



Aerial View of the Town of Bristol (University of Vermont 2011).

HISTORIC RESOURCES IDENTIFICATION
MUNSILL AVENUE SIDEWALK SCOPING PROJECT
TOWN OF BRISTOL, ADDISON COUNTY, VERMONT

HISTORIC RESOURCES IDENTIFICATION
Munsill Avenue Sidewalk Scoping Study

Munsill Avenue
Town of Bristol
Addison County, Vermont

HAA # 5798-11

Submitted to:

DuBois & King, Inc.
28 North Main Street
Randolph, Vermont 05060

Prepared by:

Hartgen Archeological Associates, Inc.

P.O. Box 81
Putney, VT 05346
p +1 802 387 6020
f +1 802 387 8524
e hartgen@hartgen.com

www.hartgen.com

An ACRA Member Firm
www.acra-crm.org

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MANAGEMENT SUMMARY

Three structures were identified as eligible for listing on the National Register. Historic preservation concerns for this project are limited to the preservation of landscape features associated with two of these properties.

Report Authors: *Walter R. Wheeler, Jennifer Geraghty, and Rachel Freeman*

Date of Report: *30 September 2022*

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Table 1. Summary of Resources Surveyed for the Munsill Avenue Sidewalk Scoping Project Study Area..... 57

1 Introduction

Hartgen Archeological Associates, Inc. (Hartgen) conducted an Historic Resources Identification Assessment for the proposed Munsill Avenue Sidewalk Scoping Project (Project) located in the Town of Bristol, Addison County, Vermont (Map 1). The Project requires approvals by the Vermont Agency of Transportation (VTTrans). This investigation was conducted to comply with Section 106 of the National Historic Preservation Act of 1966, as amended, and will be reviewed by VTTrans.

Background research was conducted at the Vermont Division for Historic Preservation (VDHP) ORC (Online Resource Center) site where archeological site files, National Register (NR), State Register (SR) and town information were reviewed. A site visit was conducted by Rachel Freeman on April 1st and April 2nd of 2022, to observe and photograph existing conditions within the Project Area.

2 Project Location and Description

The project is located along both sides of Munsill Avenue in the village of Bristol, between West Street (Route 116) on the south and Pine Street on the north.

The project entails scoping from the construction of a sidewalk along one side of Munsill Avenue extending from the West Street (Route 17) to Pine Street.

2.1 Description of the Area of Potential Effects (APE)

The area of potential effects (APE) includes all portions of the property that will be directly or indirectly altered by the proposed undertaking. The APE encompasses approximately 1.8 acres.

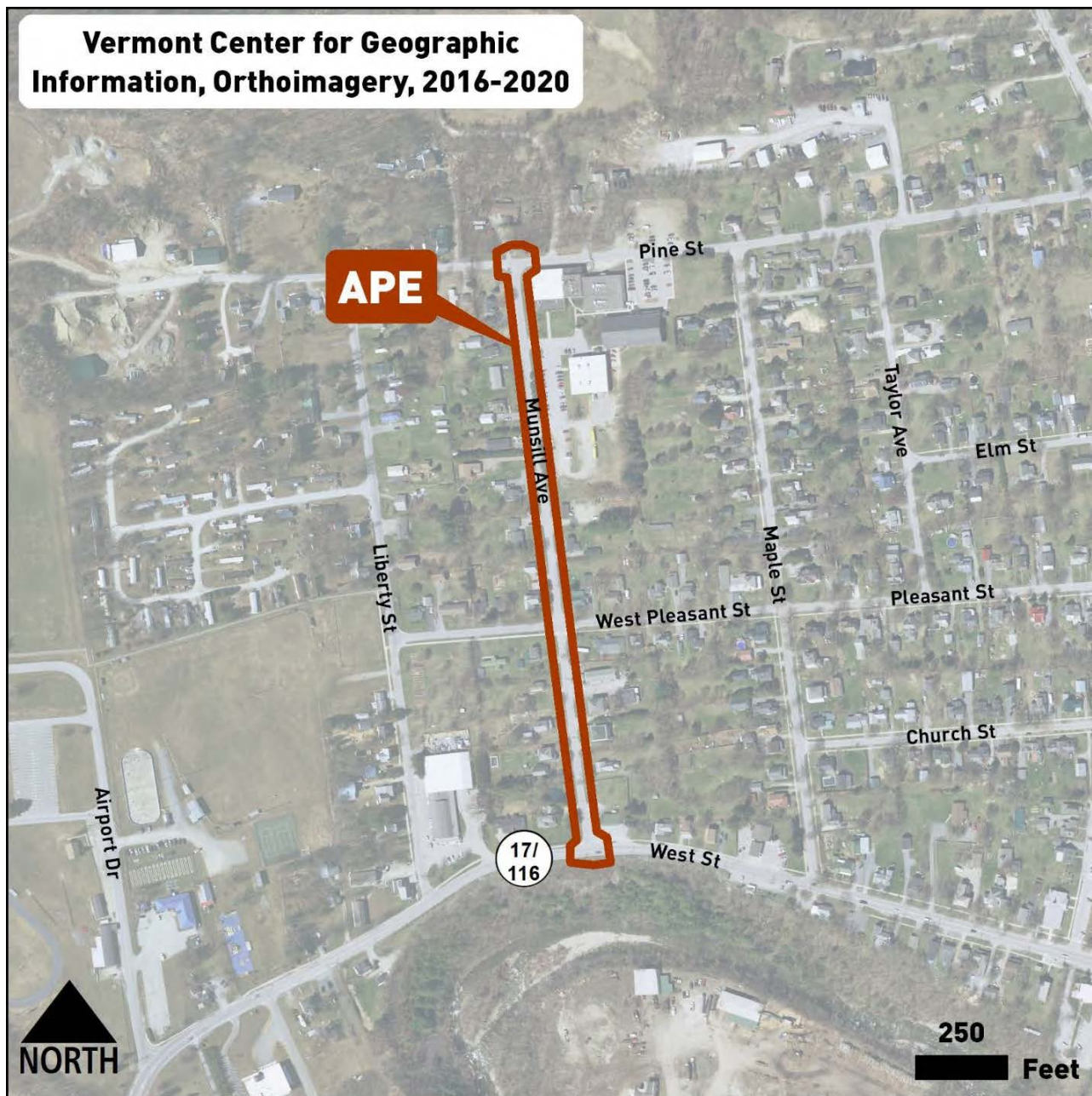


Figure 1. The APE outlined on aerial imagery.

3 Historical Background

A brief history of the Town of Bristol can be described as

Bristol is a town in Addison County, of the "Middlebury-Vergennes" region, founded in June 1762. The town was originally named Pocock, after Admiral Sir George Pocock, but was renamed to Bristol in 1789 after Bristol, Rhode Island.

Bristol is home to the "Lord's Prayer Rock." In 1891, Joseph Greene paid a carver to engrave the Lord's Prayer on a big slab of rock that he would frequently stop at along Route 17 when travelling from West Starksboro to deliver logs to the Bristol sawmill. One story says he would always stop at the rock to say a silent prayer, knowing the worst of the trek was behind him.

Another story says he was upset by the cursing and swearing of passing logging wagon drivers and he wanted to make them think twice before taking the Lord's name in vain.

Some notable people from the area include: Jeremiah Curtin, a writer & translator; and Ezra Butler Eddy, a Canadian businessman & political figure (Vermont.com 2021).

