

Preservation Survey

Town of Brandon

PREPARED FOR

Brandon Historic Preservation Commission
Brandon, Vermont

PREPARED BY



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July 3, 2024

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List of Acronyms

BHPC	Brandon Historic Preservation Commission – BHPC
DOE	Determination of Eligibility – DOE
MPDF	Multiple Property Documentation Form - MPDF
NR	National Register of Historic Places - NR
ORC	Online Resource Center – ORC
SR	State Register of Historic Places - SR
VHSSS	Vermont Historic Sites and Structures Survey - VHSSS
VAI	Vermont Archeology Inventory - VAI
VARI	Vermont Architectural Resource Inventory - VARI

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Introduction

The Town of Brandon contains an exceptional concentration of significant 19th century architecture, the result of almost a century of industrial and commercial success. Although Brandon had less arable land than many other Otter Creek valley towns, it did have two key natural resources, water power and abundant iron ore, which led to the development of a thriving iron industry in Brandon village and nearby Forest Dale. Despite some remodeling and demolitions to make way for new construction since World War II, the Town of Brandon has successfully retained many of its most significant historic resources. The successful preservation of the village [Brandon Village], together with the buildings of Forest Dale and scattered farms, will ensure that a wide range of important and beautiful architecture continues to enrich the life of this remarkable town.

- Vermont Division for Historic Preservation State Register of Historic Places Report for Brandon, 1987

Purpose of the Project

VHB undertook a Preservation Survey of the important historical areas, industries, and people associated with the Town of Brandon, Vermont ("Project"). The Project focused on areas outside the town's existing historic districts and integrated current historic information about the Town's development into a more cohesive historic context. This work included investigations of the Hawk Hill settlement, Forest Dale, and other areas outside the main village.

The Brandon Historic Preservation Commission identified the following Areas of Significance and themes for VHB to investigate: Education, Quarrying and Mining, Industry, Commerce, Military History, Transportation, and Archaeology.

The purpose of this survey was to identify areas of historical interest that should be pursued by the Brandon Historic Preservation Commission ("BHPC") in future projects. The BHPC will use the results of this study to prioritize its time and resources.

The Project tasks included:

1. Review of existing documentation available in state repositories, online newspaper databases, the Brandon Free Public Library, and the University of Vermont Silver Special Collections Library.
2. A reconnaissance level field survey of Town of Brandon followed by the development of a custom Esri ArcGIS Web Map and data collection application to gather and display survey data.
3. A recommendation for potentially eligible historic districts and potentially eligible individual resources the BHPC might consider listing in the National Register of Historic Places ("NR").
4. A description of historic properties and areas that are worthy of further study.

Methodology

VHB Preservation Planners Jenny Fulton and Matthew Shoen approached the project as a multi-step process involving field survey, research, analysis, and mapping; these steps are described in more detail below. This accompanying report summarizes the various tasks associated with this Project, provides the historic context of Brandon's development, and presents the results of the preservation survey. Special focus is paid to the relevant themes identified by BHPC, include recommendations for future evaluations and actions that BHPC may consider pursuing.

The Project began with an initial kickoff meeting with BHPC during which Project goals were clarified and areas of interest were established. VHB engaged in subsequent meetings and correspondence with members of the BHPC throughout the process.

Review of Existing Documentation

Archival research was performed at the University of Vermont ("UVM") Silver Special Collections Library on August 5, 2023. Throughout August and September 2023, online research was conducted using various repositories such as newspapers.com, UVM Landscape Change Program, and the State of Vermont's Online Resource Center ("ORC"). On September 14, 2023, the BHPC provided VHB with information about cemeteries in the Brandon area. Finally, additional on-site research was conducted using the Chamberlin Papers which are maintained by the Brandon Free Public Library on September 21, 2023.

A working map of known historic resources, such as State Register of Historic Places ("SR") properties and areas of historic mining, quarrying, and industrial activity, was prepared using historic aerial photographs, historic maps, satellite imagery, and the 1975 Vermont Historic Sites and Structures Survey ("VHSSS") inventory.

Study Area

The Project's Study Area consisted of the entire town of Brandon outside of the NR-listed Brandon Village Historic District. The Village of Forest Dale was an area of special focus due to the village's known association with several Areas of Significance identified by the BHPC. Satellite imagery pointed to a dense concentration of potentially eligible resources in the village of Forest Dale. Additionally, all rural roads in Brandon were surveyed to identify any potentially eligible historic districts or individual resources located outside of Brandon Village or Forest Dale.

Reconnaissance-Level Survey

VHB conducted reconnaissance-level field surveys on August 23, 2023, September 14, 2023, and September 17, 2023. Equipped with the web map and a data collection application ("digital app"), Matthew and Jenny drove nearly all of Brandon's roads and surveyed above-ground properties that appeared to be greater than 50 years old. The reconnaissance-level survey gathered baseline information for 150 potentially historic resources within the Study Area. It was guided by *National Register Technical Bulletin #24: Guidelines for Local Surveys: A Basis for Preservation Planning*.¹ The

¹ https://www.nps.gov/subjects/nationalregister/upload/NRB24-Complete_Part1.pdf

objective of the survey was twofold: one, to identify those properties that were not historically or architecturally significant either due to their age (less than 50 years old) or due to clearly compromised historic integrity; and two, to identify properties that appeared historically or architecturally significant and therefore *potentially eligible* for the NR, most likely as contributing resources in a new or expanded historic district. Such properties would require additional documentation and evaluation, typically through an intensive-level survey, as a preparatory step toward NR listing (work that is outside the scope of this Project). Known areas of historic mining, quarrying, and industrial activity were surveyed with the goal of identifying any extant above-ground resources in these areas. Special attention was paid to resources which had been previously listed in the SR as these were considered most likely to be NR-eligible.

VHB used a custom-designed Esri ArcGIS Collector app to inventory and record information about each of the properties within the Study Area. The app is part of Esri's ArcGIS Online Platform, and data collected using the app was tracked in the form of an ArcGIS Online Web Map that was pre-configured with parcels, addresses, and the boundaries of existing NR Districts. The information recorded for each property during this survey phase included:

- photograph and address;
- approximate age of structures on the property;
- State Register listing number (if listed);
- initial historic integrity evaluation ("yes," "no," or "potential"); and
- whether or not the property requires intensive level survey to evaluate its historic and/or architectural significance.

