

United States Department of the Interior
National Park Service

6

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 an 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 Montgomery House

other names/site number Samson's Hotel, Mansfield House, Laplant House, Black Lantern Inn

2. Location

street & number Vermont Route 118 N/A not for publication

city or town Montgomery N/A vicinity

state Vermont code VT county Franklin code 011 zip code 05470

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.)

Eric Salter, DSHPO 6/22/92
Signature of certifying official/Title Date

State of 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 certifying official/Title Date

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the 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.
- other, (explain:)

Robert Savage Signature of the Keeper 8/20/92 Date of Action

Montgomery House
Name of Property

Franklin County, Vermont
County and State

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

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/hotel

Current Functions

(Enter categories from instructions)

DOMESTIC/hotel

7. Description

Architectural Classification

(Enter categories from instructions)

Federal

Materials

(Enter categories from instructions)

foundation stone

walls brick

wood

roof metal

other

Narrative Description

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

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1 Montgomery House
Montgomery, Franklin Co., Vermont

The Montgomery House, built c.1803 and located in the center of the village of Montgomery, Vermont, is a well-preserved example of a 2 1/2 story, brick, twin gable front, Federal style hotel with later changes. The hotel, prominently situated on Vermont Route 118 just southeast of the triangular village common formed by the intersection of that road with several town roads, retains its integrity of location and setting. It is situated nearly across from the former Episcopal Church and is amidst a village of historic commercial, public, and residential buildings. Route 118, originally constructed as part of the Hazen Road (built from 1776-1779 to move Revolutionary War troops to invade Canada), was the village's principal connection during later years to the railroad in nearby East Berkshire that prompted 19th century commercial development. The hotel overlooks to the southeast the Trout River, which flows northwest through the village to meet the Missisquoi River at East Berkshire. This stream served both as the power source to run the many mills and as a tourist attraction that spurred town development. Additions and alterations made to the principal part of the hotel during the latter part of the 20th century do not appreciably alter the historic integrity of design, materials, workmanship, feeling and association.

The brick, Federal style, 2-1/2 story, 6x2 bay, twin gable roofed main block of the Montgomery House has an original, brick, 2 story, 3x4 bay, gable roofed rear wing incorporated into the northern portion of the plan, thus appearing as a 6x6 bay building from the north. A 2 story, gable roofed, wood frame wing of c. 1860 projects from the brick rear wing and is connected to a converted barn ell (c. 1840) by a shed roofed shed (c. 1860).

The main block and brick wing of the hotel rest on a stone foundation. The structural brick walls are laid in common bond with headers every 7 rows. The sheet metal gable roof has twin gables facing the west front which are joined at the center with a cross gable. A brick chimney stack rises from the cross-gabled section and a non-original brick chimney stack rises from the rear gable end of the brick ell at the ridge.

The symmetrical facade is articulated by projecting wide brick corner pilasters and a center pilaster. Between the tops of the corner pilasters on the eaves side facades is a denticulated cornice that is created with header bricks. The eaves cornices of these same facades are denticulated with brick laid in an angled 'saw tooth' pattern. The twin gable pediments have clap-

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2 Montgomery House
Montgomery, Franklin Co., Vermont

boarding with an unmolded cornice and simple frieze. Sash is modern replacement 6/6 with aluminum storm sash set in simple molded trim, with splayed wooden lintels and louvered wood shutters. Each of the twin gables have centrally placed doors on the first and second floors and fixed six pane sash in the attic gable peaks. The principal entrances on the first floor feature doors with two long panels over a horizontal panel and two short panels set in a heavy enframingent with pilasters. These doors have splayed lintels (partially obscured by the porch ceiling) and 3/4 length sidelights over a recessed base panel. The one story front porch, built in 1987, replaces a series of deteriorated predecessors and shelters five of the six front bays. It has heavy Tuscan columns, a denticulated cornice, balustrade with turned 'urns' and square balusters, a beaded board ceiling, lattice skirt, and a second balcony level with square pedestals and square balusters.