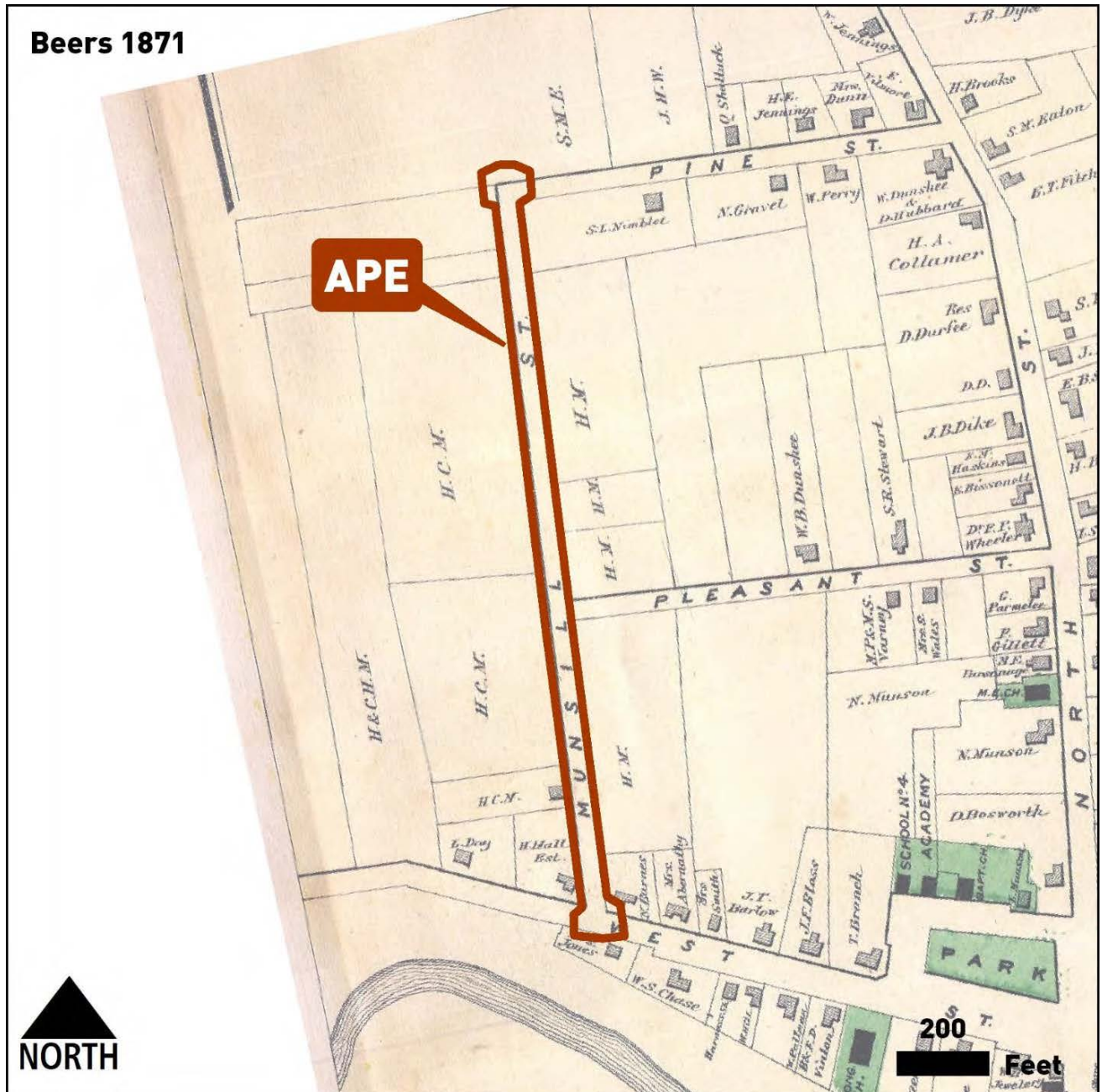


Figure 2. The APE outlined on the 1871 Beers *Atlas of Addison County* (Beers 1871).



Figure 3. The APE outlined on the 1903 *Middlebury*, 15-Minute Topographic Quadrangle (U. S. Geological Survey 1903)

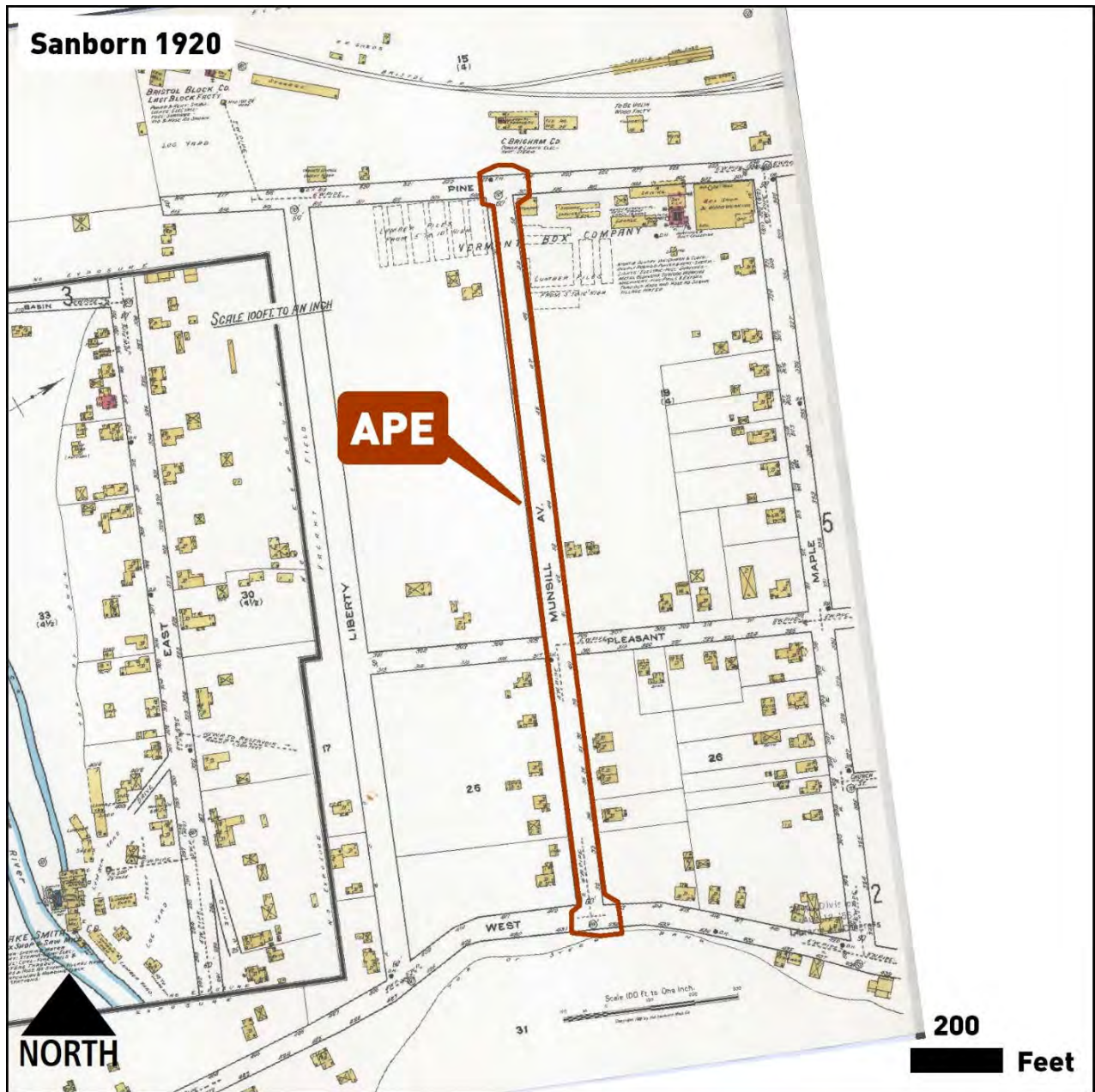


Figure 4. The APE outlined on the 1920 Sanborn map (Sanborn Map Company 1920).

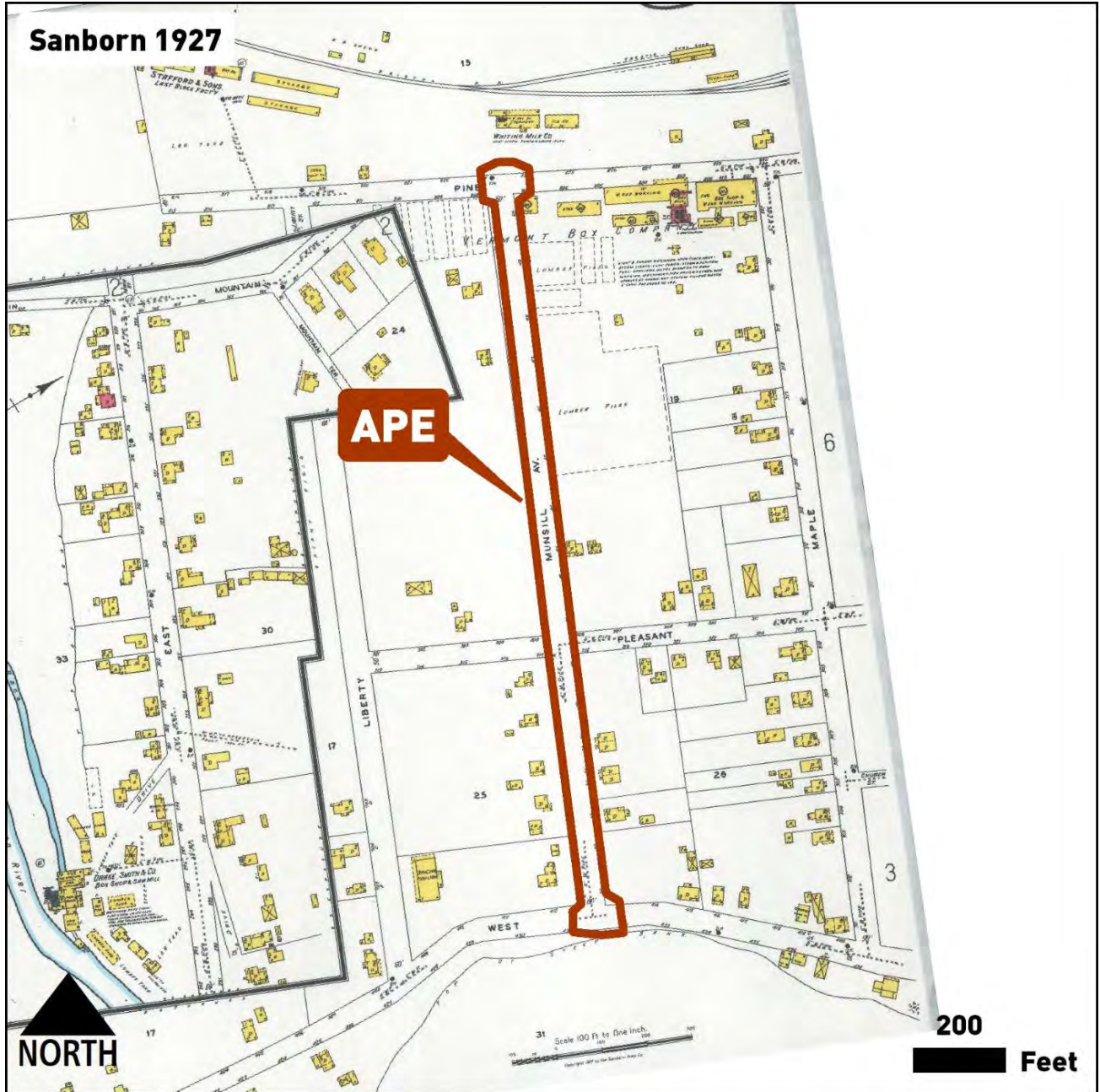


Figure 5. The APE outlined on the 1927 Sanborn map (Sanborn Map Company 1927).