Mapping information gathered during this survey is included as **Appendix A**. The information will also be shared with the Town of Brandon through the ArcGIS Online Web Map. The map allows the user to toggle between different data categories. It is available for public viewing by clicking on this web link or entering it into a web browser:



https://experience.arcgis.com/experience/3ddfafbe53cc4d829af33022ec383e03#data_s=id%3A9c8f4655fa4d48108126aac159f7a3f4-18e9b40e1d1-layer-4%3A25

A spreadsheet of each of the properties surveyed in the Study Area was generated from the data collected through ArcGIS. The spreadsheet contains:

- The address of each surveyed property along with a corresponding map label.
- Whether the property is listed in the SR or NR.
- Whether the property is considered historic. This assessment judged if a property appeared to be greater than 50 years old.

- Whether, based on initial observations, the property has historic integrity. Based on these initial observations, properties were assessed as:
 - “Yes,” meaning they appeared to possess historic integrity.
 - “No,” meaning they did not appear to possess historic integrity.
 - “Potential,” meaning that a determination could not be made without further research.
- Approximate age of the property.
- Remarks on the property as appropriate.

The spreadsheet is included as **Appendix B**.

Resources that were surveyed and found to not be historically or architecturally significant fell into one of two categories and were excluded from the spreadsheet and the mapping:

- they fell outside the 50-year cut-off for historic eligibility (built 1974 or later); or,
- they were so altered from their historic appearance that they would not meet the threshold for eligibility.

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Existing Historic Documentation

Overview

Two main tools are used to document historic resources in Vermont communities. One is the VHSS, which typically results in a building, structure, site, or object or a related cluster of these (a "district") being listed in the SR. The other is the NR, which is similar to the SR but has a higher bar for eligibility at the federal level. Both of these tools have been used by the Town of Brandon, to good effect. Brandon's VHSS and NR are legacy documents dating from the late-1970s and 1980s. Some of the information contained in them is rather cursory, and some is now outdated because buildings which were not historic then are now 50 years old or older. While useful, these legacy documents tended to pinpoint high-style architecture and overlook resources relating to industry, infrastructure, and vernacular architecture.

National Register of Historic Places

Brandon has two historic districts and two individual resources listed in the NR.

Table 1 National Register Listings in Brandon

NR Name	Address	NR Number	Date Listed
Brandon Village Historic District	Along Park, High, Franklin, Carver and Union Streets Central Square, Central Street, Conant Square, Crescent Park, Grove, Champlain, and Pearl Streets.	76000145	December 22, 1976
Brandon State School	New Road, Sugar House Road, Jones Drive, Mulcahy Drive, Faive Circle	99001346	September 29, 1999
Forest Dale Iron Furnace	East of the Junction of VT Route 73 and Furnace Road	74000254	July 1, 1974
Sanderson Covered Bridge	Pearl Street Crossing Otter Creek	74000258	July 1, 1974

State Register of Historic Places and Additional Documentation

In addition to the resources listed in the NR, Brandon has many resources listed in the SR. Brandon currently has three historic districts and 95 individual resources listed in the SR.² The SR listed resources were surveyed in December 1975 and listed in the SR on April 21, 1987. Documentation for these resources can be found on the ORC.³

In addition to the information contained in the SR, the ORC contains Town Files, Historic Survey Reports, and environmental reviews related to resources in Brandon. These files provide valuable information about the town and its historic resources.

² A number of individual resources in Forest Dale are listed on the SR, although Forest Dale was not listed as an SR district.

³ [Online Resource Center \(vermont.gov\)](https://www.vermont.gov/online-resource-center)

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Results of the Survey

The first day of fieldwork for the Preservation Survey was August 23, 2023. The most intensive field work occurred on September 14, 2023, with an additional survey occurring September 17, 2023. The Survey recorded 150 resources across the town, the majority of which were located in Forest Dale. The following chapter details how the surveyed resources relate to the various Areas of Significance and themes identified by the BHPC to be included in the Preservation Survey.

Areas of Significance

The BHPC identified the following Areas of Significance and themes for VHB to investigate: Education, Quarrying and Mining, Industry, Commerce, Military History, Transportation, and Archaeology. VHB's research is summarized below.

Education



Figure 1: The Neshobe School (bottom) and the Brandon High School (top) as they appeared in 1961. Source: *Brandon Vermont A History of the Town 1761-1961* available at UVM Silver Special Collections Library.

The Town of Brandon possesses a rich and unique history of education within Vermont. The town once had fifteen school districts, each of which had a one room schoolhouse. Based on the results of VHB's research and reconnaissance survey, however, very few of these schoolhouses have survived. Of these fifteen schoolhouses, it appears that only the **District School 3** at 1397 Wheeler Road is extant. The school is now a private residence. In addition to its early one room district schoolhouses, The Brandon Literacy and Science Institute was founded in the town in 1833. This school was organized by the town's Baptist denomination and was one of the first academies opened in Rutland County. The town also has the Colonial Revival style **Brandon High School**, which was built in 1916, as well as the Colonial Revival style **Neshobe School in Forest Dale** which was built in 1926. Within the town there is also the NR-listed **Brandon State Training School**. The Brandon State Training School housed and educated mentally handicapped children from 1915 until 1993, when the school closed.

The education resources within Brandon generally reflect common trends seen in Vermont such as the transition from rural one room schoolhouses to larger, more centralized schools in the late nineteenth and early twentieth centuries. However, the presence of the Brandon State School represents an extremely unique educational context that Brandon shares with no other town in Vermont. Of the town's extant education resources, the District School 3 is recommended for further evaluation and study by the BHPC.

Quarrying and Mining



Figure 2: A group of miners extracting Kaolin from a shaft in Forest Dale. Source: *Historical Photographs of Brandon and Forest Dale Vermont* available at UVM Silver Special Collections Library and Brandon Town Office.

Brandon has a long history of quarrying and mining. Starting in the late eighteenth century, iron was extracted from ore beds in the vicinity of **Forest Dale**. Later, many of these same beds were used to extract elements such as ochre and kaolin which were used in the manufacture of paints. There was a paint factory in Forest Dale, no longer extant. Throughout the town, marble was also quarried and historic maps such as Beers' 1869 *Atlas of Rutland County* show the general location of several mines and quarries. Mining in Brandon ceased after 1924 when most accessible deposits of stone and ore were exhausted. Satellite imagery shows the site of old quarries, now filled with water, and scars on the land.

