, Watson Plaza, and Demers Avenue subdivisions were established.

By 1922, businesses opened along Taft Avenue, including C.W. Waterman’s garage and store. Two years later, Harold Barnes’ auto repair shop opened. Pierce Pond, located on the west side of Taft’s Avenue, was used every January for harvesting ice. In 1921, Ordway & Dutton purchased from Smith & Sons “the location known as Pine Oak Lodge, where they will erect a garage to take care of autos, which they expect to place a jitney service.”¹⁹ Most of the commercial enterprises fronted Hartford Avenue.

When America entered World War II, Taft’s Flat businesses had barely increased during the previous twenty years. During the 1930s, there were several automobile-related businesses, including Dexter Charbonneau’s trucking business, Arnold Chapman’s garage, and Dulac’s garage. Following World War II, the Manning Park and Manning Park Extension subdivisions were laid out and developed. At this time, the economic activity of Taft’s Flat increased dramatically. In 1952, the Town of Hartford built a new school on Taft’s Flat. By the time of the Vietnam War, the area was fully developed.

20th Century Housing in Hartford and Vermont

Before World War II, single-family residential subdivisions were rare in Hartford, and the few that were built were small in scale. The local contracting community was more inclined to build single-family buildings on an individual basis instead of the larger task of developing subdivisions.²⁰ Hartford’s small population in the prewar period had an increase of nearly 13% between 1910 and 1920, which intensified the demand for the limited housing options in the area.

¹⁷ *The Landmark*, September 28, 1900.

¹⁸ Town of Hartford, “Hartford Land Records.”

¹⁹ *The Landmark*, May 4, 1922.

²⁰ Crockett, “Bluefields Historic District National Register Nomination Davidson County, Tennessee.”

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During the first two decades of the twentieth century, employment opportunities in the region included the box factory and a chair factory in Hartford, a key and lock factory in Lebanon, and a fishing rod factory in Post Mills. The H.W. Carter & Sons factory in Lebanon produced sturdy work clothes of all types, and the Smith & Sons company in White River Junction made crackers and assorted candies. White River Junction served as a hub for the railroad industry, especially the Boston & Maine Railroad.

During the early 1920s, Hartford's mills experienced challenging times. Mills across the United States faced these challenges; in June 1920, 42% of the nation's mills were closed.²¹ The prohibitive cost of railroad shipping hampered New England mills' productivity and profit. In 1921, the Hartford Woolen Mill, "owing to business depression, will only run five days a week."²² Throughout the first few decades of the twentieth century, the shoe, cotton, and steel industries departed New England as the mills could not compete due to high freight rates. In speaking about the depressed cotton industry, one Dartmouth College professor said: "If all the cotton mills of New England should burn at the same time, not one of them, laying sentiment aside, would be rebuilt."²³ While many industries attributed their decline to high transportation rates, the railroad industry also suffered through economic depression due to a "marked reduction of the market demand for and the prices of basic commodities, resulting in a very serious falling off in the volume of traffic."²⁴

Despite these struggles, Hartford thrived in comparison to rural communities. Industries in White River Junction, Lebanon, and Windsor, as well as the Mary Hitchcock Hospital and Dartmouth College in Hanover, created a demand for workers, leading to a housing crisis. There were several White River Junction retail businesses in the 1920s including T.T. Allan & Company (dry goods), Surprise Store (clothing), Bogle Brothers (jewelry), Ira Green (jewelry), H.L. Hanson (dry goods), LaFountain-Woolson (hardware), H.A. Perkins Company (wools/fur), C.W. Waterman (groceries), Miller Mercantile Company (general merchandise), Wheeler Brothers (clothiers), Marshall Music (pianos), William Lang (hardware), E.J. Johnson (antiques), Marie McCabe (millinery), Atlantic & Pacific Store (groceries), White River Fruit Company (fruits), Andrew Morris (fruit and candy), Browne's Rubber Store (shoes) and Central Cash Store (groceries).