Figure 6. The APE outlined on a 1961 aerial photograph (U.S. Geological Survey 1961).

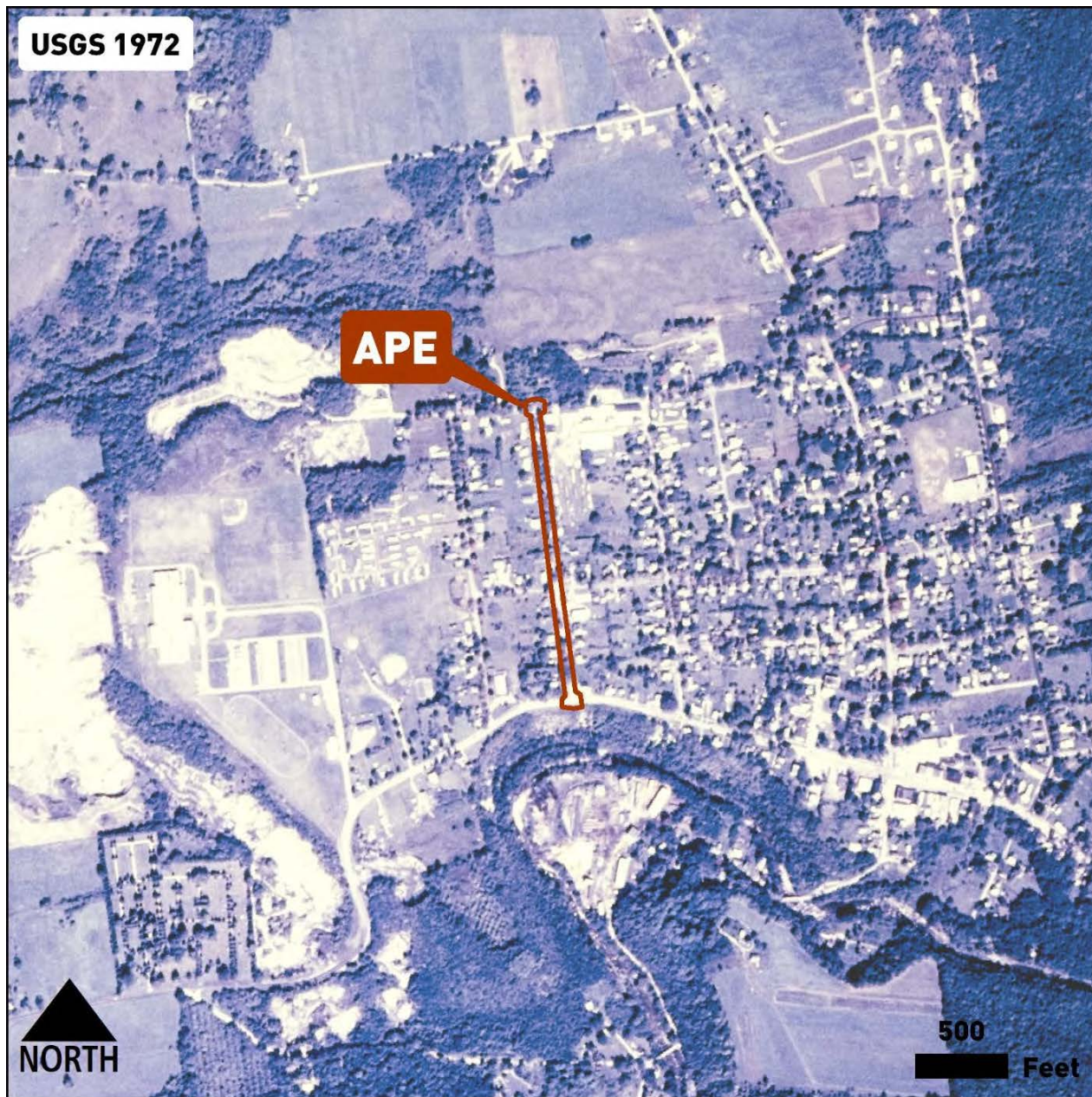


Figure 7. The APE outlined on a 1972 aerial photograph [U.S. Geological Survey 1972].

3.1 Historical Map Review

Ten of the Structures involved in this study were constructed between 1871 and 1903 (Figure 2 and Figure 3). Structure 15, which is listed on the Vermont State Register, was built c. 1875. Structures 3, 11, 12, 13, 14, 15, 17, 18, 19 and 23 were all built between 1871 and 1903 (Beers 1871; U. S. Geological Survey 1903).

Nine of the Structures included in this study were built between 1927 and 1961 (Figure 5 and Figure 6). Structure 1 at 60 Pine Street, Structure 5 at 65 Munsill Avenue, Structure 8 at 59 Munsill Avenue, Structure 10 at 60 W. Pleasant Street, Structure 16 at 58 West Street, Structure 20 at 42 Munsill Avenue, Structure 21 at 55 W. Pleasant Street, Structure 22 at 58 W. Pleasant Street and Structure 24 at 56 Munsill Avenue were all built during these years (Sanborn Map Company 1927; U.S. Geological Survey 1961).

Four of the resources were built between 1961 and 1972. According to Realtor.com, Structure 4 at 71 Munsill Avenue was built in 1966 and Structure 6 at 63 Munsill Avenue was built in 1968 (Realtor.com 2022). The

construction of the east building within the Structure 25 complex located at 61 Pine Street occurred between 1961 and 1972. Structure 2 at 79 Munsill Avenue was also built at this time (U.S. Geological Survey 1961, 1972).

Three of the resources involved in this study were built after 1972 (Figure 7). According to Realtor.com, Structure 9 at 57 Munsill Avenue was built in 1981 while Structure 7 at 61 Munsill Avenue was built in 1988 (Realtor.com 2022). Aerial photography documents the construction of the south building of the Structure 25 complex located at 72 Munsill Avenue as having occurred between 1972 and 1981 (U.S. Geological Survey 1972, 1981).

3.2 Previously Surveyed Properties

An examination of the files at VDHP identified one Vermont SR listed property, no NR listed (NRL) properties, no NR eligible (NRE) properties, no properties previously determined to be ineligible, and no properties of undetermined status within the APE. These properties are indicated in Table 1 on Page 57.

4 Streetscape Views



Photo 1. View of Munsill Avenue, facing south.



Photo 2. View of Munsill Avenue, facing south.



Photo 3. View of Munsill Avenue, looking south-southwest.



Photo 4. View of Munsill Avenue, looking north.

5 Architectural Descriptions

5.1 Structure 1. 60 Pine Street

Historical maps and aerial photography document the construction of Structure 1 (Photo 5 and Photo 6) as have occurred between 1927 and 1961 (Sanborn Map Company 1927; U.S. Geological Survey 1961). However, according to Realtor.com, Structure 1 was built in 1978 (Realtor.com 2022). Based upon the form and construction details, this structure probably dates to c. 1960.

Structure 1 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

60 Pine Street is a one-story, wood-frame ranch style dwelling, rectangular in plan and having a large one-bay garage wing attached to its west end. The garage is a later addition, constructed after 1961. The house and garage occupy a concrete foundation and are sheathed with vinyl siding. Both have metal pan roofing. Windows are double-hung, and are irregularly spaced. A three-sided bay window with central fixed-glass aperture is located immediately to the west of the entry door, which is located near the center of the south (street) elevation. The windows are replacements for the original sash.

Structure 1 is ineligible for listing on the National Register due to alterations which have negatively impacted its integrity to its period of construction.



Photo 5. View of Structure 1 at 60 Pine Street, facing north.



Photo 6. View of Structure 1 at 60 Pine Street, looking north-northwest.

5.2 Structure 2. 79 Munsill Avenue

Structure 2 (Photo 7, Photo 8, and Photo 9) consists of a single-family home and garage. According to aerial photography, the building appears to have been constructed between 1961 and 1972 (U.S. Geological Survey 1961, 1972).

Structure 2 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

79 Munsill Avenue is a one-and-one half story wood-frame side-gable cottage, of rectangular plan. Its central entrance door is approached by a wood stair and platform, and is flanked by two double-hung sash on either side. Two gabled dormers light the second-floor rooms on the south slope of the roof. The house sits on a poured concrete foundation and is sheathed with vinyl siding. Windows throughout are of the double-hung type, and have been replaced with false divided light vinyl sash. The roof is covered with asphalt shingles. A one-story gable-entry wood-frame garage is associated with the house on its site, and appears to have been constructed contemporaneously with it. The garage retains wood novelty siding and an original paneled door, however the overhead garage door has been replaced.

Structure 2 is ineligible for listing on the National Register due to alterations to the exterior finishes and windows, which negatively impact the integrity of the house to its period of construction.



Photo 7. View of Structure 2 at 79 Munsill Avenue, looking northwest.