The hotel has had several porches over the years. In a historic photograph of 1914¹, the hotel (then called the 'Mansfield House', S.M. Coan, proprietor) was graced by a 2 story, hip roofed porch. The doric columns on each level had entasis and were turned at the point where the balustrade joined the column. The porch also featured turned balusters and was painted in two tones. Another historic photograph of unknown date with the same porch painted in white shows the lack of a first level balustrade in order that steps may run the full length of the porch.² A 4 bay porch of 1 story replaced the above described porch in c. 1950 and was articulated with fluted doric columns and a balustrade on the second story having square balusters and pedestals.³ The photograph of 1914 exhibits unusual sash on the visible south eaves facade that had an undetermined number of lights but with very small upper sash over larger lower sash.

¹ Photograph at The Black Lantern Inn (Montgomery House).

² W.R. Branthoover & Sara Taylor, Montgomery, Vermont: the History of a Town, Montgomery, VT: Montgomery Historical Society, 1976, p. 25.

³ Photograph from Vt. Historic Sites and Structures Survey, 1983.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3Montgomery House
Montgomery, Franklin Co., Vermont

The 2 story, wood framed wing constructed in c. 1860 has a sheet metal, gable roof, clapboard and shingle siding, plain cornerboards, a plain frieze and a simple, unmolded cornice. The asymmetrical fenestration is modern 6/6 sash which replaces mixed 8/8, 6/6 and 1/1 sash.⁴ Modern doors with simple enframements are sheltered by gable entrance hoods. A c. 1987 deck with a balustrade of pedestals with urns and square balusters is located on the southwest eaves facade of the wing. A wood fire escape from the rear of the second story is located on the rear gable end of the wing. A 1 story, shed roofed shed of c. 1860 connects the later wing to the converted barn and modern garage ells. The barn (c. 1840) is 2-1/2 stories with modern sash and a sheet metal, gable roof. It was converted to a car garage c.1940, when a slab was poured. It was then converted in 1987 to a residence after not having been occupied for almost thirty-five years. The garage provides shelter for two cars and was built in 1987.

The interior of the first floor of the main block of the hotel features original floors (8-16" wide boards with cut nails), a staircase rising from the northern entrance, a dining room, bar room and sitting room. The kitchen occupies the rear wing. The straight-run staircase in the main block features a wood newel post with a square base, turned mid-section, and an octagonal top surmounted with a spherical hand grasp. A molded handrail and turned balusters complete the staircase which rises in an open string. The interior has been sensitively remodelled over the years, thus displaying modern finishes aside from doors and window moldings.

The second floor displays a hall with an ell plan and a variety of doors into hotel rooms. The room divisions have been maintained during interior refinishing work of c. 1987. Doors exhibit a variety of panel configurations. The doors to the second story porch are identical to those on the principal entrances, having 2 long panels/1 horizontal panel/2 small panels. Other door configurations are 2/2 panels with fielded panels set in molding on the exterior and simple raised or fielded panels in plain rails and stiles on the interior. An original linen closet in the north front

⁴ Vt. Historic Sites and Structures Survey, op. cit..

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

Montgomery House
Montgomery, Franklin Co., Vermont

portion of the main block provides access to the stairway to the attic, displaying original plaster and layers of wallcoverings and iron hooks. The attic door is constructed of two wide boards and two beveled cross braces, with hand-painted graining on the attic side of the door, indicating that the original finish for the doors may have been graining.

The attic reveals that the original roof may have had merely the twin gables without the connecting cross-gable. Wood shingles are visible on the former exterior of the two gables which are now sheltered by the connecting roof. The rear of the brick wing of the main block reveals a semi-elliptical window that has been covered with a chimney. The framing members are up-and-down sawn rafters, roof underlayment and thin ridge board. The metal roof is placed over a wood shingle roof.

A basement, located under the rear brick wing is constructed of rubble with brick above. Crawl spaces underlie the remaining portions of the hotel.

The rear, wood frame wing has rooms on both floors which have been renovated. The attic reveals 6"x 6" framing members.