The home-building business came to a virtual standstill in the United States during World War I. After the cessation of hostilities, the housing problem entered a new phase as post-war inflation further curtailed any home-building efforts. The inflation not only impacted the building business but also affected the local labor pool. Citing an inability to match the inflated cost of living, Hartford experienced several labor strikes during the spring-summer of 1919. In May 1919, the International Brotherhood of Pulp-Sulphite and Paper Mill Workers struck at the International Paper Company's mill in Wilder. In August 1919, employees of the B & M Railroad went on a regional strike. Most of White River Junction's employees went on strike,

²¹ *The Landmark*, September 20, 1920.

²² *The Landmark*, September 15, 1921.

²³ *The Landmark*, December 22, 1922.

²⁴ *The Landmark*, September 15, 1921.

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resulting in canceling several train routes and the delay in delivering goods. In March 1921, *The Landmark* wrote: "Now that the town meetings are over, railroad reduction in wages, threatened strikes, and the continued high cost of living are important subjects of conversation."²⁵ A month later, Wilder's mill workers went on strike again, protesting a drastic wage decrease. In 1922, employees of the B & M railroad went on strike once again.

By the end of the summer of 1919, several Vermont communities, such as Hartford, Bennington, and Burlington, all hosted businesses looking to expand their operations. In each of these towns, there was a lack of housing to match the expanding employee base. The situation had reached a precarious deadlock. Builders were unwilling to take on an expensive building project, and businesses were threatening to leave communities unless there was housing for their employees. In many communities, town civic organizations took the helm in addressing the problem. In White River Junction, the Board of Trade took the initiative, which caught the entire state's attention. The White River Junction Board of Trade sought solutions to Hartford's housing problems and formed the Hartford Building Associates (HBA). Comprised of Hartford's business leaders, HBA mirrored an emerging concept of philanthropic housing. The HBA spearheaded the construction of five sturdy homes and limited their investment returns to maintain reasonable house costs. This development is located near Demers Avenue in Taft's Flat.

In 1923, an editorial in *The Landmark* stated a "pronounced shortage of housing facilities throughout the state."²⁶ The column continued that the

Matter of housing shortage is still an outstanding feature of living conditions in Vermont at present. The worst of which is that instead of improving in the next few months, it is quite likely to grow worse. Not much relief on a widespread scale can be expected before next spring and summer.²⁷

Housing and the Great Depression/Pre-World War II: 1933-1941

After decades of steady growth, the Great Depression had a devastating impact on the housing industry. Between 1890 and 1930, the percentage of Americans owning their own home increased from 37 percent to 46 percent. But the Depression abruptly ended this upward trend. New housing construction declined from 937,000 units in 1925 to 93,000 in 1933, and over 1.5 million homes went into foreclosure that year.²⁸

The Federal government introduced housing programs to combat the depression, which accelerated development practices, emphasizing uniform and consistent housing styles.

²⁵ The Landmark, September 15, 1921.

²⁶ The Landmark, June 1, 1923.

²⁷ Ibid.

²⁸ Ward M. Canaday Center for Special Collections, "House and Home: The Intersection of Domestic Architecture and Social History, 1870-1970: An Exhibition."

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Developers followed government guidelines when planning and building their developments, promoting “efficiency, convenience, and continuity of planning, design, and construction.”²⁹

To invigorate a declining housing industry, President Herbert Hoover convened the President’s Conference on Home Building and Home Ownership in 1931. Recognizing the housing industry’s precarious situation in the years following the economic crash, the federal government took on an increased role in influencing and responding to housing markets.³⁰ The conference was forward-looking at seeking solutions for lowering construction costs, modernizing houses for comfort and efficiency, and stabilizing real estate values. Conference committees strongly endorsed advances in zoning, construction, community planning, and house design.