Photo 8. View of Structure 2 at 79 Munsill Avenue, facing southwest.



Photo 9. View of garage associated with Structure 2, facing west.

5.3 Structure 3. 73 Munsill Avenue

Structure 3 (Photo 10, Photo 11, and Photo 12) consists of a single-family house and garage. Historical maps document the construction of Structure 3 as having occurred between 1871 and 1903 (Beers 1871; U. S. Geological Survey 1903). According to Realtor.com, Structure 3 was built c. 1890 (Realtor.com 2022).

Structure 3 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

73 Munsill Avenue is a one-and-one-half side-gable cottage, of wood-frame construction. Apparently originally of rectangular plan, a two-story wing was added to the west of the house at an unknown date previous to 1920. The house sits on a stone foundation and is presently sheathed with vinyl siding. It has a sheet metal roof. The street elevation features an entrance sheltered by a shed-roofed porch supported on corner posts. A double-hung window balances the door, to the south. Windows throughout are irregularly spaced and are of double-hung form. All appear to have been replaced with vinyl sash. A brick chimney extends above the west end of the gabled roof of the wing. A two-bay gable-entry wood-frame garage of later date is associated with the house on its site. It is covered with vinyl siding and has a metal roof.

Structure 3 is ineligible for listing on the National Register due to loss of integrity caused by replacement of most of its exterior finishes and its windows.



Photo 10. View of Structure 3 at 73 Munsill Avenue, looking southwest.



Photo 11. View of Structure 3 at 73 Munsill Avenue, looking west-northwest.



Photo 12. View of garage associated with Structure 3 at 73 Munsill Avenue, looking west.

5.4 Structure 4. 71 Munsill Avenue

Aerial photography documents the construction of Structure 4 (Photo 13 and Photo 14) as having occurred between 1961 and 1972 (U.S. Geological Survey 1961, 1972). According to Realtor.com, Structure 4 was built in 1966 (Realtor.com 2022).

Structure 4 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

71 Munsill Avenue is a one-story wood-frame side-gable ranch style dwelling with attached garage. It sits on a brick foundation—unusual for the date of construction of this house. The house is sheathed with wood singles and has an asphalt shingle roof. Windows are irregularly spaced along each elevation, and are generally of the double-hung type. A three-part window with fixed center plate glass flanked by double-hung sash lights the living room and is located immediately adjacent to the front door. The front door, garage door and windows have all been replaced with vinyl or metal doors and windows.

Structure 4 is ineligible for listing on the National Register due to the loss of its original windows and doors.



Photo 13. View of Structure 4 at 71 Munsill Avenue, looking southwest.



Photo 14. View of Structure 4 at 71 Munsill Avenue, facing northwest.

5.5 Structure 5. 65 Munsill Avenue

Structure 5 (Photo 15, Photo 16, and Photo 17) consists of a single-family home and garage. Historical maps and aerial photography document the construction of Structure 5 as have occurred between 1927 and 1961 (Sanborn Map Company 1927; U.S. Geological Survey 1961). According to Realtor.com, Structure 5 was built in 1928 (Realtor.com 2022).

Structure 5 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

65 Munsill Avenue is a one-and-one-half story wood-frame upright-and-wing type dwelling with intersecting gable roofs. A one-story shed-roofed leanto extends across the full width of the west elevation. The house sits on a parged stone foundation and is covered with vinyl siding. Standing seam metal panels cover the roof. A porch, the shed roof of which is supported on three turned posts, fills the inset corner at the junction of the “upright” and “wing” portions of the house on its street front. Elements of this porch, apparently including the posts, have been replaced. A shed-roofed dormer extends across most of the east slope of the wing’s gabled roof. This dormer contains paired double-hung sash, and appears to be a later addition. Windows throughout are typically of undivided light double-hung type, and are vinyl or aluminum replacements. Several are paired on the north and south elevations, and appear to be of recent date. A large plate glass window is centered on the gable end wall of the first floor of the “upright” portion of the house.

A one-and-one-half story wood-frame gable-entry garage or carriage house is associated with the house on its site. It is covered with plywood siding that has vertical grooving and has some decorative fish scale shingles at the top of its east (street front) elevation. Windows are of the double-hung type, and are vinyl replacements.

Structure 5 is ineligible for listing on the National Register due to changes in its windows and their configurations, and replacement of all of its original exterior finishes.



Photo 15. View of Structure 5 at 65 Munsill Avenue, facing west-northwest.



Photo 16. View of Structure 5 at 65 Munsill Avenue, looking southwest.



Photo 17. View of garage associated with Structure 5, looking west.

5.6 Structure 6. 63 Munsill Avenue

Aerial photography documents the construction of Structure 6 (Photo 18 and Photo 19) to have occurred between 1961 and 1972 (U.S. Geological Survey 1961, 1972). According to Realtor.com, Structure 6 was built in 1968 (Realtor.com 2022).

Structure 6 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

63 Munsill Avenue is a one-story wood-frame hipped-roof ranch style dwelling, rectangular in plan. It sits with its end wall to the street on a poured in place concrete foundation and is presently covered with vinyl siding. The roof is covered with asphalt shingles. Windows are a combination of sliding sash (on the north and south elevations) and undivided light double-hung sash, and have been replaced with vinyl windows.

Structure 6 is ineligible for listing on the National Register due to loss of integrity to its period of construction.



Photo 18. View of Structure 6 at 63 Munsill Avenue, facing west-southwest.



Photo 19. View of Structure 6 at 63 Munsill Avenue, facing west-northwest.

5.7 Structure 7. 61 Munsill Avenue

Aerial photography documents the construction of Structure 7 (Photo 20 and Photo 21) to have occurred after 1981 (U.S. Geological Survey 1981). According to Realtor.com, Structure 7 was built in 1988 (Realtor.com 2022).

Structure 7 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

6 Munsill Avenue is a two-story wood-frame side-gable roof, L-shaped in plan. A two-bay garage and the main entrance are sheltered under inset porches. A one-story leanto connects to a raised wood deck with railing. The house sits on a concrete foundation, is sheathed with wood clapboards and has an asphalt shingle roof.

Structure 7 is ineligible for listing on the National Register due to insufficient age.



Photo 20. View of Structure 7, facing west-southwest.



Photo 21. View of Structure 7, facing west.

5.8 Structure 8. 59 Munsill Avenue

Structure 8 (Photo 22 and Photo 23) consists of a single-family house, garage, and shed. Historical maps and aerial photography document the construction of Structure 8 as have occurred between 1927 and 1961 (Sanborn Map Company 1927; U.S. Geological Survey 1961). According to Realtor.com, Structure 8 was built in 1945 (Realtor.com 2022).

Structure 8 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

59 Munsill Avenue is a one-and-one-half story wood-frame side-gable cape style home. It sits on a concrete block foundation and is currently covered with vinyl siding. The roof is covered with asphalt shingles. Two gable-roofed dormers on the east slope of the main roof light the second floor. A projecting entrance vestibule with gable roof is centered on the principal elevation; a shed-roofed porch supported on two posts is attached to the front of the vestibule and appears to be a recent addition. A one-story hipped roof wing is attached to the south elevation; it may have originally served as a porch. A large leanto extends the full width of the house on its west face; it appears to be a later addition. Windows are undivided double-hung sash, either single or in pairs, and are vinyl replacements. A brick chimney is located near the center of the ridge of the roof.

A one-story wood-frame two-bay garage with gable entry is associated with the house on its site. It is covered with vinyl siding and has an asphalt shingle roof and a concrete block chimney. A small wood-frame leanto shed is also associated with the house. It appears to be of recent construction.

Structure 8 is ineligible for listing on the National Register due to alterations and additions made to it, including a large leanto addition, replacement of its windows, and covering with vinyl siding.



Photo 22. View of Structure 8 at 59 Munsill Avenue, looking southwest.



Photo 23. View of Structure 8 at 59 Munsill Avenue, looking northwest.

5.9 Structure 9. 57 Munsill Avenue

Aerial photography documents the construction of Structure 9 (Photo 24 and Photo 25) as having occurred between 1972 and 1981 (U.S. Geological Survey 1972, 1981). According to Realtor.com, Structure 9 was built in 1981 (Realtor.com 2022).

Structure 9 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

57 Munsill Avenue is a one-story wood-frame ranch style dwelling, of rectangular plan with a side-gable roof. A two-bay gable-entry garage, also of wood-frame construction, is connected to the house by a small gable-roofed hyphen. The house sits on a poured concrete foundation and is sheathed with vinyl siding. Windows are aluminum or vinyl sash, undivided double-hung, arranged singly or in pairs or conjoined groups of three. The principal entrance is located near the middle of the street elevation and its concrete stoop approach is sheltered by an open gable-roofed porch, the roof of which is supported by openwork iron posts with scrolling decoration, at each of its four corners. The roof is covered with asphalt shingles; a brick chimney is attached to the south end wall of the house.

Structure 9 is ineligible for listing on the National Register due to insufficient age.



Photo 24. View of Structure 9 at 57 Munsill Avenue, looking west-southwest.



Photo 25. View of Structure 9 at 57 Munsill Avenue, looking northwest.