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 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

Other: Tourism

Period of Significance

c.1803 - 1941

Significant Dates

c.1803

c.1840

c.1860

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

Name of repository:

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1
Montgomery House
Montgomery, Franklin Co., Vermont

The Montgomery House, built c.1803 in Montgomery, Vermont, is significant as a good example of a brick, Federal style village hotel as it evolved during the 19th and 20th centuries to reflect the changing nature of tourism in Vermont. The use of brick, a building material rarely employed in this area, for this uniquely designed 2-1/2 story inn with twin gables epitomizes the public character of the building and the important social function that hotels served in the economic and cultural development of villages in the state. The Montgomery House retains the majority of its notable design qualities, which include the facade articulation and decorative brickwork. The public nature of the hotel as expressed in the function of the impressive front porch has been maintained despite several replacements due to deterioration.

The exterior architectural design of the Montgomery House, notably its twin gables articulating the front facade, is probably unique in the state for its property type. The porch evident in historic photographs from the period of significance was replaced in c. 1950 and again in 1987. Although differing in architectural detail from the original, the replacement porch continues to convey the spirit of the past through association and retains the integrity of the hotel as a significant public building in Montgomery Village. Interior renovations reflect the continuing function of the building as a hotel and the changing demands of its clientele for amenities as evolving during the period of significance.

The Montgomery House is reputed to have been built in 1803, one of the earliest buildings in the town still in existence. The Montgomery Village School, also of brick, was built in 1809. In 1857, the hotel belonged to Tolman Samson¹, who is documented as having a son born in Montgomery in 1814 and who appears to be the earliest documented owner. Various members of the Samson (also spelled Sampson) family owned the inn until 1890. In 1883, Aaron Samson, son of Tolman, was the proprietor of the Montgomery House as well as serving as deputy sheriff, register of probate and

¹ H.F. Walling, Survey Map of Franklin and Grand Isle Counties. Loomis and Way, 1857.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 2Montgomery House
Montgomery, Franklin Co., Vermont

farming about 35 acres.²

During the early settlement years of Vermont towns when buildings were scarce, public hostelries and taverns such as the Montgomery House (also known during this period as Samson's Hotel) fulfilled multiple functions. Aside from providing food and shelter to travelers and businessmen, taverns were also a place for local social, civic, and political gatherings before many other public buildings, such as stores, post offices, churches and town halls were constructed.³ The Montgomery House appears to have served in this multiple use capacity, as the two churches in the village were not constructed until the 1830's and 1840's and the majority of the residences were built in the mid to late 19th century. With the lack of a public building in Montgomery, the Montgomery House was of necessity the focal point for any kind of public activity as well as a place to obtain food, drink and sleeping accommodations. The location of Montgomery along the old military road through Hazen's Notch that later became a market route to Montreal provided travelling businessmen⁴ and the era's early tourists.

Tourism in Vermont during the early part of the 19th century was dependent upon stage roads and most taverns were located at important stage route junctions along the most passable roads. The Montgomery House was ideally located on the "Boston and Montreal Turnpike", thereby deriving benefit from the public recognition and maintenance of the highway.⁵ The cultural attitudes of society

² Hamilton Child, Gazetteer and Business Directory of Franklin and Grand Isle Counties, VT, 1882-83. Syracuse, NY: The Journal Office, 1883, p. 415.

³ Louise Roomet, "Vermont as a Resort Area in the Nineteenth Century", Vermont History, Winter 1976, p.6.

⁴ W.R. Branthoover & Sara Taylor, Montgomery, Vermont: The History of a Town, Montgomery Historical Society, 1976, p. 82: "... it had been known as...a place where "drummers" or salesmen used to congregate."

⁵ F.W. Baldwin, "The Vermonter", Nov. 1906, Vol. II, The Hazen Military Road, p. 323.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 3Montgomery House
Montgomery, Franklin Co., Vermont

toward nature and travel played an important role in the types of accommodations that developed to meet the traveller's needs. During the first portion of the 19th century, the crowded, unhealthy conditions experienced by an increasingly urban populace led to a preoccupation with health. The concern for health combined with the accompanying emphasis at the time on the wildness of nature to draw a number of artists, scientists and wealthy social elite who could justify a healthful retreat in the form of cures. In Vermont, a state that lacked the awesome, spectacular scenery of the rugged White Mountains in favor of an agrarian, pastoral countryside, the emphasis was on health spas at mineral springs or on the three rugged, high elevations in the state: Mt. Mansfield, Camels Hump, and Jay Peak. The town of Montgomery is just south of Jay Peak, the northernmost of the state's attractions on the Canadian border and the Montgomery House undoubtedly benefitted from this location in the early years of tourism. It is also just east of the Sheldon Springs resort area in the town of Sheldon and may have provided accommodations to persons en route to that health resort.

