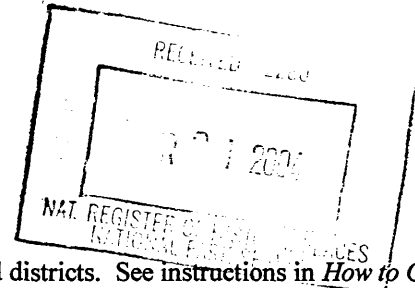


4-13

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Richford Primary School

other names/site number N/A

2. Location

street & number 140 Intervale Avenue

not for publication N/A

city or town Richford vicinity N/A

state Vermont code VT county Franklin County code 011

zip code 05476

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 nationally statewide locally. (See continuation sheet for additional comments.)

Suzanne C. Jamelle National Register specialist 3-31-04
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
 determined eligible for the
 National Register
 See continuation sheet.
 determined not eligible for the
 National Register
 removed from the National Register

Edson H. Beall

other (explain): _____

Beall
Signature of Keeper

5/12/01
Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the
National Register 0

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

Educational Resources of Vermont

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Education Sub: School

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Multiple Dwelling

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

Italianate

Materials (Enter categories from instructions)

foundation Stone

roof Metal

walls Brick

Weatherboard

other Wood

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE
EDUCATION

Period of Significance 1903 to 1953

Significant Dates 1903

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder Parker, L. B., Builder

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University

Other: Arvin A. Brown Public Library, Main St., Richford, VT; Vermont State Library, State St., Montpelier, VT.

Name of repository: University of Vermont, Bailey-Howe Library, Special Collections; Arvin A. Brown Library, Richford, VT; Vermont State Library, Montpelier, VT; Office of the Town Clerk, Richford, VT.

10. Geographical Data

Acreage of Property .46 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone Easting	Northing	Zone Easting	Northing
1	<u>18 0683223</u>	<u>4984950</u>	3	-----
2	-----	-----	4	-----

___ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Elizabeth M. McGinnis

organization University of Vermont Historic Preservation Program date _____, 2003

street & number Wheeler House, 442 Main Street telephone 802- 656-3180

city or town Burlington, state VT zip code 05405

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Richford Community Housing Limited Partnership c/o Housing Vermont, Inc.

street & number 123 Saint Paul Street telephone 802- 863-8424

city or town Burlington state VT zip code 05401

Paperwork Reduction Act Statement: This information is being collected for applications 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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Richford Primary School
Franklin County, Richford, Vermont

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Architectural Description

The Richford Primary School is located on Intervale Avenue (once known as Carpenter Avenue), in a residential neighborhood, two blocks west of downtown Main Street in the village of Richford, Vermont. The Richford Primary School was built in 1903. It is a vernacular, Italianate, brick veneer, eaves front, square plan, gable roof, two and one-half story structure, with a new, two-story, gable roof wood frame wing built in 2002 when the building was rehabilitated for its new use as elderly housing. The Richford Primary School retains integrity of location, setting, design, materials, workmanship, feeling and association.

Setting

The Richford School is located on a rise of land on the south end of a rectangular lot. The north facing building is fronted by an asphalt paved driveway and a generous swath of rolling lawn and mature trees overlooking the Missisquoi River valley to the west.

The area is a residential neighborhood with smaller, single family, residential houses located directly across the street from the Richford Primary School building at the intersection of Intervale Avenue and Powell Street. Some of those buildings were moved to this site in 1924 when the Sweat-Comings Company expanded their plant at Powell Street and Main Street. Residential houses are located to the south along Intervale Avenue and to the east on both School Street and Academy Lane, with the exception of the Baptist Church, which is located on the corner of School Street and Academy Lane.

A circa 1950 historic photograph of the Richford Primary School shows playground equipment, specifically swings on the front lawn of the School property, but these were subsequently removed. There were no other equipment or outbuildings, thus the setting is much the same as it ever was.

Exterior Description

The Richford Primary School is a two and one-half story, four-by-four bay, brick veneer structure. The brick veneer is composed of running bond red brick, one wythe thick, set in a lime mortar, and is separated from the interior sheathing by an air space. Decorative brickwork is found in the sawtooth frieze that wraps around the main block below the roof cornice on all elevations, and the segmental arched, lintel hoods that cap all windows on the first and second stories. The molded wood cornice has cornice returns on both gable ends. The main block has a

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raised rubblestone foundation containing wood basement windows set in arched brick lintels, and a new standing seam metal roof with a central brick chimney. The wing has a concrete foundation and asphalt shingle roof.