As part of Franklin Delano Roosevelt’s New Deal program, several programs promoted the housing industry’s growth. The Federal Home Loan Bank Act (FHLBA) of 1932 created a federal home loan bank system that established a credit reserve and authorized savings and loan associations to receive credit secured by first mortgages. It was the framework for the mortgage system that exists to this day. The FHLBA stabilized the declining housing industry by authorizing up to \$125 million in low-interest loans to savings and loan companies.³¹

The National Housing Act of 1934 created the Federal Housing Administration (FHA) and the Federal Savings and Loan Insurance Corporation (FSLI). The driving force behind the 1934 legislation was to stimulate the building industry to gain the confidence of private lenders.³² The FHA provided Federal insurance for privately financed mortgages for homes, housing subdivisions, and rental housing. Through the development of standards, the FHA institutionalized principles for both neighborhood planning and small house design (GPA Consulting, 2017). The Demers Avenue houses followed these principles as Demers offered FHA-backed financing in its advertisements and rented several of the houses to the community. (Figure 9) The FHA shaped suburban development by designing neighborhood layouts that improved safety and traffic flow. It also established design standards for small, functional, and affordable homes, setting minimum square footage, optimizing layouts, and requiring durable materials to ensure long-term quality and mortgage eligibility.

Housing and World War II: 1941-1945

The Great Depression and World War II struck the American housing industry. Between 1929 and 1945, the nation’s annual housing starts fell to less than 10% of what they had been during the 1920s. During World War II, domestic production of houses ceased as labor and materials aided the war effort overseas. Limited construction supplies and labor shortages meant fewer private homes were built.

²⁹ Penny, “North Encanto Historic District, Maricopa County. Arizona.”

³⁰ Higgins, “Residential Planning and Development in Indiana, 1940-1973 National Register of Historic Places Multiple Property Documentation Form.”

³¹ Mason, *From Buildings and Loans to Bailouts: A History of the American Savings and Loan Industry, 1831-1995*.

³² McClelland, “Historic Residential Suburbs in the United States, 1830-1960 National Register of Historic Places Multiple Property Documentation Form.”

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Housing and Post-World War II: 1945-1970

Following the Allied victories in Europe and Japan in 1945, millions of soldiers returned to the United States seeking new homes. The conclusion of World War II signaled a new period of domestic building in the United States, and new building styles gained popularity. Returning soldiers needed cheap, affordable housing.

In 1946, Governor Proctor appointed a state expediter “to devote his particular attention to the housing problem in Vermont.”³³ The major hurdle to building homes was a shortage of building materials. During the 1950s, there was a building boom as Americans moved to suburbia. From 1945 to 1975, the United States experienced an unprecedented building boom, with more than forty million postwar residences constructed.

Dartmouth College, Mary Hitchcock Hospital, and other industries drove the Hartford economy following World War II. More people commuted to Lebanon or Hanover to work in industry, education, health care, and emerging high-tech businesses.³⁴ Workforce housing growth in Vermont took the form of small traditional homes, and by the 1950s and 1960s, they were simple or manufactured cottages and ranches.³⁵

Joseph Fulbert Demers

Joseph Fulbert “J.F.” Demers (1891-1967) and his wife Bernadette were born in Canada in 1891 and 1894, respectively. J.F. Demers immigrated to the United States in 1907. Although his education was limited, he “was highly intelligent, inventive, and an astute businessman.”³⁶

J.F. Demers started a lumberyard at the north end of Wilder in 1913 (Figure 9). He served in the United States armed forces during World War I. Demers “started in business with very little cash and a great amount of courage and a capacity for hard work. Through his courage and fair dealing, he grew to be one of the leading building contractors of this section.”³⁷

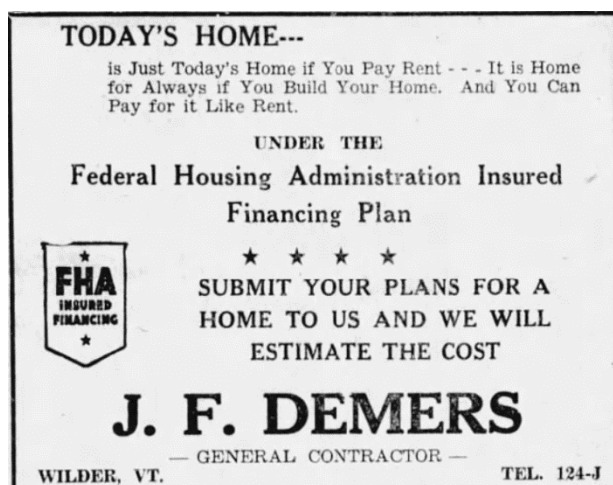


FIGURE 9. 1938 J.F. DEMERS AD, NOTING ASSOCIATION WITH THE FHA (SPRINGFIELD REPORTER, 1938)

³³ Rutland Daily Herald, April 12, 1946.