As the mid-19th century approached, the necessity for the tavern building itself to house a multitude of differing activities diminished, and the hotel as presently understood became a specialized economic entity. Standards were generally high as increased publicity had acquainted the public with the merits of the best hotels of the country and personal experience of hostelries was increasing.⁶ The hotel clientele changed from the moneyed classes to a growing middle class with "leisure time" made possible by increased industrialization and worker efficiency of regimented work schedules. The notion of leisure time coincided with the opening up of the country by railroads in the mid 19th century, providing a cost effective means of mass transportation.

The new standards in lodging demanded the provision of more recreation activities as well as increased standards of comfort. The advent of the Central Vermont Railroad c. 1850 to this area of Northern Vermont and the increased access to far away markets for agricultural and industrial products led to the commercial

⁶ Roomet, op. cit., p.7.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetMontgomery House
Montgomery, Franklin Co., VermontSection number 8 Page 4

development of the town, increasing commercial and tourist visits alike. The railroad stop in East Berkshire, five miles northwest of the hotel, was a boon to business. Business was also promoted by the railroad company itself to increase ridership on its lines. Hotels in Vermont appealed to an increasing middle-class clientele. These homes away from home resembled mansions that were made more public by porches, heightened to two stories. Their carriage houses were expanded to liveryies. This description exactly fits the Montgomery House, as historic photographs and the building footprint on the Beer's Atlas map of 1871 indicate. Evidence of business expansion accompanying this era is the wood-framed rear wing that was added to the original brick block of the Montgomery House c.1860.

During the last quarter of the 19th century and the beginning of the 20th century, railroad advertising indicates the change in the thrust of promotional campaigns aimed at increasing the tourist trade to Vermont. Finally accepting the characteristic landscape of the state as being pastoral, picturesque, wild yet domesticated as opposed to grand and awesome, railroads publicized a serene and restful landscape.⁸ In fact, in 1888 the State joined a number of contemporary media in publicizing abandoned farms and the cultivation of rural tastes as a source of mental and spiritual health.⁹ Country recreation and sport now included bicycling (wheeling) and focused on the emerging enjoyment of fishing as a national pastime, as was also seen in the railroad advertisement noted above:

⁷ Roomet, op. cit., p. 8.

⁸ Central Vermont Railroad, "By Ways", New York: Press of the American Banknote Co., 1885, p. 45: assured the "angler, or the man and woman seeking after rest and retirement from the bustle, confusion, and fashion of the city that the Central Vermont Railroad offers superior inducements. Excellent fishing, quiet, peaceful repose, delightful scenery, healthful food, bracing, stimulating air - in fact, every desideratum for a summer's vacation can be found along the line of this Railroad."

⁹ Andrea Rebek, "The Selling of Vermont: From Agriculture to Tourism, 1860 - 1910", Vermont History, Winter, 1976, p. 22 - 23.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Montgomery House
Montgomery, Franklin Co., Vermont

Section number 8 Page 5

" [Fishermen] patronize the railroads, and cause better accommodations for everybody. They cause hotels to be built, and bring their families. They hire boats and guides, and patronize country stores...The farmer sells his chicken, eggs, butter, lambs, etc., and gets a better price at home than formerly at a distant and uncertain market. It is the fishermen, or summer tourist who creates the demand."¹⁰

Accordingly, an advertisement for the Mansfield House, with S.M. Coan, Proprietor, (as the Montgomery House was known c. 1915) promoted the fact that the hotel was:

"Five miles from East Berkshire C.V.R. station. Fine drives, wheeling, boating, fishing, trout river thirty rods from Mansfield House, and lots of trout brooks. One-half mile to Gates' Falls, three miles to Black Falls. Two churches, Episcopalian and Methodist. Two mails a day. Board, \$1.00 to \$2.00 per day, \$6.00 to \$10.00 per week. Special rates to families \$5.00 to \$9.00. Parties will be met at station if needed. Good table, livery in connection."¹¹

Vermont was finally coming into its own, having been bypassed by New Hampshire and New York State as they developed as large resort areas in the late 19th century with grand hotels to accommodate large hoards of tourists as they flocked from trains. By the beginning of the 20th century in formal recognition of the importance of tourism to the state's economy, the Vermont legislature led the other states in the systematic advancement of the summer attractions of the state.¹²

The difference between Vermont and the states that had seen a boom in the construction of large grand hotel resort complexes was that

¹⁰ Vermont Board of Agriculture, "The Resources and Attractions of Vermont", Montpelier, VT: Watchman Publishing Co., 1891, p.61.