VHB's reconnaissance survey uncovered no above-ground quarrying or mining-related resources. This is not to say none exist. Such resources may be off-road on private land and may exist as archaeological remains. Further investigation would need to be conducted by a qualified industrial archaeologist with permission from landowners if necessary.

Industry



Figure 3: The now non-extant industrial works of Horn, Crockett, and Company. The firm mined and refined kaolin from local mines in Forest Dale. Source: *Historical Photographs of Brandon and Forest Dale Vermont* available at UVM Silver Special Collections Library and Brandon Town Office.

Much of Brandon's industrial history has been tied to the town's quarrying and mining. The extraction of ores and stone from the town, combined with the availability of waterpower from the Neshobe River, made Brandon an early site of industrial activity in Vermont. Brandon's industrial history has been well-documented in the Brandon SR documents as well as in books such as H.P. Smith's *History of Rutland County* (1886), *Brandon Vermont A History of the Town 1761-1961* (1961), and *Historical Photographs of Brandon and Forest Dale Vermont*, (1976). Additionally, resources such as the NR listed **Forest Dale Furnace** speak to the town's industrial heritage. This heritage can also be seen in the **Village of Forest Dale**. The village contains many **vernacular workers' houses** as well as the **Royal Blake House**. Blake, a prominent local industrialist, drove industrial growth in Forest Dale where he operated the Forest Dale Furnace. Blake's home and the nearby **Grace Episcopal Church**, which Blake erected for his employees, help to express some of the impacts industry had on Forest Dale and Brandon at large. These impacts are important to understand because few if any nineteenth century industrial buildings remain extant in Brandon.

VHB's reconnaissance survey identified several resources related to Industry, the majority of which are in Forest Dale. Examples of worker housing, the NR listed Forest Dale Iron Furnace, the Royal Blake House, and the Grace Episcopal Church all help to articulate the importance of industry to the development of Forest Dale and Brandon at large. The survey did not, however, locate NR eligible industrial works beyond the aforementioned NR listed Forest Dale Iron Furnace.

Commerce

The commercial history of Brandon is concentrated primarily in the village. Given this, many of the town's most significant commercial establishments have already been listed in the NR as contributing resources in the Brandon Village Historic District.

VHB's reconnaissance survey discovered no potentially NR-eligible commercial properties outside the boundaries of the existing historic district.

Military History

The Town of Brandon has ties to Revolutionary War history. During the conflict, there were multiple skirmishes between Native Americans and American settlers that resulted in the burning of settler homes, fatalities, and the kidnapping of settlers for the purpose of ransoming them at a later date. The settlers engaged in these skirmishes had come to Brandon, then called Neshobe, and initially settled on what is now known as **Hawk Hill**, southeast of Jones Brook. After the American Revolution, Brandon ceased to be the site of armed conflict although residents of the town participated in subsequent wars as part of the United States military. Within the Village of Brandon, both Pearl and Park Streets were laid out wider than a typical roadway to be suitable for militia training.

The Hawk Hill settlement was abandoned after the American Revolution as settlement within the town moved north towards the falls of the Neshobe River. Any resources remaining from the Town's early military history would now be part of the archaeological record as no buildings or farm structures remain extant.

Transportation

Transportation has played a critical role in the history of Brandon. Prior to the arrival of European settlers, the Otter Creek served as a major north-south travel route for Native American peoples. Historically documented Abenaki names for the Otter Creek include OnegikwizibÓ, or "Otter River," and BikÔg:tégw, or "Crooked River." In addition to its role as a transportation corridor, the Otter Creek's slow, meandering course and proximal wetlands provided a diverse range of habitat for species critical in the seasonal subsistence activities of Pre-Contact Native American communities.

In 1759-1760, the British Army and colonial militiamen built the Crown Point Military Road to connect Fort Crown Point on the south end of Lake Champlain with the Fort at #4 in Charlestown, New Hampshire. The road passed through the future Town of Brandon and was built amidst the violence of the French and Indian War to facilitate the movement of supplies and troops across the Vermont wilderness. After the war, the Crown Point Military Road was used as a travel route for European settlers as they entered Vermont and the town of Brandon specifically.

Transportation continued to play a crucial role in the development of Brandon and major roadways shaped the appearance of the village center. The first major road to pass through the town was present day U.S. Route 7 which was the Burlington Rutland Stage Road and connected Brandon to two of the largest population centers in Vermont. Additionally, Vermont Route 73 ("VT 73"), which passes through the Brandon Gap in the Green Mountains, connected the town to communities east of the mountain range and to Lake Champlain. This route had the added benefit of making Brandon

a center for trade as goods and people had to travel through the town on their way to the lake. In 1849, the Rutland Railroad's tracks reached Brandon, connecting the town to an even larger transportation network stretching from Burlington to Bellows Falls, Vermont. As the nineteenth century progressed, this railroad-borne transportation network grew more sophisticated, and the railroads were the dominant method of moving passengers and freight across Vermont. However, during the twentieth century, Rutland Railroad (and railroads in general) began to fail and the movement of passengers and freight by train steadily declined or disappeared altogether. Presently, Brandon's main transportation routes are US Route 7 and VT 73, both of which are important roadways within the state of Vermont.

The transportation history associated with Brandon stretches back to Native American times. Euroamerican elements of this history, such as U.S. Route 7, VT 73, and the tracks of the Rutland Railroad remain extant and are actively used to this day. Other elements such as the Crown Point Military Road have been lost to revegetation or now sit on private property. During the reconnaissance survey, VHB located the Rutland Railroad coal shed on North Railroad Avenue. A large and relatively intact example of a coal shed, this building may be worthy of further evaluation and study by the BHPC for its significance as a transportation resource in Brandon.

Archaeology

Archaeological review was not undertaken during this survey, which was focused on above-ground historic resources. However, numerous archaeological studies have been completed throughout Brandon, many of which were done as part of regulatory projects. Because VHB staff are not qualified archaeologists, the firm does not have access to the Vermont Archeology Inventory ("VAI") where the majority of these reports are archived. Several reports are available in repositories such as the University of Vermont's Silver Special Collections Library. For example, in 1999, the archaeology firm GEOARCH Inc. produced a Phase IA archaeological study of the Hawk Hill settlement which provides a detailed summary of the archaeological remains present within the former settlement. In addition to publicly available resources, State Archaeologist Jess Robinson outlined in an email how the BHPC could access more information related to the town's archaeological resources (See Appendix C).