³⁴ Papazian, “Maple Street Neighborhood History & Context, Lebanon, NH.”

³⁵ Papazian, “Mid-Century Modern Residential Architecture in Norwich, Vermont, National Register of Historic Places Multiple Property Documentation Form.”

³⁶ Nadeau, “Hartford’s J. Fulbert Demers Businessman, Builder, and Inventor.”

³⁷ *The Landmark*, January 13, 1944.

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During the Depression, J.F. Demers took advantage of President Roosevelt's New Deal programs. His ads in the local paper highlighted the Federal Housing Administration's insured financing plans (Figure 9) and that,

Today's home is just today's home if you pay rent ... It is a home for always if you build your home. And you can pay for it like rent.³⁸

In 1937, Demers bought a large tract of vacant land on Taft's Flat from Harold M. Sumner and Ralph M. Sumner. The transaction included "a large tract of land situated on the easterly side of the highway leading from White River Junction to Wilder known as Taft's Flat containing several building lots."^{39 40} Located between Hartford Avenue and the Advent Campground along the Connecticut River, most of the Demers Avenue area was formerly part of the Orrin Taft farm. Taft's wife, Ellen, sold off most of the farmland following Orrin's death. Demers filed a subdivision plan with the Town of Hartford, and as an investment, he erected homes assisted by twin sons Fulbert William Demers & Frederick Bernard Demars. He laid out Demers Avenue and 19 building sites. He constructed conventional dwellings along the west side of the street and seven homes with log siding along the east side. He also built homes along the two arterial roads connecting Demers Avenue to Taft's Avenue – Devin and Goudreau Street (Figure 10).

³⁸ *The Springfield Reporter*, "Windsor County News of Special Interest."

³⁹ Town of Hartford, "Hartford Land Records."

⁴⁰ Hartford Land Records 1936 46/107.

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Initially, J.F. Demers conveyed the lots amongst the family, including himself and his twin sons. He intended the homes to be income-producing rentals, but Demers gave a home (**HD#6** and **HD#3**) as a wedding gift when each son married.⁴¹ He may have also used the homes as a log siding advertisement.⁴² Over the years, Demers sold off many building lots (Figure 11), sold completed houses, or rented his completed dwellings (Figure 13).

J.F. Demers built several houses in Hartford, Lebanon, and West Lebanon. His other house features included an elevator, an early radiant heating system, and milk boxes & mailboxes accessed from both the inside and outside.⁴³



FIGURE 10. 1937 ADVERTISEMENT IN WHICH DEMERS OFFERS HIS NEW LOTS (LANDMARK, APRIL 1937)

In addition to the house features, J. Fulbert Demers invented tools for people with disabilities. One was an automatic electric page-turner activated by a toe, knee, or knuckle, and another was an adjustable lap tray.

After selling the sawmill property in 1944 to the Trumbull-Nelson Company of Hanover, J.F. Demers moved to the newly erected building at #71 Demers Avenue (**HD#6**). Demers also built two larger homes on the west side of the road: two stories and about 1400 square feet. Upon the sale of the business, it was believed that Demers had built approximately 25 houses in the Hartford vicinity.⁴⁴

After living in #71 Demers Avenue (**HD#6**) for several years, J.F. Demers built a new home for himself at the southeast corner of Devin Street and Taft's Avenue. Unlike the homes he built on Demers Avenue, his new home on Taft's Avenue was constructed in the Spanish Colonial Revival style with concrete blocks covered with stucco and arched parapet walls.

Demer's sons — Frederick and Fulbert "Phil" — continued in the building trade (Figure 12). In 1952, J. F. Demers sold his sons two of the remaining building lots on Demers Avenue.⁴⁵ In the 1950s, Frederick Demers built Taft's Flat houses at #208 Hanover Street, 134 Hanover Street, 158 Hanover Street, and 123 Hanover Street. Frederick started a cement block business — the Burlington Block Company — in the 1930s in West Lebanon and then later in Winooski. He built several concrete blockhouses in the area, such as the first house on Seminary Hill, West Lebanon, in 1945-46, and later some in Burlington.⁴⁶ Frederick Demers eventually moved to Winooski, where he built concrete homes in Winooski, Vermont. He also was active in the urban renewal efforts in Winooski.