¹¹ advertisement in possession of Allan and Rita Kalsmith, proprietors, Black Lantern Inn (Montgomery House), Montgomery, Vt.

¹² Rebek, op.cit., p. 26.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 6 Montgomery House
Montgomery, Franklin Co., Vermont

Vermont experienced a slow, steady increase of the more middle class tourist, rather than the wealthy patrons who flocked to the large hotels. This steady growth continued after 1915 when the widespread use of the automobile for personal travel changed the nature of the tourist trade in ways that were detrimental to the large grand hotels of the pervious era. Appealing to a continued middle class clientele, the wide accessibility of automobile travel led to a demand for economical, short term, overnight accommodations such as those a smaller village hotel could provide. This was in contrast to the expensive services provided by grand hotel resorts that depended on the captive consumer of the railroad-destination traveller. Thus, the Montgomery House was able to continue as a hotel throughout the period of significance. It was known as the "Laplant House" (c.1915-1922) and had a succession of other names as it passed through a series of owners.

The Montgomery House has been able to remain a viable commercial enterprise during more recent years, currently doing hotel business as the Black Lantern Inn, due to the opening of the road to Jay Peak in 1957 from Montgomery, linking the town to Jay Peak State Park and spurring economic activity. Despite renovations accruing over the years, the architecture of the hotel continues to evoke the public character and function which characterize the building type during its evolution through the changes in the Vermont tourist industry.

¹³ Montgomery Land Records, Book 19, p. 278.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1 Montgomery House
Montgomery, Franklin Co., Vermont

MAJOR BIBLIOGRAPHICAL REFERENCES

- Baldwin, F.W., "The Hazen Military Road", The Vermonter. Vol. II, Nov. 1906.
- Branthoover, W.R., and Sara Taylor, Montgomery, Vermont: the History of a Town. Montgomery Historical Society, 1976.
- Central Vermont Railroad, "By Ways". New York: Press of the American Banknote Co., 1885.
- Child, Hamilton, Gazetteer and Business Directory of Franklin and Grand Isle Counties, VT, 1882-83. Syracuse, NY: The Journal Office, 1883.
- Hemenway, Abby Maria. Vermont Historical Gazetteer, Vol. II. Burlington, VT: 1871.
- Montgomery Land Records.
- Rebek, Andrea, "The Selling of Vermont: From Agriculture to Tourism, 1860 - 1910", Vermont History. Winter, 1976.
- Roomet, Louise, "Vermont as a Resrot Area in the Nineteenth Century", Vermont History. Winter, 1976.
- Vermont Board of Agriculture, "The Resources and Attractions of Vermont". Montpelier, VT: Watchman Publishing Co., 1891.
- "Vermont Historic Sites and Structures Survey", 1983.
- Wriston, John C., Jr., "Vermont Post Office Locations", article at Vt. Division for Historic Preservation, Montpelier, Vt.

INTERVIEWS

Rita and Allan Kalsmith, 3/91.

MAPS

- Beers, F.W., Atlas of Franklin and Grand Isle Counties. New York: F.W. Beers and Company, 1871.
- Walling, H.F., Survey Map of Franklin and Grand Isle Counties. Loomis and Way, 1857.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Montgomery House
Montgomery, Franklin Co., Vermont

Verbal Boundary Description:

The boundary is coextensive with the property in common ownership. It consists of a village lot approximately one half acre in size, approximately rectangular in shape, with a lot frontage of 125 feet. It is Montgomery Tax Map parcel 57, block 57, sheet 20. See Book 31, Page 305 of the Montgomery Land Records for a complete description.

Boundary Justification:

The boundary is coextensive with the property in common ownership and consists of a village lot.