5.10 Structure 10. 60 West Pleasant Street

Structure 10 (Photo 26, Photo 27, and Photo 28) consists of a single-family home and carriage garage. Historical maps and aerial photography document the construction of Structure 10 as have occurred between 1927 and 1961 (Sanborn Map Company 1927; U.S. Geological Survey 1961)

Structure 10 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

60 West Pleasant Street is a one-and-one-half story wood-frame cottage with gable entry, having a two-story gable-roofed wing addition extending from its east side wall. An enclosed porch with shallow gable roof extends across the street (south) elevation of the original portion of the house, and shelters the principal entrance. The house, its wing and the porch all sit on poured concrete foundations. All are covered with narrow wood clapboards. The roof of the house and wing are covered with asphalt shingles; that of the porch is covered with a standing seam metal roof. The windows, six-over-six divided light double-hung sash irregularly arranged, appear to be recent replacements, as does the wood siding. Small older sash, including a one divided into quarrels, are located on the west elevation, as is a small shed-roofed dormer with casement sash. An open porch whose standing seam metal shed roof is supported on five turned posts extends across the full width of the rear (north) elevation. The northeast post has been replaced with a simple square post. A brick chimney is located at the intersection of the ridges of the roofs of the main block of the house and the wing. A one-and-one-half story two-bay wood-frame side-gable garage is associated with the house on its site. It is sheathed with plywood siding that has vertical grooves and retains a two-over-two double-hung sash in its east gable end wall. It has an asphalt shingle roof and appears to sit on a concrete block foundation. A one-story leanto is attached to its west end wall. Overhead garage doors are of recent manufacture.

Structure 10 is ineligible for listing on the National Register due to numerous alterations and additions of recent date.



Photo 26. View of Structure 10 at 60 West Pleasant Street, facing northwest.



Photo 27. View of Structure 10 at 60 West Pleasant Street, looking north-northeast.



Photo 28. View of Structure 10 with associated outbuilding at 60 West Pleasant Street, looking southwest.

5.11 Structure 11. 49 Munsill Avenue

Structure 11 (Photo 29 and Photo 30) consists of a single-family home and shed. Historical maps document the construction of Structure 11 as having occurred between 1871 and 1903 (Beers 1871; U. S. Geological Survey 1903). According to Realtor.com, Structure 11 was built c. 1880 (Realtor.com 2022).

Structure 11 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

49 Munsill Avenue is a one-and-one-half story side-gable cottage, the principal façade featuring a central door flanked by two divided light double-hung sash. The entrance is sheltered by a small hipped roof supported on brackets. A brick chimney is located to the north of the door, toward the bottom of the east slope of the roof. The house sits on a parged stone foundation. A leanto addition on concrete block foundation, extends across the back of the house, and extends further to the south; the inset corner thus formed to the south of the main block of the house is filled with a porch whose low hipped roof is supported on turned posts and has spindled valance. The porch railing and stoop are recent replacements. The house and leanto are covered with vinyl siding and the majority of the original window sash have been replaced with false divided light double hung sash and appear to have been reduced in size. A secondary leanto, sheathed in vertical board-and-batten siding, contains an enclosed porch and is attached to the west face of the north end of the leanto. A third leanto, also attached to the west wall of the larger leanto, is located at the south end and contains a shed. The house has a slate roof; the leanto and its additions have corrugated sheet metal roofing. A shed-roofed wood-frame garage is associated with the house on its site.

Structure 11 is ineligible for listing on the National Register due to loss of integrity caused by replacement and downsizing of windows and the replacement of exterior finishes.



Photo 29. View of Structure 11 at 49 Munsill Avenue, facing west.



Photo 30. View of Structure 11 at 49 Munsill Avenue, facing southeast.

5.12 Structure 12. 43 Munsill Avenue

Historical maps document the construction of Structure 12 (Photo 31, Photo 32, and Photo 33) as having occurred as having occurred between 1871 and 1903 (Beers 1871; U. S. Geological Survey 1903). According to Realtor.com, Structure 12 was built c. 1890 (Realtor.com 2022).

Structure 12 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

43 Munsill Avenue is a one-and-one-half story wood-framed cottage with side-gable roof. It is rectangular in plan, with a one-story leanto with shed roof attached to its west end. The principal entrance is located on the south side of the house, centered between two two-over-two double hung sash. The entrance is sheltered by a shed-roofed porch, the roof of which is supported by turned posts. A shed-roofed dormer extends most of the width of the south slope of the roof; a similar dormer of smaller dimensions is centered on the north roof slope. A secondary entrance is located on the east elevation, facing the street. Fenestration is informally arranged on the secondary elevations. The house sits on a brick foundation and its roof is covered with sheet metal panels. The clapboarded exterior, together with the window sash, porch, and dormers all appear to date to a recent renovation of the house. A small one-bay gable-entry garage of wood-frame construction is associated with the house on its site.

Structure 12 is ineligible for listing on the National Register due to significant alterations.



Photo 31. View of Structure 12 at 43 Munsill Avenue, facing northwest.



Photo 32. View of Structure 12 at 43 Munsill Avenue, facing west-southwest.



Photo 33. View of Structure 12 at 43 Munsill Avenue, looking west-northwest.

5.13 Structure 13. 31 Munsill Avenue

Structure 13 (Photo 34 and Photo 35) consists of a single-family home and garage. Historical maps document the construction of Structure 3 as having occurred between 1871 and 1903 (Beers 1871; U. S. Geological Survey 1903). According to Realtor.com, Structure 13 was built c. 1880 (Realtor.com 2022).

Structure 13 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

31 Munsill Avenue is a two-story gable-entry wood-frame dwelling, rectangular in plan and having a one-story leanto attached to its west gable end wall. A shed-roofed porch supported on four turned posts extends across the street (east) elevation. The house sits on a stone foundation and is covered with wood clapboards. The roof is covered with corrugated metal sheets; that of the porch is covered with asphalt shingles. A brick chimney is centered on the ridge of the roof. Presently ongoing work involves the replacement of the original windows and reconfiguration of their locations and sizes. A one-bay gable-entry wood-frame garage with north side leanto addition is associated with the house on its site.

Structure 13 is ineligible for listing on the National Register. Current renovation work on the building is removing the original windows and changing their sizes and configurations.



Photo 34. View of Structure 13 at 31 Munsill Avenue, looking northwest.



Photo 35. View of Structure 13 at 31 Munsill Avenue, looking southwest.

5.14 Structure 14. 21 Munsill Avenue

Structure 14 (Photo 36, Photo 37, and Photo 38) consists of a single-family home, barn, and garage. Historical maps document the construction of Structure 14 as having occurred between 1871 and 1903 (Beers 1871; U. S. Geological Survey 1903). According to Neighborwho.com, Structure 14 was built c. 1900 (Neighborwho.com 2022).

Structure 14 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

21 Munsill Avenue is a two-story wood-frame foursquare dwelling with pyramidal roof and one-story wraparound porch. An unusual feature of the house is found in the corner placement of the entrance. The house sits on a stone foundation, is covered with narrow clapboards and has a slate roof. Skylights in the roof illuminate the third-floor attic. A brick chimney exits the roof near its apex. The house retains a bracketed cornice with moulded frieze and corner boards. Windows are undivided double-hung sash, and are vinyl replacements. Most are arranged singly, and are typically aligned vertically. The parlor is lit with paired sash. The windows have been replaced, but the house retains all other significant features and a high level of integrity in all other respects. A one-and one-half-story wood-frame gable-entry carriage barn with leanto addition and a two-bay gable-entry garage also of wood-frame construction are associated with the house. Mature street-side trees are associated with this house.

Structure 14 retains sufficient integrity to be eligible for listing on the National Register. Despite the loss of its original windows, the replacements replicate the size, window type, and placement of the originals, and do not otherwise negatively impact the appearance of this structure. In all other respects this house retains a high level of integrity and would be eligible for listing on the National Register under Criterion C.



Photo 36. View of Structure 14 with associated outbuildings at 21 Munsill Avenue, looking northwest.



Photo 37. View of Structure 14 at 21 Munsill Avenue, looking west-southwest.



Photo 38. View of buildings associated with Structure 14 at 21 Munsill Avenue, looking west.

5.15 Structure 15. 60 West Street—Warner B. Dunshee House

Structure 15 (Photo 39, Photo 40, and Photo 41) consists of a single-family home and a carriage house. Historical maps document the construction of Structure 15 as having occurred between 1871 and 1903 (Beers 1871; U. S. Geological Survey 1903).

Structure 15 is listed on the Vermont State Register. It can be described as a c. 1875 vernacular French Second Empire style house fronting on West Street at the corner with Munsill Avenue. That structure was identified in *The Historic Architecture of Addison County* as #16 of the SR listed structures in the town (Johnson, et al. 1992). A plaque mounted to the front of the house indicates a construction date of 1877, and that it was built for Warner B. Dunshee.

Structure 15 has not been previously surveyed for potential inclusion on the National Register of Historic Places.

The Warner B. Dunshee house is a one-and-one-half story wood-frame Second Empire style dwelling of L-shaped plan and sits on a parged stone foundation. A covered porch, the roof of which is supported on turned posts, fills the inset corner created by the angle of the house. The house is sheathed with narrow clapboards and has a mansard roof with many gabled dormers. Original two-over-two double-hung wood frame sash are preserved throughout, and are generally equispaced on each façade, although a group of three conjoined sash light what is probably the living room. A brick chimney rises from near the center of the intersection of the hipped upper portions of the two principal roofs; a second chimney is located on the back wall of the house, between the main block and a one-story wood-frame wing with shallow gable roof that appears to be of recent construction date. This addition replicates the detailing and materials utilized in the earlier part of the dwelling, except that paired casement sash are used for windows. A one-and-one-half story wood-frame gable-entry carriage barn sits on what is either a parged stone or a poured concrete foundation. It has a metal roof and has narrow clapboard siding. Windows are six-over-six double-hung sash, and appear to be replacements. A one-

story leanto with vertically grooved plywood siding, is attached to the north end of the carriage barn. Mature plantings are located throughout the property. A post and rail fence of late-20th century date encloses the roadside perimeters of the property.