The front (north) elevation of the main block has a left bay entrance sheltered by a new, one-story, three (front) by one (side) bay, hip roof entry porch with centrally placed steps, square stick balustrade, and square posts. A former enclosed entrance porch (as visible in the circa 1950 photograph) was removed after the school closed and was sold to a private business in the late 1960s. The current replacement porch, in its open design, allows a clear view of the historic façade and resembles the massing and feeling of the original porch. The open design allows light to enter the main entrance hall and gives occupant's unobstructed views from within the entry vestibule and the porch, in addition to affording protection from roof snow and ice slides in winter.

The main entrance consists of a triple arched form created by the paneled double door that is topped by a half-round six light transom, and one-over-one sidelights with segmental arched hoods. The triple-arched entrance is echoed in the tripartite one-over-one arched, hooded window on the second story directly above. The remaining three bays to the west on both first and second stories consist of regularly spaced, two-over-two double hung windows in hooded segmental arched openings. One-over-one, triple track, aluminum storm windows have been applied to the exterior of the original windows allowing clear visibility of the preserved historic sash. Three basement windows, located directly below the window openings above, contain paired, single light sliding windows.

The four-bay, west gable end, consists of two-over-two segmental arched, hooded windows regularly spaced across both first and second stories similar to the front elevation. A vertical board door in the left bay of the raised foundation accesses the basement, and three sliding basement windows are found in the bays to the right. A two-light attic window is centered in the gable peak.

The rear elevation has four bays of windows, spaced similarly to the bays on the front elevation, and in the basement level are fixed, three-light windows.

The wood frame wing, built in 2002, projects from the east elevation of the main block. It is a two-story, two-by-three bay, side gable appendage with clapboard siding, corner boards, and a full length, one-story, shed roof, three (front) by one (side) bay front porch. The wing is set back from the front elevation of the main block so that the second story, west gable end window of the

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main block remains exposed above the wing porch. The porch has square posts with a square stick balustrade, a stick valance, wood steps in the right bay and a ramp that is accessed at the east end. The right bay main entrance contains a wood paneled entrance door and is flanked by a two-over-two window to its immediate left. The left bay contains a paired two-over-two wood window. The second story has a tripartite two-over-two window above the entrance door, and a paired two-over-two double hung windows on the left above the similar paired window below. The east gable end elevation has three bays of two-over-two double hung sash windows. The three-bay rear elevation contains a rear entrance door sheltered by a simple, one-bay shed roof porch supported by square posts. Regularly spaced two-over-two windows are located in the remaining bays.

Interior Description

The interior is remarkably well-preserved with original, natural finish, beaded board wainscoting, original four paneled doors, window and door trim, and hardwood floors. The left bay front entrance on the main block defines the side hall plan of the interior. Within these double entrance doors is a generous vestibule leading to a large entrance hall. At the rear of the entrance hall is a three-arched opening (replicating the entrance door form) with a wide, centered staircase accessed through the large open central arch leading to the second story. The right side arch leads to the basement stairs and the left arched opening accesses a storage area. The side arches frame smaller, rectangular doorways under beaded board transoms. The hall is lighted by three, historic, milk glass, suspended light fixtures running every few feet down the center. The right wall contains the two tall, four-paneled doors with glass transom, which access what were the original two classrooms, now each an apartment. Each open classroom was minimally partitioned to create an apartment with vestibule, an open floor plan living room, dining area and kitchen, one bedroom, and a bath. On the east wall of both the first and second floor halls are door openings created from window openings that were extended to match the height of the original classroom doors on the opposite west wall. Floor levels are equal throughout to allow free accessibility for all residents to the elevator and the ramp entrance. The second story hall is a near duplicate of the first and three apartments have been designed in the same manner as those on the first floor.

The wing houses two, two-bedroom apartments, one on each floor. The wing's entrance door opens to a hall with the first floor apartment on left, two tall door openings to the main block hall on the right, and an elevator and rear exit door on the far end. The same configuration occurs on the second floor. Both first and second floor wing apartments have an open floor plan, two

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bedrooms, living room, bath and kitchen and are planned similarly to the five apartment units in the main block.

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Statement of Significance

The Richford Primary School is a brick veneer, vernacular Italianate building constructed in 1903 near the center of the village of Richford, Vermont. It is eligible for the National Register of Historic Places under Criterion A for its reflection of early twentieth century educational trends in Vermont, and under Criterion C as an excellent example of vernacular Italianate school architecture. The Richford Primary School is being nominated to the National Register of Historic Places under the Multiple Property Documentation Form, *Educational Resources of Vermont, 1777 to 1943*, as it meets the registration requirements for the school property type. After its construction in 1903, the school met the needs of Richford's youngest students until 1968. Thereafter, it was sold to a local business owner and used as a storage facility until its rehabilitation was completed in 2003 for a new use as senior housing. Despite a 2003 wing addition, the building remains highly intact with many original features in good condition.