⁴¹ Nadeau, "Hartford's J. Fulbert Demers Businessman, Builder, and Inventor."

⁴² The 1938 and 1941 directories list the Demers Sawmill, which was selling log siding.

⁴³ Nadeau, "Hartford's J. Fulbert Demers Businessman, Builder, and Inventor."

⁴⁴ *The Landmark*, January 13, 1944.

⁴⁵ *The Barre Daily Times*.

⁴⁶ Papazian, "Hartford Vermont HSSS Phase 2 - Final Survey Report."

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In 1963, Fulbert “Phil” Demers designed and built the house at #1 Demers Avenue, outside of the historic district on the west side of the street. After graduating from Hartford High School, Phil joined the US Air Force and served in Africa and Naples, Italy. After the war, he worked for his brother in the cement block trade, and then he was a carpenter for Dulacs Woodworking Shop in Lebanon. Phil built many homes in the area, often using cement blocks as building material. He built cement block homes at #32 Demers Avenue and #829 Hartford Avenue. After working for Dulac’s Building Supply for 26 years, Phil became the Johnson’s Home Center manager in West Lebanon. With two generations of the Demers family contributing to the growth and development of Hartford, Demers Avenue represents their earliest efforts. While their later buildings followed the popular construction styles of the time, the log-sided homes stand out for their distinctive rustic style.

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FIGURE 11. J.F. DEMERS WITH CHILDREN AND GRANDCHILDREN IN FRONT OF HD#3 (ALVIN).

Early Demers Avenue Residents

The first residents of the neighborhood were middle class in income. They typically had management or skilled jobs in the major West Lebanon and White River Junction

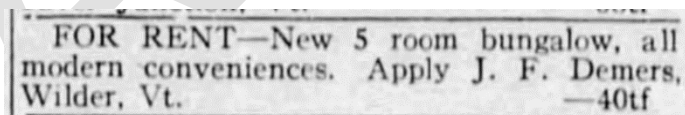


FIGURE 12. 1938 (THE LANDMARK)

industries of the railroads, hotels, stores, mills, and light manufacturing.⁴⁷ The Demers Avenue residents either owned their homes or rented the units from members of the Demers family. In early 20th-century Vermont’s industrial and commercial villages, renting was common among factory and mill workers, who lived in multi-family buildings, boarding houses, or company-owned housing. Homeownership was more typical for business owners and skilled professionals who could afford single-family homes. Economic downturns, like the Great Depression, led to more renting as foreclosures increased. However, Vermont’s slower urban growth kept rental markets smaller than in heavily industrialized states. In 1955, Charles and Francis Bettis purchased #53 Demers Avenue. Bettis worked for the Boston & Maine Railroad. Frances Goff (41 Demers Avenue) was a service operator with Veterans of Foreign Wars. Stephen and Jennie Mead were the first owners of #53 Demers. Mead worked for the U.S. Veteran Administration. In the late twentieth century, the two Demers children began purchasing the buildings, and four of the buildings returned to the Demers family.

Today, the Demers Avenue historic district retains historic integrity and is significant as a collection of homes that addressed the needs of Hartford’s growing population. As Hartford experienced great industrial growth, developers met the need for new housing. The Demers

⁴⁷ Papazian.

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Avenue district is also significant as a collection of houses that tell a story of development featuring the rustic architectural style popular in the twentieth century. The rustic homes share common characteristics of peeled log siding and cobblestone chimneys. They have the same massing, form, and setback, creating a uniform and cohesive district.

This district nomination does not consider Criterion D. However, given the district's location on a prominent, elevated terrace above the Connecticut River, there is a significant likelihood that one or more Precontact Native archaeological sites are located in areas where soil disturbance has not occurred.

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.37 acres

Use either the UTM system or latitude/longitude coordinates.