The Dunshee house, despite having been added to at a recent date, would be eligible for listing on the National Register. The addition is not visible from the principal views of the house from the street, and it blends fairly well into its site. In all other respects the house continues to retain a high degree of all seven aspects of integrity and would be eligible for listing on the National Register under Criterion C.



Photo 39. View of Structure 15 at 60 West Street, looking northwest.



Photo 40. View of Structure 15 at 60 West Street, looking northeast.



Photo 41. View of Structure 15 with associated outbuilding at 60 West Street, looking west.

5.16 Structure 16. 58 West Street

Structure 16 (Photo 42, Photo 43, and Photo 44) consists of an auto shop. Historical maps and aerial photography document the construction of Structure 16 as have occurred between 1927 and 1961 (Sanborn Map Company 1927; U.S. Geological Survey 1961). Based upon its appearance and construction techniques, this structure appears to have been constructed c. 1955.

Structure 16 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

Structure 16 is a one-story commercial building of rectangular plan with a gabled roof, the slopes of which are unequally pitched and covered with metal panels. The slope of the roof is hidden from view on the west elevation, where a parapet wall extends the length of that façade. This parapet wall is hidden behind a mansard which is a continuation of the smaller of the two roof slopes, which is returned around the corner of the building from the south elevation. The building contains two overhead door bays and, at its southwest corner, a small office space. Entrance to the office is via a door, located at the corner. Small plate glass windows are located adjacent to the door, on the south and west elevations. The building is covered with vinyl siding and sits on a concrete foundation.

Structure 16 is ineligible for listing on the National Register. The exterior sheathing, roof materials, and overhead doors have been altered, and it appears that the fenestration pattern at the office end of the structure has also been changed.



Photo 42. View of Structure 16 at 58 West Street, looking northwest.



Photo 43. View of Structure 16 at 58 West Street, facing northeast.



Photo 44. View of Structure 16 at 58 West Street, facing southeast.

5.17 Structure 17. 20 Munsill Avenue

Structure 17 (Photo 45, Photo 46, and Photo 47) consists of a single-family home and a garage. Historical maps document the construction of Structure 17 as having occurred between 1871 and 1903 (Beers 1871; U. S. Geological Survey 1903). According to Realtor.com, Structure 17 was built c. 1880 (Realtor.com 2022).

Structure 17 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

20 Munsill Avenue is a one-and-one-half story wood-frame cottage, rectangular in plan with a substantial one-story gable-roofed wing extending from its east elevation. A secondary wing, smaller in scale and also gable roofed, extends from the east end of the aforementioned wing. The house sits on a stone foundation and has asphalt shingles covering its roofs. A brick chimney is located near the center of the principal gable roof. The principal, street, elevation, on the west, consists of a central door flanked by single sash of double-hung type. A shed-roofed porch, the roof of which is supported on square posts, extends across the front of the house. The porch has a slightly flaring kneewall which, like the house, is covered with narrow clapboards. Many windows are two-over-two double-hung sash, and appear to be original. Windows on the south elevation, and at least one window on the north facade have been replaced with six-over-six double-hung vinyl sash. A one-story wood-frame gable-entry garage is associated with the house on its site.

Structure 17 is generally in a poor state of repair, with rotted sections of siding, removed corner boards, and poorly-constructed replacement stoops and deck. The changes made to the fenestration do not appear to be limited to replacement of the windows; a plywood-covered panel appears to cover a new opening at the east end of that elevation. Structure 17 is not a good candidate for listing on the National Register due to these changes and condition issues.



Photo 45. View of Structure 17 at 20 Munsill Avenue, looking east-northeast.



Photo 46. View of Structure 17 at 20 Munsill Avenue, looking southeast.



Photo 47. View garage associated with Structure 17 at 20 Munsill Avenue, looking east.

5.18 Structure 18. 28-30 Munsill Avenue

Historical maps document the construction of Structure 18 (Photo 48 and Photo 49) as having occurred between 1871 and 1903 (Beers 1871; U. S. Geological Survey 1903).

Structure 18 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

Structures 18 and 19 appear to have been constructed contemporaneously, and were initially of identical design. Both are double dwellings, roughly square in plan, two stories in height and have pyramidal roofs with brick chimneys located near the apex of their roofs. Both are of wood frame construction and sit on stone foundations. Both buildings feature the same arrangement of windows and doors, symmetrical on the principal façade, although the windows are not aligned between stories on the street front. The two double dwellings retain differing levels of preservation and integrity, however.

Structure 18 retains its original wood siding and a shed-roofed porch that shelters the two entrances. Its roof is supported by turned posts. Original windows have been replaced with vinyl sash, which, however, retain the size and placement of the originals, and do not detract from an appreciation of the historic features of the building. Mature plantings are confined to the side and rear portions of the lot.

Structure 18 retains sufficient design integrity to recommend it as eligible for listing on the National Register under Criterion C.



Photo 48. View of Structure 18 at 28-30 Munsill Avenue, looking northeast.



Photo 49. View of Structure 18 at 28-30 Munsill Avenue, facing east-southeast.

5.19 Structure 19. 36 Munsill Avenue

Structure 19 (Photo 50, Photo 51, and Photo 52) consists of a multi-family home and a garage. Historical maps document the construction of Structure 19 as having occurred between 1871 and 1903 (Beers 1871; U. S. Geological Survey 1903).

Structure 19 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

Substantially identical with Structure 18, Structure 19 differs in the alterations that the building has been subjected to since its original construction. These include the installation of vinyl siding and new undivided-light double-hung vinyl windows, replacement of one of the two original front doors, and replacement of the original porch with one of simplified design. The roof of Structure 19 is covered with corrugated metal sheets. A large garage is also located on the property.

The cumulative changes made to Structure 19 have adversely impacted its design integrity, and it is not considered to be eligible for listing on the National Register.



Photo 50. View of Structure 19 at 36 Munsill Avenue, looking southeast.



Photo 51. View of Structure 19 at 36 Munsill Avenue, facing northeast.



Photo 52. View of building associated with Structure 19 at 36 Munsill Avenue, facing east-southeast.

5.20 Structure 20. 42 Munsill Avenue

Aerial photography and Sanborn maps document the construction of Structure 20 (Photo 53 and Photo 54) as having occurred between 1927 and 1961 (Sanborn Map Company 1927; U.S. Geological Survey 1961). According to Realtor.com, Structure 20 was built in 1949 (Realtor.com 2022).

Structure 20 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

42 Munsill Avenue is a two-story wood-frame multiunit dwelling of rectangular plan with a gable roof. A one-story leanto extends across its west (street) elevation. It may have originally been constructed as a porch. The building sits on a foundation of unknown type. Its walls are covered with vinyl siding and it has a sheet metal roof. Windows and door openings are irregularly spaced and vary in size, although they, generally speaking, are stacked vertically. Windows are undivided light double-hung vinyl sash replacements. Each unit entry door is sheltered with a shed-roof overhang supported by diagonal braces, except on the leanto, whose door lacks this feature.

Structure 20 lacks sufficient design and materials integrity to qualify as eligible for listing on the National Register.



Photo 53. View of Structure 20 at 42 Munsill Avenue, looking northeast.



Photo 54. View of Structure 20 at 42 Munsill Avenue, looking east-southeast.

5.21 Structure 21. 55 West Pleasant Street

Aerial photography and Sanborn maps document the construction of Structure 21 (Photo 55 and Photo 56) as having occurred between 1927 and 1961 (Sanborn Map Company 1927; U.S. Geological Survey 1961). The form of this dwelling suggests a construction date of close to c. 1955.

Structure 21 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

55 West Pleasant Street is a one-story ranch-style dwelling, rectangular in plan and with a hipped roof. It is of wood-frame construction and its walls are currently covered with vinyl siding. It has a standing seam metal roof. A gable-roofed porch shelters the entrance, and appears to be of more recent construction date. It has an asphalt shingle roof. Windows are typically paired double-hung sash with undivided lights, and are replacements of vinyl construction. A three-sided bay window replaces one of the original windows on the West Pleasant Street elevation. A small wood frame shed is associated with the house on its site.

Structure 21 is ineligible for listing on the National Register due to significant changes made to its exterior finishes and window placements and type, compromising its design integrity.



Photo 55. View of Structure 21 at 55 West Pleasant Street, looking southwest.



Photo 56. View of Structure 21 at 55 West Pleasant Street, looking southeast.

5.22 Structure 22. 58 West Pleasant Street

Aerial photography and Sanborn maps document the construction of Structure 22 (Photo 55 and Photo 56) as having occurred between 1927 and 1961 (Sanborn Map Company 1927; U.S. Geological Survey 1961). According to Realtor.com, Structure 22 was built in 1948 (Realtor.com 2022).