Archaeology was beyond the scope of this report. In order to better understand Brandon's archaeological resources, a qualified archaeologist should be consulted.

Significance of Surveyed Properties

VHB evaluated each of the surveyed properties for their relative level of historic and/or architectural significance. The significance of these properties was used to determine the presence of potential historic districts and potentially NR eligible individual resources. To determine their relative level of significance, individual properties were evaluated through two lenses:

- The building or structure's historic and/or architectural significance based upon its history and association with the identified Areas of Significance, as well as the extent to which it displays a particular architectural style(s).

- The integrity of the building, which refers to how historically intact a property is today and the extent to which it is able to convey its significance. The National Park Service has identified seven aspects of integrity through which to evaluate a building:⁴
 - Location: The place where the historic property was constructed.
 - Design: The combination of elements that create the form, plan, space, structure, and style of a property.
 - Setting: The physical environment of a historic property.
 - Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
 - Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
 - Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.
 - Association: The direct link between an important historic event or person and a historic property.

Buildings either retain integrity, or they do not. A common approach to evaluating the integrity of a building is to say that it no longer has integrity if four or more of these aspects are no longer present. Photographs of the resources surveyed are included in the webmap and a photograph log showing representative examples of some of the surveyed resources has been included in **Appendix D**.

VHB analyzed the locations of significant buildings using knowledge of development trends in the Study Area to determine where there is the potential for a historic district. Determining the boundaries of a potential historic district considers several factors:

- There is a contiguous cluster of significant buildings that relate to each other.
- There are discernible boundaries present such as natural boundaries (*e.g.*, a river); intersections that clearly delineate neighborhoods; and/or easily recognizable changes in architectural style, rhythm of the built environment, or a sudden prevalence of non-historic buildings.

VHB identified two potential historic districts in the Study Area as well as three potentially individually eligible resources, which are discussed in greater detail below.

⁴ https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf, pages 44 – 49.

Recommended Historic District Boundary Amendment: Brandon Village Historic District

Description of the Existing Historic District

The Brandon Village Historic District was listed in the NR in 1976. According to the nomination, the historic district consists of "approximately 245 architecturally and historically significant buildings representative of the growth and prosperity of the village from the late eighteenth through the early twentieth centuries." The historic district consists primarily of residential buildings. However, examples of commercial, religious, and public buildings are also present within the village, as are significant landscape features. Architecturally, there are examples of the Federal, Greek Revival, Gothic Revival, Italianate, French Second Empire, Romanesque, Queen Anne, and Georgian Revival styles throughout the historic district.

The Brandon Village Historic District encompasses most of the Village of Brandon. The historic district encapsulates the downtown core of the village including its civic, religious, and commercial architecture as well as many of its high style residential properties.

Statement of Significance

The following is taken directly from the 1976 Brandon Village Historic District nomination:

The Brandon Village Historic District, which encompasses most of Brandon Village, is significant for its concentration of nineteenth century architectural styles which reflect the industrially based growth and prosperity of the village. Brandon Village's development occurred primarily during the nineteenth century and today the village survives as an outstanding example of a nineteenth century Vermont settlement with few buildings erected after 1900. The village's visually cohesive streetscapes, composed of residential streets radiating from two greens around which are located the district's religious and public architecture, with the commercial and former industrial sections located along the street connecting the two greens, represent a unique example of early town planning. Along the streets and around the greens are located examples of the Federal, Greek Revival, Gothic Revival, Italianate, French Second Empire, Queen Anne and Georgian Revival styles in domestic, religious, quasi-public, and commercial architecture. The Greek Revival style Rodney V. Marsh House and the highly eclectic Victorian Bird Cage are among the finest examples of their respective architectural styles in Vermont. At the time of its construction in 1861, the massive, Greek temple-front Town Hall was among the most elaborate municipal structures in the state.

Brandon Village is equally significant as a nineteenth century industrial center which produced the Conant Stove and the Howe Scale, and which was the site of one of the earliest marble cutting mills in the country. Brown hematite ore deposits, rich marble beds, and kaolin deposits in and around the village provided a rich resource base for industrial development. Although only one major industrial building presently survives, the former Brandon Car Wheel Company, and one of its machine shops to the southeast, the village's industrial sites, including that of the Conant iron furnace, and a sluiceway which once

provided waterpower for one of many mills along the falls of the Neshobe River, are located around the commercial center and are visual reminders of the village's industrial heritage.

The Brandon Village Historic District was written in 1976 and like many historic districts developed in the 1970s, it could benefit from an update. The historic district boundaries should be reexamined to determine if additional resources are NR eligible. The significance discussion present in the existing nomination could also be greatly expanded to further enumerate the historic significance of the village and explore if additional areas of significance could be articulated.

Proposed Historic District Expansion



Figure 4: Map showing the approximate boundaries of VHB's proposed Brandon Village Historic District expansion.

Based on VHB's reconnaissance level survey, it appears that areas north of the Brandon Village Historic District along Seminary Street, River Street, and East Prospect Street are potentially eligible for inclusion in an expanded historic district (Map Sheet 10). This neighborhood contains an intact collection of residential buildings as well as the former Brandon High School (See Figure 4). These buildings range in date of construction from mid-nineteenth century Greek Revival homes to the early twentieth century Colonial Revival school and mid-twentieth century residences. Additionally, both Church and Rossiter Streets are SR listed historic districts these two historic districts have been largely unaltered since their listing in 1987 and primarily contain nineteenth century homes. Both SR districts could be added to an expanded NR historic district.