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. 43.660790°, -72.312976°
2. 43.660747°, -72.312726°
3. 43.659924°, -72.312681°
4. 43.659804°, -72.312904°
5. 43.659862°, -72.313310°

Or

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UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

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

The boundary includes Town of Hartford Parcels: 43-55, 43-54, 43-53, 43-27, 43-26, 43-25, 43-24

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the parcels associated with the seven log-sided homes constructed by Joseph Demers on Demers Avenue.

11. Form Prepared By

name/title: Brian Knight
organization: Hartgen Archeological Associates
Street & number: 1744 Washington Street Extension
City or town: Rensselaer state: NY zip code: 12144
e-mail: brianknight@fastmail.fm
telephone: (518) 283-0534
date: April 2025

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

Name of Property: Demers Avenue Historic District

City or Vicinity: Hartford

County: Windsor

State: Vermont

Photographer: Brian Knight

Date Photographed: January 31, 2024

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

Photo 1 of 9: VT_Windsor County_Demers Avenue_001: Streetscape view looking north

Photo 2 of 9: VT_Windsor County_Demers Avenue_002: Streetscape View looking south

Photo 3 of 9: VT_Windsor County_Demers Avenue_003: View of HD #1 looking northeast.

Photo 4 of 9: VT_Windsor County_Demers Avenue_004: View of HD #2 looking southeast.

Photo 5 of 9: VT_Windsor County_Demers Avenue_005: View of HD #3 looking southeast.

Photo 6 of 9: VT_Windsor County_Demers Avenue_006: View of HD #4 looking southeast.

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Photo 7 of 9: VT_Windsor County_Demers Avenue_007: View of HD #5 looking southeast.

Photo 8 of 9: VT_Windsor County_Demers Avenue_008: View of HD #6 looking southeast.

Photo 9 of 9: VT_Windsor County_Demers Avenue_009: View of HD #7 looking northeast.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor you, and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: The public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels, with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

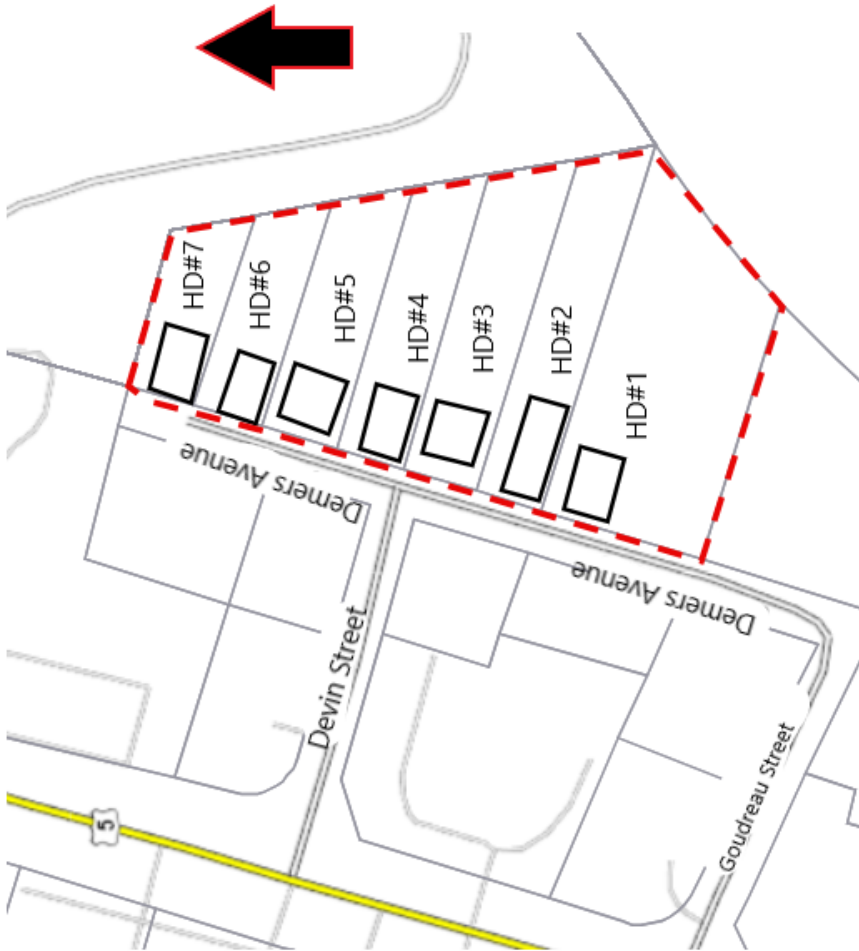
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive, Fort Collins, CO 80525.