Structure 22 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

58 West Pleasant Street is a one-and-one-half story wood-frame side-gable dwelling of rectangular plan, with a leanto addition extending across its north elevation, and an enclosed porch with gable roof extending the full width of its south façade. A small gable-roofed vestibule is attached to the east elevation of the house. The house sits on a concrete foundation and its walls are covered with vinyl siding. Standing seam metal roofs cover all component parts of the building. Windows are irregularly spaced and have been replaced with undivided light double-hung vinyl sash. A brick chimney and a concrete block chimney are attached to the east wall of the house and porch, respectively. A gable-entry one-story high wood-frame garage is associated with the house on its site.

Structure 22 lacks sufficient design integrity to qualify for listing on the National Register.



Photo 57. View of Structure 22 at 58 West Pleasant Street, looking north-northwest.



Photo 58. View of Structure 22 at 58 West Pleasant Street, looking northeast.



Photo 59. View of garage associated with Structure 22, looking north.

5.23 Structure 23. 54 Munsill Avenue

Aerial photography and Sanborn maps documents the construction of Structure 23 (Photo 55 and Photo 56) as having occurred between 1871 and 1903 (Beers 1871; U. S. Geological Survey 1903).

Structure 23 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

54 Munsill Avenue is a one-and-one half story wood-frame, side-gable cottage with rear shed-roofed leanto and a hipped room wing on its south elevation. The latter feature may have originally been a porch, later enclosed. It is similar in design, at its core, to Structure 11 (49 Munsill Avenue), with which it shares its overall form and presence of a rear leanto that extends beyond the length of the main block of the house. The house has asphalt shingle roofs, its walls are covered with vinyl siding, and it sits on a stone foundation. Its windows have been replaced with vinyl sash having undivided lights. The principal elevation features a central door flanked by single windows. A porch with bracketed cornice shelters the front door. The posts supporting the roof have been replaced, as have the deck and railings of the porch. A wheelchair access ramp with railings has been attached to the front of the porch. A brick chimney is attached to the north gable end wall. A one-and-a-half story wood-frame carriage barn with two bays is associated with the house on its site.

The replacement of the original windows, insertion of additional windows on the north and west elevations and the reduction in size of one of the windows on the north elevation, together with loss of original details in the porch and the application of vinyl siding have all negatively impacted the design integrity of this dwelling. It is not eligible for listing on the National Register.



Photo 60. View of Structure 23 at 54 Munsill Avenue, looking east-northeast.



Photo 61. View of Structure 23 at 54 Munsill Avenue, looking southeast.



Photo 62. View of building associated with Structure 23, looking east.

5.24 Structure 24. 56 Munsill Avenue

Aerial photography and Sanborn maps document the construction of Structure 24 (Photo 55 and Photo 56) as having occurred between 1927 and 1961 (Sanborn Map Company 1927; U.S. Geological Survey 1961). According to Realtor.com, Structure 24 was built in 1955 (Realtor.com 2022).

Structure 24 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

56 Munsill Avenue is a one-story wood-frame building of rectangular plan, with a side-gable roof. It sits on a board-formed concrete foundation and its walls are covered with vinyl siding. A standing seam metal roof covers the building, which is used as a telecommunications office. A one-bay garage is incorporated into the body of the building. Windows are six-over-six double-hung sash and appear to be original. They are spaced at irregular intervals. A concrete block chimney is located on the ridge of the roof, near the south gable end wall.

The garage door is not original. This and the loss of the original siding and replacement of the original entrance door with a steel door, have compromised the design integrity of this building. It is not eligible for listing on the National Register.



Photo 63. View of Structure 24 at 56 Munsill Avenue, looking northeast.



Photo 64. View of Structure 24 at 56 Munsill Avenue, looking south-southeast.

5.25 Structure 25. 72-74 Munsill Avenue, 61 Pine Street

Structure 25 consists of a complex of three buildings.

Aerial photography documents the construction of the east building (Photo 65) within the Structure 25 complex and identified as 61 Pine Street as having occurred between 1961 and 1972 (U.S. Geological Survey 1961, 1972).

The same source documents the construction of the south building (Photo 67) within the Structure 25 complex located and identified as 72 Munsill Avenue as having occurred between 1972 and 1981 (U.S. Geological Survey 1972, 1981).

Finally, the same source documents the construction of the northwest component structure in this complex, at 74 Munsill Avenue (Photo 66) as having occurred between 1972 and 1993 (U.S. Geological Survey 1972, 1993).

Structure 25 has not been previously surveyed, either for the Vermont State Register or for potential inclusion on the National Register of Historic Places.

The three structures on this property are industrial buildings. Each is rectangular in plan and of one story in height, and incorporate lofts into their design. Each sits on poured concrete foundations.

61 Pine Street (Photo 65) has a gable roof, apparently covered with epdm. Its walls are covered with a combination of vertical board and batten siding and an exterior stucco insulation system. Porches with bracketed canopies have been added to the north and east elevations and an entrance porch of similar design shelters the main entry on the north elevation. Windows, irregularly spaced, are typically of the casement type.

72 Munsill Avenue (Photo 67) is rectangular in plan with a gable roof and has additions featuring flat roofs. The majority of the building is sheathed with board and batten siding; the additions are covered with an exterior stucco insulation system. Two large overhead doors are located on the south elevation, as is a commercial storefront.

74 Munsill Avenue (Photo 66) is rectangular in plan and has a gable roof. Its exterior makes use of the same detailing and materials as the other component structures in this complex.

It appears that all three structures were renovated to have similar appearance after, or as part of, the completion of 74 Munsill Avenue, possibly c. 1990. These renovations removed the older exterior finishes and so impacted the design integrity of the oldest component structure on the property (61 Pine Street), making it ineligible for listing on the National Register. The two other structures (72 and 74 Munsill Avenue), are of insufficient age to qualify for listing on the National Register.



Photo 65. View of east building in the Structure 25 complex (61 Pine Street), looking south-southwest.



Photo 66. View of northwest building in the Structure 25 complex (74 Munsill Avenue), looking southeast.



Photo 67. View of south building in the Structure 25 complex (72 Munsill Avenue), looking northeast.

6 National Register Eligibility Summary

A total of 25 resources were surveyed for this project. Of these, one (Structure 15) had previously been surveyed and is listed on the Vermont State Register. That building, together with two newly identified structures (Structures 14 and 18) are considered to be eligible for listing on the National Register. The remaining 22 resources either lack sufficient integrity of design to qualify for listing on the National Register (Structures 1 thru 6, 8, 10 thru 13, 16, 17, and 19 thru 25) or are of insufficient age to qualify for listing (Structures 7, 9, and 25).

Mature plantings are associated with each of the three NRE properties. Mature streetside maple trees are associated with Structure 14 and a mature perimeter hedge is associated with Structure 15; project impacts to these landscape features should be avoided. The mature plantings associated with Structure 18 are located adjacent to the house, not near any potential work areas.

Table 1. Summary of Resources Surveyed for the Munsill Avenue Sidewalk Scoping Project Study Area

Building No. (see Map 2)	Resource Address	Construction Date	Historic Use or Name	Previous Survey and/or NR status	Recommended National Register Status
1	60 Pine Street	c. 1960		None	Not NRE
2	79 Munsill Avenue	Between 1961-1972		None	Not NRE
3	73 Munsill Avenue	Between 1871-1903		None	Not NRE
4	71 Munsill Avenue	Between 1961-1972		None	Not NRE
5	65 Munsill Avenue	Between 1927-1961		None	Not NRE
6	63 Munsill Avenue	Between 1961-1972		None	Not NRE
7	61 Munsill Avenue	1988		None	Not NRE
8	59 Munsill Avenue	Between 1927 -1961		None	Not NRE
9	57 Munsill Avenue	1981		None	Not NRE
10	60 West Pleasant Street	Between 1927-1961		None	Not NRE
11	49 Munsill Avenue	Between 1871-1903		None	Not NRE
12	43 Munsill Avenue	Between 1871-1903		None	Not NRE
13	31 Munsill Avenue	Between 1871-1903		None	Not NRE
14	21 Munsill Avenue	Between 1871-1903		None	NRE
15	60 West Street	1877		SRL Johnson #16	NRE
16	58 West Street	c. 1955		None	Not NRE
17	20 Munsill Avenue	Between 1871-1903		None	Not NRE
18	28 Munsill Avenue	Between 1871-1903		None	NRE
19	36 Munsill Avenue	Between 1871-1903		None	Not NRE
20	42 Munsill Avenue	Between 1927-1961		None	Not NRE
21	55 West Pleasant Street	Between 1927-1961		None	Not NRE
22	58 West Pleasant Street	Between 1927-1961		None	Not NRE
23	54 Munsill Avenue	Between 1871-1903		None	Not NRE
24	56 Munsill Avenue	Between 1927-1961		None	Not NRE
25	72-74 Munsill Avenue, 61 Pine Street	1961-1972; 1972-1981; 1972-1993		None	Not NRE

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1972 *Single Frame Aerial Photography*. U.S. Geological Survey (USGS) Earth Resources Observation and Science (EROS) Center, Sioux Falls, South Dakota.