Recommended Historic District: Forest Dale Historic District

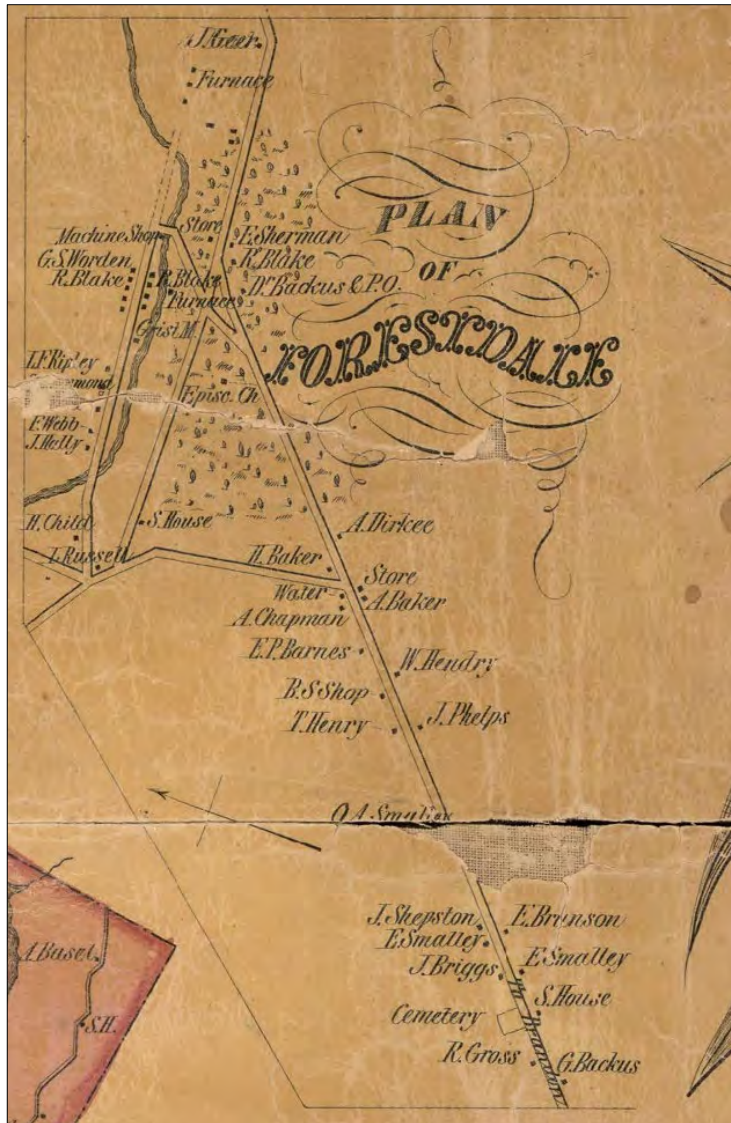


Figure 5: 1854 Scott's Map of Rutland County showing the Village of Forest Dale.

Description

The Village of Forest Dale contains approximately 20 individual SR listed properties (Map Sheet's 5-7). The village is located in the northeast quadrant of the Town of Brandon. The community had been established by 1810 and was first settled by individuals and families looking to take advantage of the locally available iron ore beds. The village is primarily situated along VT Route 73/Forest Dale Road. Additional streets within the village include Paint Works Road, McConnell Road, North Street, Middle Road, Newton Thompson Road, Schoolhouse Road, and Furnace Road. The village consists primarily of residential buildings along with several churches, a cemetery, industrial buildings, and a school.

The NR listed Forest Dale Furnace is also located within the village. The buildings within Forest Dale display a mix of architectural styles and building forms. There are examples of vernacular worker housing, Greek Revival, Queen Anne, Gothic Revival, and Colonial Revival styles, and contemporary houses.

Historic Overview

The Village of Forest Dale was founded c. 1810 as early settlers arrived hoping to mine and refine iron ore. In 1810, a resident of Leicester, Vermont named John Smith built the Forest Dale Iron Furnace. In 1830, industrialist Royal Blake purchased the furnace and ran an iron manufactory in Forest Dale for decades. As part of his venture, Blake built a company office, a Greek Revival style house for his family, worker housing, and the Grace Episcopal Chapel opposite Blake's home. By the mid-1850s, the iron ore deposits around Forest Dale had been exhausted and mining interests in the town shifted towards the extraction of ochre and kaolin, two important elements used in paint pigment. During the nineteenth and early twentieth centuries, mining firms such as the Brandon Paint Company and Horn, Crockett, and Company organized to produce pigments from Brandon's mines. However, by 1924, the ochre and kaolin mines had been exhausted and all mining in Forest Dale ceased. The industrial works that had provided so much employment to Forest Dale residents were shuttered and the mine shafts that had dotted the landscape were collapsed and lost to revegetation.

The industrial development of Forest Dale sparked the community's development and led to the establishment of a village school. In addition to the Grace Episcopal Church, the Wesleyan Methodist Church of Forest Dale was built in 1873, and the St. Monica's Catholic Church was built in 1944. In 1926, a new school presently known as the Neshobe School was built.

Statement of Significance

The Forest Dale Historic District is a collection of approximately 80 resources that relate to the development of the village in the early nineteenth century and its continued growth as mining and other industrial activities flourished. Most of the resources within the potential historic district are residential buildings; however, there are also churches, schools, a store, and a post office. The historic district is potentially eligible under NR Criterion A (Event) in Community Planning and Development. It is also potentially eligible under NR Criterion C (Design/Construction) in Architecture. The community has an intact collection of vernacular worker housing and architecturally distinctive resources such as its churches and the Blake House. The HD is also potentially eligible under NR Criterion D (Information Potential). Forest Dale was the site of major industrial activity and mining, as well as iron manufacturing. Deposits from these activities are visible on the landscape in the form of stone walls and there is the potential for other structural remains located on private property that were not visible during this survey. An experienced industrial archaeologist would need to articulate the information potential these deposits may provide.