A charter granted by Governor Thomas Chittenden on August 23, 1780 founded the village of Richford, in northern Vermont, on the border with Canada. Located on the Missisquoi River, the town's growth was directly related to the waterfalls around which the first settlers built a dam, gristmill and sawmill in 1798. Hard times hit Richford in 1807 when President Thomas Jefferson imposed an embargo on trade with Canada. Natural disasters such as fires, floods and crop disease set back development until the first successful commercial and milling operation was established in 1824. The lifting of the embargo by the Reciprocity Treaty of 1854 fueled the first major period of growth, with the population exceeding 1300 persons in 1860. The building of the railroads in the 1860s and 1870s further enhanced economic prosperity. Both the Central Vermont Railroad and the Canadian Pacific Railroad intersected Richford. At the peak of Richford's development, from 1890 to 1920, it prospered in the manufacture of various goods, from furniture and clothing to hockey sticks. Farming and food processing were also large contributors with the Quaker Oats plant as a major employer in town. The Richford Customs Station on the border was so busy that in one year it collected over \$500,000 in tariffs.

In 1850, the first public schoolhouse in Richford was constructed on Main Street. A two-story wooden school, it served all grades from first through high school for the students who lived in town. When this school became too small for the student population, the First Academy was built in 1870 on School Street. Construction cost \$4500 of public funds and the structure accommodated 200 students. Prior to 1892, Richford had an educational system whereby each of the many small schools, located both in the town and in the countryside, functioned independently, with each school constituting a "district." A Vermont law passed by the State Legislature in 1892 abolished the district system and at the Town Meeting in 1893, the voters of Richford elected six school directors to govern the many tiny districts, which were consolidated

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to six, which, in order to achieve the consolidation, would require several new buildings. A fire that largely destroyed the First Academy, rendering it unusable, in 1892, compounded the need for school buildings for the reorganization. Classes were held at local churches and in the Bank Opera Hall until the new Second Academy building was constructed in 1893. The Second Academy was funded by way of a school tax and the proceeds of the sale of the remains of the First Academy to Ayers Blacking Company who moved it to Powell Street to house their business. The Second Academy was then built on the site of the First Academy. In 1894, two new district schoolhouses were built in East Richford and Stevens Mills. The Second Academy was outgrown by 1900 due to the increase in the population of school-age children and the enforcement of compulsory attendance laws. The system compensated by renting space for a time.

By 1899 there were 340 pupils in the village and the crowding had again become critical. The solution was found in 1903 with the building of a new primary school adjacent to the Academy. This housed the first four grades, freeing the Academy for housing grades five through high school, and this building served lower grades for a great many years.

Richford, Vermont: Frontier Town, The First Hundred and Fifty Years.

The importance of the Richford Primary School to the early twentieth century community is manifest in its location on a rise of land just to the west of and adjacent to the Second Academy (built in 1892) which functioned as a school until 1917 when it was outgrown and replaced with a new school in town and then sold to a furniture making company. The Second Academy building has since been torn down. The site of the "Little School", as the Richford Primary School was familiarly called, was built on land purchased by the town from the Carpenter family in May of 1903 (Deed book 20, page 108). Lots 8, 9 and 10 of the "Carpenter subdivision were purchased for a sum of \$325 plus costs pursuant to the deed. Silas Carpenter, the family patriarch, was born in Richford in 1821, and held numerous public offices including that of Town Clerk, Town Treasurer, Chief Deputy Collector of Customs, State Senator, to name but a few. It was also his land on which the Academy was built in 1892.

In June of 1903, a special Richford town meeting was held in Ayers Opera Hall on Main Street. After much debate, the townspeople voted to "erect a new building not to exceed \$6,000 and borrow the money." L. B. Parker, builder, was engaged to superintend the construction of the building. A remarkably well-preserved example of vernacular Italianate architecture, the schoolhouse was constructed of fine, durable materials in an understated, but sophisticated design, which was executed by highly skilled craftsmen.

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Distinguished by a vernacular Italianate style, the school's tall, segmental arched, hooded lintel windows, the triple arched doorways on both the interior and exterior, and raised rubble stone foundation, the substantial brick building exuded a sense of reliability and strength that had distinguished many of Richford's prominent commercial blocks. Built primarily in the period between 1875 and 1900, they were emblems of the success of Richford's businesses and their Italianate design remained popular even after the style had fallen out of favor in other areas of the country. The design was perfectly in keeping with the requirement for large windows for light, and high ceilings for healthy air circulation, that was mandated by the Vermont State Department of Health in 1904, the year after the work had begun on the Richford Primary School. The manner in which the structure compliments the architecture of the peak period of Richford's development at the beginning of the twentieth century is evident when one examines the many formidable brick buildings in the Downtown Richford Historic District, which was listed on the National Register of Historic Places in 1980.