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District Map



Demers Avenue Historic District
Hartford, Windsor County, Vermont

Contributing 

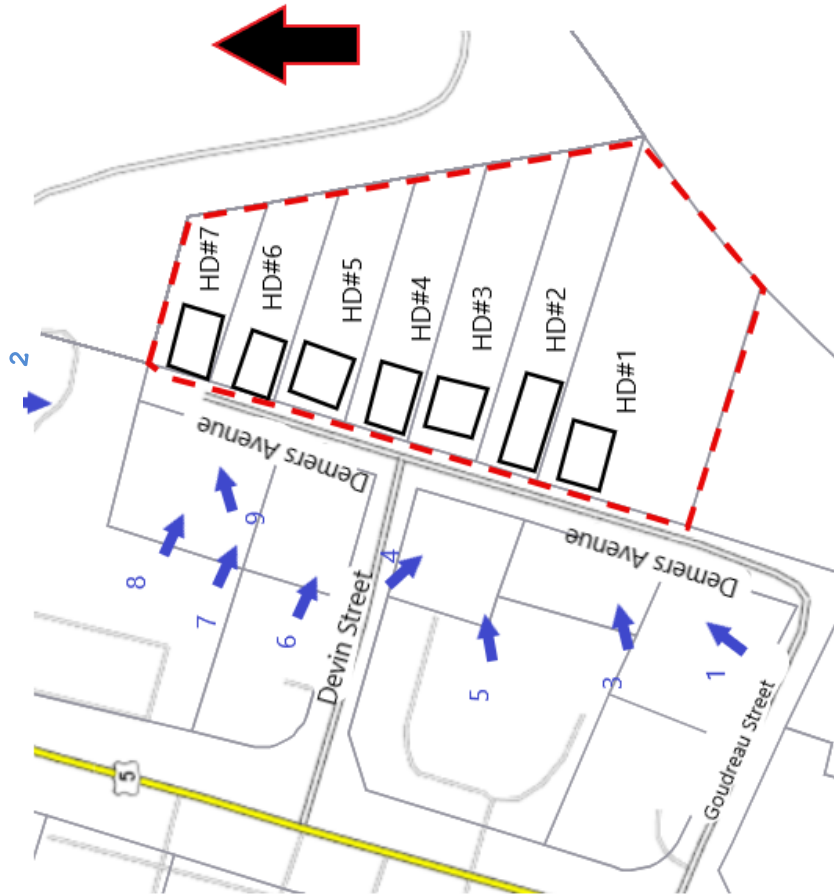
Non-contributing 

District Boundary 

Demers Avenue
Name of Property

Windsor, Vermont
County and State

Photo Angles



Demers Avenue Historic District
Hartford, Windsor County, Vermont

- Contributing ☐
- Non-contributing ☐
- District Boundary - - -

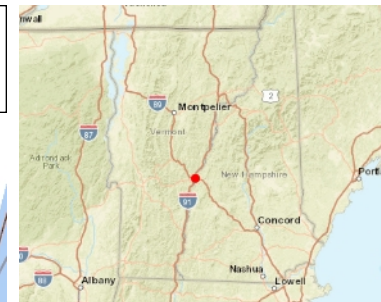
Photo Angles



Demers Avenue Historic District, Hartford, Vermont