Potentially Eligible: Brandon Observatory

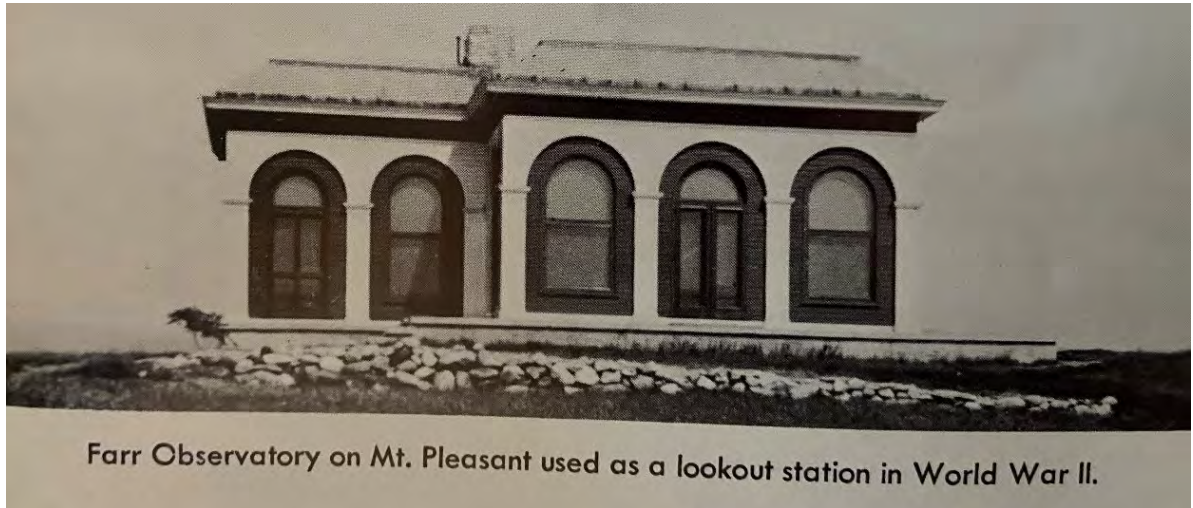


Figure 6: The Brandon Observatory as it appeared in 1961. Source: *Brandon Vermont A History of the Town 1761-1961* available at UVM Silver Special Collections Library.

Description

The Brandon Observatory (Map Sheet 10) is listed in the SR (15) and is a 1 story, 5x3 bay, wood frame, Neoclassical observatory built at the summit of Mount Pleasant just outside of the Village of Brandon. The observatory has an elevated concrete foundation, clapboard siding, and a hipped standing seam metal roof with a fieldstone chimney. The building has a concrete deck, an overall ell shape, and a repeating pattern of large, arched windows (See Photographs 5-6).

Historic Overview

The Brandon Observatory was built in 1909 for Chicago businessman Albert G. Farr, who also built the Arches, a Neoclassical residence on Park Street in the Village of Brandon. The observatory was used as an observation post during World War II for civilian lookouts searching the skies for enemy planes. Further research on the property's use by Albert G. Farr and subsequent owners would be needed to establish a more detailed historic context for the observatory.

Statement of Significance

The Brandon Observatory is an architecturally and historically significant resource in Brandon. It is potentially eligible under Criterion C in Architecture. Located atop Mount Pleasant and accessed via a curving drive, the observatory retains a rural and unspoiled setting. It is a small but architecturally distinct example of the Neoclassical style, and it is a unique building form, one of the few examples of an observatory in the State of Vermont.

Potentially Eligible: Brandon Town Farm



Figure 7: The Brandon Town Farm at 1284 Town Farm Road. Camera facing southwest.

Description

The Brandon Town Farm (Map Sheet 4) is a two story, 5x3 bay, wood frame, Greek Revival style farmhouse that sits just north of the Neshobe River at 1284 Town Farm Road. The building has a stone foundation, clapboard siding, and an eaves front, shingled roof with brick chimneys. The building has a rear wing, a mix of original and replacement windows, gable end returns, pilasters, and a frieze (See Photos 1-3).⁵

Historic Overview

The “town farm” or “poor farm” is an institution that dates to the earliest settlement of the English Colonies and was modeled off the English almshouse which acted as a shelter for the destitute, the old, and the mentally or physically disabled. The almshouse came into being in the early seventeenth

⁵ The Brandon Town Farm is not listed in the SR.

century following the passage of the English Poor Law, which placed responsibility for the poor at the community level. To support the almshouse, residents, often referred to as inmates, had to work to the extent they were able. Taxes were also used to supplement care for the poor.

Vermont passed its first law regarding support for the poor in 1797. This law stated that:

...every town and place in this state, shall relieve, support, and maintain their own poor. And the overseers... shall relieve, support and maintain all the poor, lame, blind, sick and other inhabitants within such town or place, who are not able to maintain themselves... provide for them houses, nurses, physicians, and surgeons.

Following the passage of this law, towns in Vermont typically created a position called "overseer of the poor." During the early nineteenth century, the overseer hired out impoverished persons to interested farmers and businesses. This process often involved little more than auctioning impoverished persons out to the lowest bidder, a practice that, at its worst, reduced a person to indentured servitude. This system quickly proved inefficient and inadequate to meet the needs of the people who required town aid. Further, anyone who could not work such as children, elderly people, or the disabled, were left as a burden to the town.

As a result, by the 1830s, towns throughout the state started to purchase farms and hire farm managers who would care for the poor and run the farm. In some cases, towns pooled resources and jointly operated a town farm. By concentrating the town's impoverished persons in a single location, it was believed that it would be easier to manage their needs, thereby meeting the town's legal obligations in the most cost-efficient manner possible. To minimize their own tax burden, towns discouraged transient people from setting up camp within their borders, a legal process known as "warning out." Towns also frequently tried to shift responsibility for the care of certain individuals and families to neighboring towns or the state, a process that resulted in significant litigation.

Oftentimes, life at the town farm was challenging. Those who could work were required to help support the farm either through working at the farm itself or obtaining jobs outside the farm. However, because town farms acted primarily as a dumping ground for vulnerable people, most town farm residents were too young, old, physically unwell, or mentally troubled to contribute to the farm's economy. In 1850, there were 1,878 people in poor farms and poor houses in Vermont. Of these, nearly two-thirds were classified as "disabled" in some way. While able bodied residents could potentially leave the town farm, for disabled persons, the town farm was often their final home. Generally, communities located their town farms on back roads out of the sight of most residents. Some town farms were selected in isolated spots because land could be bought at a lower price or because the land itself was not good for cultivation. This isolation could be near absolute because of winter snowpack or spring mud, and further compounded the misery many town farm residents experienced.

Life at Vermont's town farms changed in the late nineteenth century when the Vermont Asylum for the Insane expanded in Brattleboro and the Vermont State Asylum for the Insane opened in Waterbury. The state's expanded capacity to house and treat mentally unwell individuals meant that by 1903, there were only 34 mentally ill residents in town farms or poorhouses in Vermont, down from a high of 1,015 in 1880.