The "Little School" initially served four grades, one grade to a classroom. As the population continued to grow in Richford, it later served grades one and two only, until it finally closed in 1968. In the thirty-eighth edition of the *Vermont School Report*, dated October, 1904, that included statistics by towns for the period from March 31, 1903 to March 31, 1904, the Richford school population of students between the ages of five and eight years increased from a 1903 population of 120 to a 1904 population of 167 (an increase of 40%.) The early enrollments at the school only included village children as the more rural farm children were still attending district schools. In 1906 the enrollment was 159 in total, and by that time the school only housed the first and second grades. Some known future year enrollments are:

1931.....	113 students
1946.....	100 students
1950.....	117 students
1966.....	79 students

By the turn of the twentieth century, the Richford population had swelled to over 2,400 persons as new manufacturing ventures attracted workers from other parts of the United States and Canada. The building of the Richford Primary School in 1903 was a response to this growth. The decline of the railroads and the manufacturing sector through the remainder of the twentieth century finds Richford today with farming, and food processing (now the Quaker Oats plant is the Blue Seed Feed Company, the major employer in the region) as the major industry, with few manufacturing operations surviving.

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Since the "Little School" closed thirty-five years ago, in 1968, there remain many current community members who have vivid memories of their early school experience. One such person is Mr. William "Dig" Rowley, the son of Lorenzo Dow Rowley, a barber with a shop on Main Street in the Sweat-Comings complex at the beginning of the twentieth century, and his wife, Jennie Rowley. Mr. Rowley attended the school in 1915 and 1916. He recalls how his mother was responsible for instituting the hot lunch program at the Richford Primary School in 1938. In the fall, the children had hot cocoa and crackers, and in the winter, they dined on soup and sandwiches. She prepared the food at her home a few blocks away and transported it to the school in heavy pots.

The "Little School" continued serving the first and second grades for sixty-five years until it closed in 1968 due to the prohibitive cost of the improvements that would have been necessary in order to comply with school standards. In 1970, it was sold to Armand and Augustine Deschenes, owners of the local hardware store, who used the building for storage for many years until they sold it to Ken Brown, another hardware store owner, in 1979. When the building was for sale again in 1999, a group of concerned Richford citizens formed a partnership with Housing Vermont, Inc. They purchased the former school and rehabilitated it for use as senior housing. Completed in 2003, all original features were sensitively preserved and a minimum of partitioning was used to create the new apartments, placing one in each historic classroom, obviating the need to disturb the location of any of the original walls. The interior and exterior connections with the new wing addressed safety and accessibility issues without compromising the historic integrity of the building.

The Richford Primary School is a source of community pride, particularly since it has been saved for such an important purpose. It served as a significant educational resource for sixty-five years and its fine present condition gives testimony to the quality and care with which it was built in 1903.

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Richford Primary School
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Jeffrey, William H. *Successful Vermonters: A Modern Gazetteer of Lamoille, Franklin and Grand Isle Counties Containing An Historical Review of the Several Towns*. East Burke, Vt.: The Historical Publishing Company, 1907.

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Simmons, Auduria, et al. *Glimpses of Richford: 1780-1980*. Richford, Vt.: Richford Historical Society Bicentennial Committee, 1980.

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Stone, Mason S. *History of Education, State of Vermont*. Montpelier, Vt.: Capital City Press, 1936.

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Primary Sources and Interviews

Documents and Photographs relating to the Richford Primary School, Richford, Vt.,
1903-1968, Collection of the Richford Historical Society.

Interviews:

Carolyn Coons, local resident, 06/12/03.

Mae Kittell, local resident, 06/12/03 and 07/03/03.

Albert Perry, local resident 07/14/03.

William R. Rowley, local resident 07/03/03 and 07/09/03.

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Verbal Boundary Description

The boundaries of the Richford Primary School form a rectangular lot defined by the frontage of approximately 216 feet on Intervale Avenue, beginning at the point where Intervale Avenue intersects School Street, running northerly 216.0 feet to a point where Intervale Avenue intersects Powell Street, running easterly 85.79 feet along Powell Street, running southerly 215.55 feet to the intersection of School Street, then running westerly 102.10 feet to the beginning point.

The nominated property is .464 acres and the Tax Parcel I.D. is I A 0140.

Refer to Krebs and Lansing Consulting Engineers, Inc. Survey completed on November 12, 2001 for the Richford Community Housing Limited Partnership

Verbal Boundary Justification

The land included within this boundary is the land that was historically associated with the building, and conveys the significance of the property.