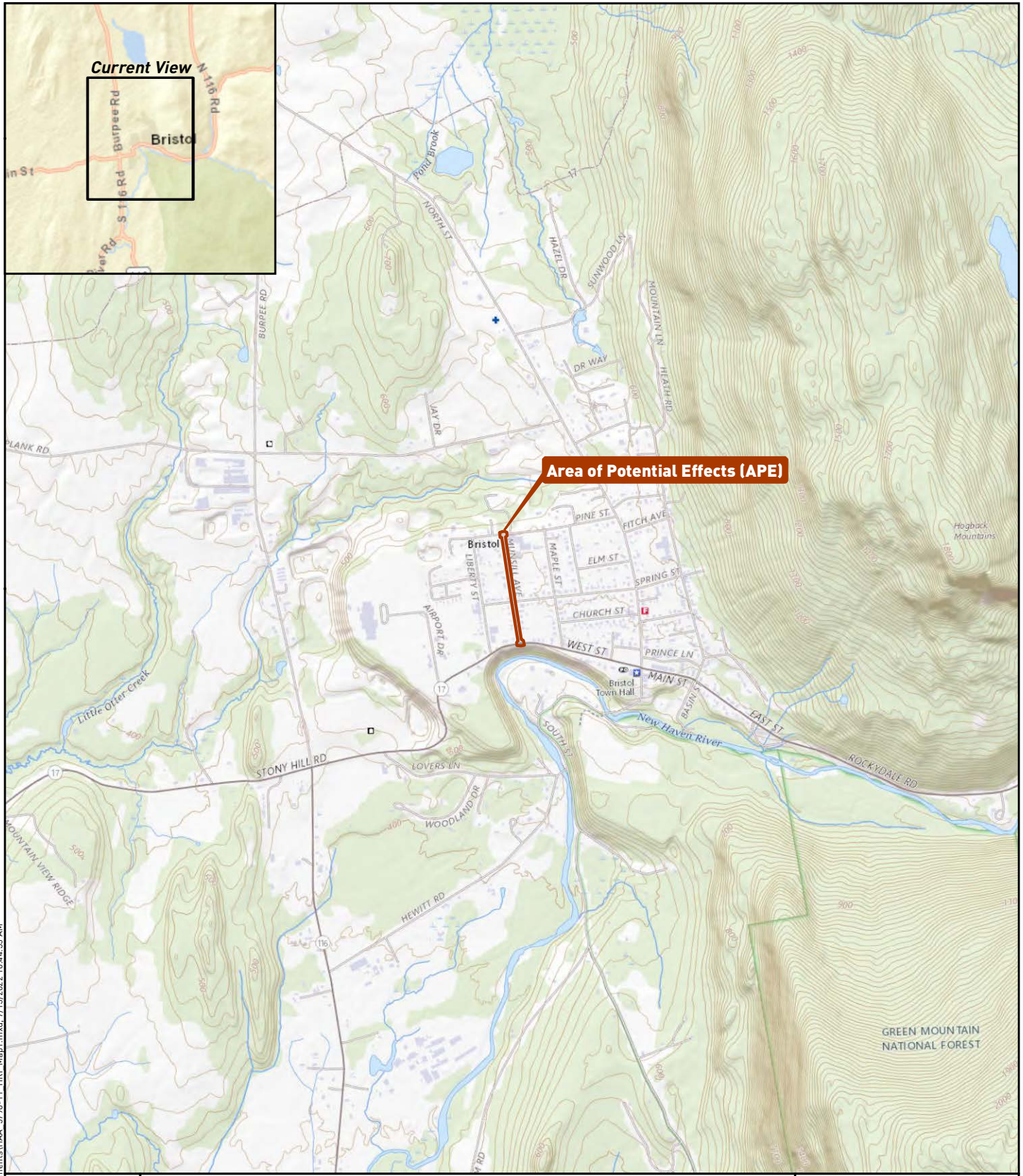
1981 *Single Frame Aerial Photography* U.S. Geological Survey (USGS) Earth Resources Observation and Science (EROS) Center, Sioux Falls, South Dakota.

1993 *Single Frame Aerial Photography* U.S. Geological Survey (USGS) Earth Resources Observation and Science (EROS) Center, Sioux Falls, South Dakota.

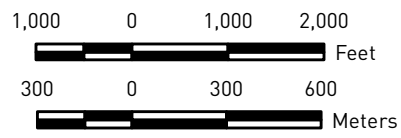
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Maps



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Note: Contour interval is 20 feet.

Project Location

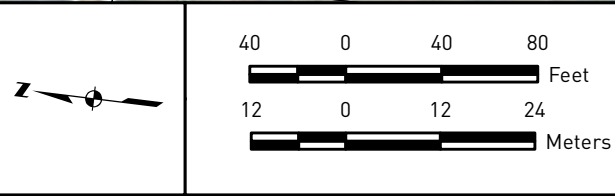
GIS Services Accessed 7/13/2022:
 Environmental Systems Research
 Institute, Inc., World Street Map;
 USGS The National Map



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- Legend**
- Structure Number
 - ◀ Photo Angle
 - ▭ Area of Potential Effects (APE)
 - ▭ Parcel Boundary

Project Map

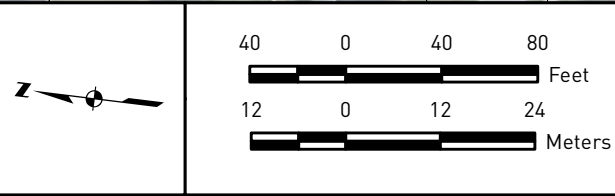
HARTGEN
archeological associates inc.

Vermont Center for Geographic Information, Orthoimagery, 2016-2020

Map 2a




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- Legend**
- Structure Number
 - ◄ Photo Angle
 - ▭ Area of Potential Effects (APE)
 - ▭ Parcel Boundary

Project Map

Vermont Center for Geographic Information, Orthoimagery, 2016-2020



HARTGEN
archeological associates inc

Map 2b

Qualifications



..... archeological associates inc

EDUCATION: Rensselaer Polytechnic Institute
Bachelor of Architecture May 1987
Bachelor of Science, Building Science, May 1986

QUALIFICATIONS: 36 CFR Part 61 Qualified Architectural Historian

PROFESSIONAL EXPERIENCE:

June 1999 – Present Senior Architectural Historian
Hartgen Archeological Associates, Inc.
Oversee and prepare reconnaissance and intensive architectural resource surveys; literature reviews and historical documentation; field reconnaissance; report and proposal preparation for projects in New York, New England and the mid-Atlantic. Responsible for preparing documents to be reviewed by NYSOPRHP, NHDHR, MHC, VAOT, VDHP, and USACOE, for SEQR, Section 106 and NEPA. Preparation of reports generated under ACT 250 and the FCCs Nationwide Programmatic Agreement, including preparation of forms 620 and 621. Conducted resource surveys in NY, VT, MA, NJ, NH, and PA.

November 1992 – June 1999 Architectural History Consultant
Identified, analyzed, and assessed historic structures; researched and wrote for exhibitions and publications including Historic Structures Reports; executed drawings in connection with restoration projects; and conducted reconnaissance and intensive resource surveys. Clients included Rensselaer County Historical Society; Robert Pierpont, both in Troy, NY; towns of Durham and Oak Hill, NY; Albany Institute of History and Art; Metropolitan Museum of Art; the New York Public Library, and John G. Waite Associates, Albany, NY.

May 1984—November 1992 Junior Architect
Worked for the Office of the New York State Architect, Wagoner & Reynolds, and in the office of Robert N. Pierpont as a Junior Architect. Responsible for restoration projects including the Governor’s Mansion, the New York State Capitol, and Wilborn Temple (all in Albany, NY), and the Knickerbocker Mansion, in Schaghticoke, NY.

PRINCIPAL PUBLICATIONS:

In preparation *Building Albany: Studies in the Vernacular Architecture of the Upper Hudson and Lower Mohawk Valleys.* Albany, NY: SUNY Press.

2020 “Post-Colonial New World Dutch Framing Innovations and the Development of the Balloon Frame,” in James W. P. Campbell et al eds., *Proceedings of the Seventh Annual Conference of the Construction History Society.* Cambridge, England: The Construction History Society.

2017 “Magical Dwelling: Apotropaic Building Practices in the New World Dutch Cultural Hearth,” in *Ruralia XI: Religious Places, Cults, and Rituals in the Medieval Rural Environment.* Turnhout, Belgium: Brepols Publishers NV.

2010 “Once adorned with quaint Dutch tiles...: A Preliminary Analysis of Delft Tiles Found in Archaeological Contexts and Historical Collections in the Upper Hudson Valley,” in Penelope Ballard Drooker and John P. Hart, eds., *Soldiers, Cities and Landscapes: Papers in Honor of Charles L. Fisher.* New York State Museum Bulletin 513, 107-150. Albany, NY: New York State Museum.

2009 *Architects in Albany.* Diana S. Waite, editor. Albany, NY: Mt Ida Press/ Historic Albany Foundation. Contributed two biographical essays.

2005 *The Encyclopedia of New York State,* Peter Eisenstadt, editor. Syracuse, NY: Syracuse University Press, 2005. Author of entries “Philip Hooker,” “Archimedes Russell,” “Upright and Wing Houses,” “Cobblestone Architecture,” “Empire State Plaza,” and “Architects and Architecture of Syracuse and Central New York.”

2000 *The Marble House in Second Street: Biography of a Town House and its Occupants, 1825-2000.* Troy, NY: Rensselaer County Historical Society.

1993 *In a Neat Plain Modern Style: The Architecture of Philip Hooker and His Contemporaries, 1796-1836.* Amherst, MA: University of Massachusetts Press.