Vermont's town farms and poor houses began to close in the late nineteenth century, thanks in part to the growth in local aid and charitable organizations such as the Salvation Army and the American

Red Cross. Later, as a result of the Great Depression, the federal government passed the Social Security Act of 1935 which provided welfare and old age assistance. The passage of this law drastically reduced the number of elderly people living on town farms and as a result, towns throughout Vermont steadily sold off their town farms. Vermont's final town farm, the Sheldon Poor Farm, closed in 1968. After closing, many town farms returned to private hands and became farms or residences. Former town farms still dot the Vermont landscape, and many towns throughout the state have travelways such as Town Farm Road or Poor Farm Road that serve as reminders of Vermont's early efforts at social welfare.

The Brandon Town Farm first appears on the 1854 Scott's Map of Rutland County and the property operated as a town farm until 1947, when it was sold into private hands. In 1946, the farm's barns were destroyed in a major fire. The loss of these barns and the creation of Federal safety nets such as Social Security were the final straws prompting the closure of the town farm.

Statement of Significance

The Brandon Town Farm is recommended as potentially eligible for the NR under Criterion A in Agriculture and Social History as well as under Criterion C in Architecture. The property is largely intact, and the main farmhouse is a good example of the Greek Revival style. Further, the Town Farm is tied to an important agricultural and social context related to Vermont's treatment of the poor. Town farms were operated across Vermont during the nineteenth and early twentieth centuries as the state worked to provide a limited and ultimately flawed form of social welfare. Although the town farms relate to an uncomfortable part of the state's history, they nonetheless tell an important story of early public welfare that remains visible to this day in extant town farms and travelways named "Town Farm Road" or "Poor Farm Road".

Potentially Eligible: District School 3



Figure 8: District School 3 at 1397 Wheeler Road. Camera facing northeast.

Description

District School 3 (Map Sheet 3) is located at 1397 Wheeler Road and is the only surviving one room schoolhouse in Brandon. It is a 1 story, 2x3 bay, wood frame vernacular Greek Revival building with a 1 story, 1x2 bay rear addition. The school has a stone foundation, clapboard siding, and an eaves front slate roof with a brick chimney. The school has a center bay wood panel door flanked by wood 2/2 windows (See Photograph 4).

Historic Overview

District School 3 was built c. 1820 as a one room schoolhouse serving students in the northern portion of rural Brandon. With such an early construction date, it illustrates Brandon's earliest efforts to develop an education system. Education has long played a crucial role in Vermont, going back to the 1777 state constitution which mandated that each town build a school for the instruction of its youth. As a result of this constitutional mandate, schoolhouses were among the first public buildings erected in Vermont towns. Typically built as one room log buildings, Vermont's early schoolhouses were usually sited on undesirable land and supported by local taxation. The taxes to support a school might be drawn from the town itself, although more typically towns were divided into multiple school districts, each supporting an individual schoolhouse. Because they were supported by local tax dollars, the quality of primary school education varied widely from town to town and sometimes even between school districts within the same town. As school districts began to centralize, one room district schools were abandoned. These former schools were typically demolished or repurposed into

residences, as appears to be the case with the District School 3. Given this, one room schoolhouses represent an important and uncommon resource on the Vermont landscape.

Statement of Significance

District School 3 is recommended as potentially eligible for the NR. District School 3 is an example of a one room schoolhouse, the only resource of its type left in Brandon. It is potentially eligible under Criterion A in Education. The property is tied to an important context in the education history of Brandon and appears highly intact, having experienced minimal alterations since its conversion to a private residence.

Areas of Interest

VHB's reconnaissance survey revealed four additional areas of interest that warrant further investigation. These areas are of lower priority than the previously mentioned resources as their historic and architectural significance and integrity is less apparent at this time; further research an analysis may show that these properties are NR eligible.

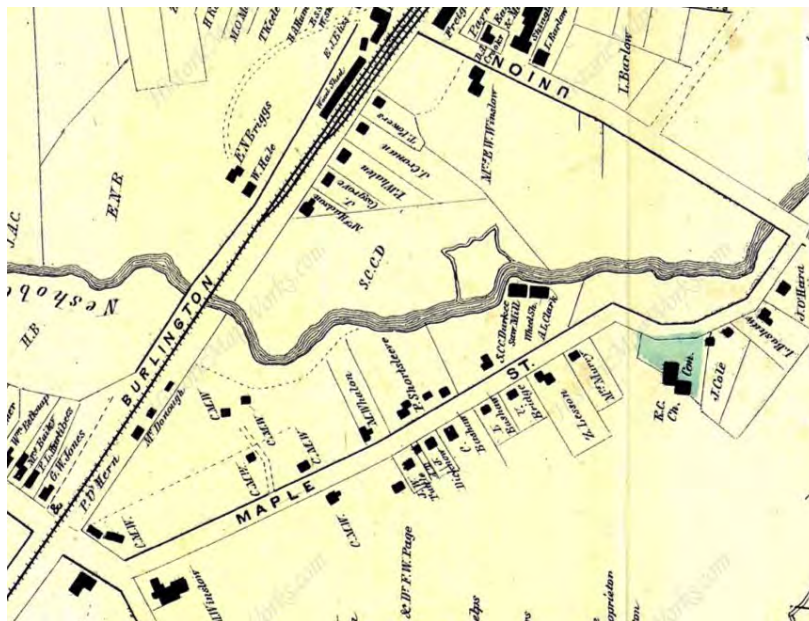


Figure 9: Beers map from 1869 showing the French-Canadian Settlement Area along Maple Street.

- **French Canadian Settlement Area.** This residential neighborhood is located along Maple Street, between Pearl Street and Union Street (See Map Sheet 12). Maple Street is a connecting street to the south of the village, just outside the village boundaries. It is notable for its connection to working class French-Canadian settlement in the village through its proximity to former industrial facilities such as the railroad and foundries that were located close by. It features a church, cemetery, and many intact and diverse examples of nineteenth century vernacular housing. It shows potential for a small residential historic district with significance in the areas of Social History, Ethnic Heritage, and Architecture.

- **Arnold Hill.** This is an agricultural area in the northwest quadrant of town characterized by a handful of intact farmsteads with Federal and Greek-Revival style farmhouses and outbuildings, ranged along Arnold Hill Road (See Map Sheet 1). Several properties were surveyed for the VHSSS in 1975 and listed in the SR in 1987. The difficulty with recommending that this be considered a historic district or that individual properties be considered eligible lie in the number of properties being too few and too scattered to comprise a district, and individually not rising to the level of NR eligibility. However, with the passage of time and if it remains intact, this area could achieve significance as a rural historic district (See Photos 40-42).