Vermont Center for Geographic Information

vermont.gov



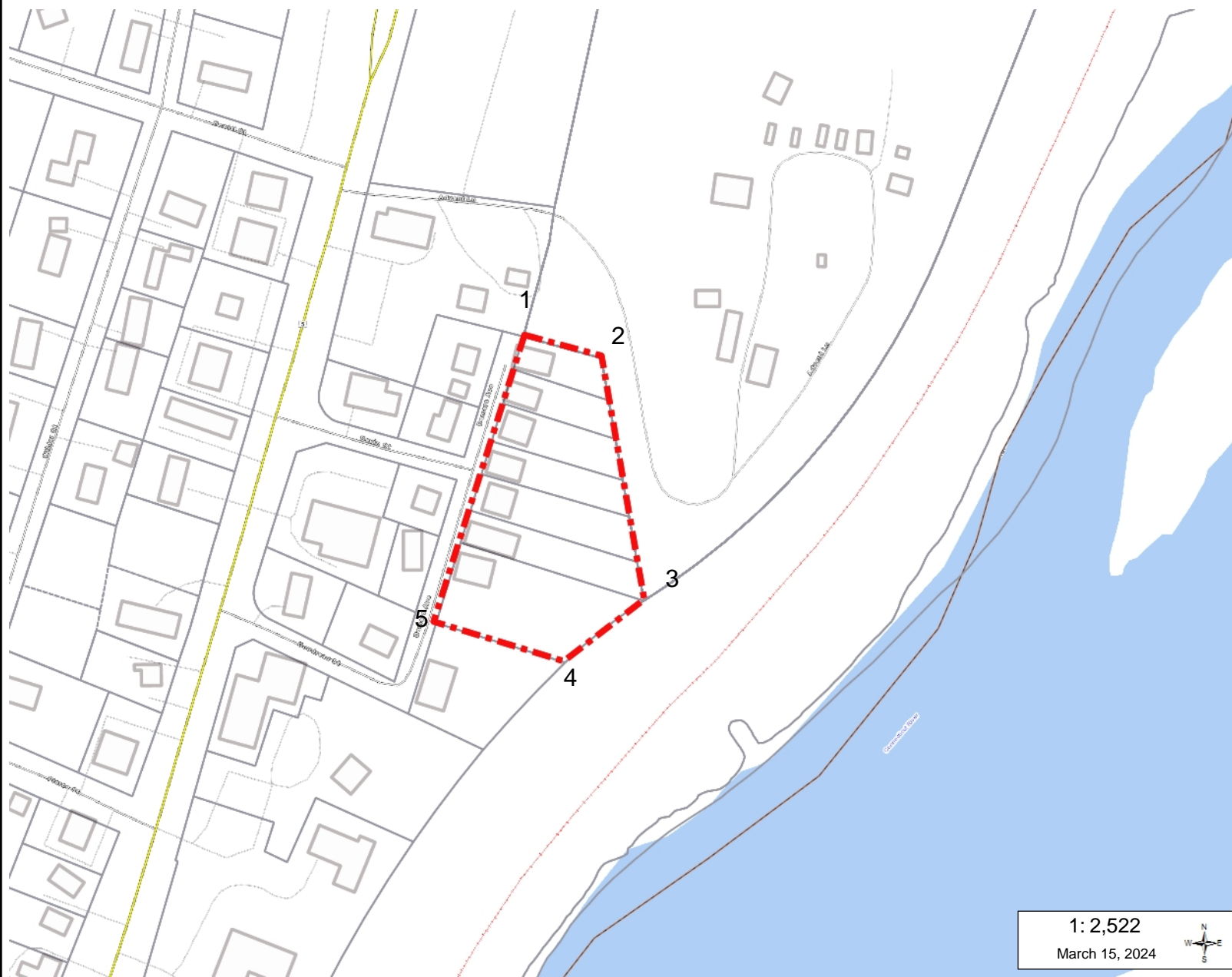
LEGEND

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Lon 72.31289° W |
| 2 | Lat 43.66072° N
Lon 72.31249° W |
| 3 | Lat 43.65983° N
Lon 72.31227° W |
| 4 | Lat 43.65961° N
Lon 72.31271° W |
| 5 | Lat 43.65974° N
Lon 72.31337° W |



NOTES

This map was created with the VT Interactive Map Viewer.



1:2,522

March 15, 2024



0.08 0 0.04 0.08 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1" = 210 Ft. 1cm = 25 Meters
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