Figure 10: Beers Map of 1869 showing the Bresee’s Mill Area (denoted by a red circle).

- **Bresee’s Mill Area.** The Bresee’s Mill Area was settled in the early nineteenth century by millers Abram and Enoch Bresee, who harnessed the power of Bresee’s Mill Brook to build a grist mill (See Map Sheet 13). Abram Bresee erected a brick house near the mill c. 1810. This house is the oldest extant resource in the Bresee’s Mill Area. During the nineteenth century, it was common to denote crossroads by notable features such as mills because these features encouraged the development of small settlements. Currently, only Abram Bresee’s house remains to visually point to historic settlement in the area. Abram Bresee’s house was listed in the SR (87). It could be eligible for the NR with significance in the areas of Settlement/Exploration and Architecture.

Other resources such as dams or grist mill ruins that might relate to the early history of Bresee’s Mill were not discovered during the survey. However, it is possible that they remain extant as archeological ruins. If the BHPC wishes to further investigate the Bresee’s Mill Area, an intensive above ground survey and/or archaeological survey will be necessary to locate any mill ruins in the woods surrounding Bresee’s Mill Brook.

- **Brandon Area Cemeteries.** There are four burial grounds in Brandon: Forest Dale Cemetery, Pine Hill Cemetery, St. Mary's Cemetery, and Maple Street Cemetery. Cemeteries can provide a great deal of information about the history of a town and are invaluable tools for genealogical research. Both Maple Street Cemetery and St. Mary's Cemetery were built for Brandon's Catholic population and may have significance in the areas of Social History and Ethnic Heritage. All of the cemeteries may have significance in the area of Landscape Architecture. A more intensive level survey of the cemeteries and accompanying research would be required to determine if these cemeteries are historically significant.

Individual Resources of Interest

- **Rutland Railroad Coal Shed.** Built c. 1900, the Rutland Railroad Coal Shed (Map Sheet 12) at 1 North Railroad Avenue is a large, wooden coal shed on a raised concrete foundation with a distinctive monitor. It is a rare example of an extant coal shed in Vermont, a resource type that was critical to the operation of the railroad. Knowing that the Rutland Railroad played an important role in the development of Brandon during the second half of the nineteenth century, the building could be eligible for the NR as part of an expansion of the Brandon Village Historic District, or individually eligible with significance in the areas of Transportation and Architecture (See Photograph 45).
- **Early Reinforced Concrete Culvert.** Located on Carver Street near the border of Brandon and Pittsford, the Early Reinforced Concrete Culvert (Map Sheet 14) was built c. 1923 and is a rare survivor of a once-common culvert type erected throughout Vermont. The culvert is a parapet type culvert of the sort designed by George Reed, one of Vermont's early transportation engineers. Although a culvert may not be the type of resource one typically thinks of as historically significant, parapet type culverts are often considered NR eligible in the areas of Transportation and Engineering, although further research and documentation would be necessary to make an eligibility recommendation for this particular culvert (See Photograph 44).

4

Recommendations for Future Work

VHB recommends future research and survey related to the BHPC's stated goal identifying areas of historical interest that should be pursued in future projects. The BHPC will use the results of this study to prioritize its time and resources and to determine which properties within the town may warrant further documentation and/or listing in the NR. These recommendations include:

- Undertake an amendment and potential boundary expansion to the Brandon Village Historic District nomination.
 - Reexamine existing properties to determine if their original status as contributing or non-contributing to the historic district is still accurate based on changes that may have occurred to these resources over time. Properties that are currently non-contributing based upon their age at the time of the nomination (less than 50 years old) may now be eligible as they have reached the 50-year age mark and should be reevaluated as well.
 - Examine resources on the margins of the historic district to determine if the district should be expanded to include them.
 - Currently, the Rossiter Street and Church Street Historic Districts are SR listed historic districts. These should be consolidated with the Brandon Village Historic District through a boundary expansion because they are historically associated with the village's development.
 - Examine if the resources along Seminary Street should be added to an expanded historic district.
 - Draft a more robust historic narrative and Statement of Significance for the historic district.
- Undertake an intensive level survey of the Village of Forest Dale. Preliminary research and survey have shown that Forest Dale possesses a concentration of intact historic buildings, many of which were built during a discrete time period that is tied to the community's nineteenth and early twentieth century mining and industrial history. This intensive level survey would allow the BHPC to determine appropriate boundaries for an NR historic district, as well as nominating criteria.
- Write a Vermont Architectural Resource Inventory ("VARI") form and Determination of Eligibility ("DOE") form for the Brandon Town Farm. These forms would be used to determine if the Brandon Town Farm rises to the level of individual significance required for NR eligibility. The evaluation would need to utilize the *Agricultural Resources of*

Vermont Multiple Property Documentation Form ("MPDF") which lays out clear nominating criteria for farming properties. Further study would be required for these forms, including:

- Researching deed records to determine how much of the current farmland has been historically associated with the Brandon Town Farm, and use of the property prior to 1854.
- Documentation of the age and type of outbuildings on the property.
- Write VARI and DOE forms for the Brandon Observatory. These forms would be used to determine if the Brandon Observatory rises to the level of individual significance to be NR eligible. The following would need to be researched to determine the building's NR eligibility:
 - Early history of the building including name of the architect, reason for its construction, use by the Farr family, and subsequent owners.
 - Recent history of the observatory and alterations to the building over time.
- Write VARI and DOE forms for District School 3. These forms would be used to determine if District School 3 rises to the level of individual significance. The forms would need to utilize the *Educational Resources of Vermont* MPDF to guide in the integrity and significance evaluations. The following would need to be researched to determine the building's NR eligibility:
 - Early history of the building, including number of pupils who attended the school at different times, dates of operation, and alterations to the building that occurred when it was a school.
 - How long the building operated as a one room schoolhouse.
 - Alterations that occurred to the building after it ceased to operate as a school.

5

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Appendices

A Study Area Map

Overview Map

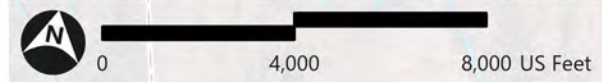
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July 03, 2024



- Property Survey Map Sheet
- National Register Listed Resource (NPS)
- ★ Potentially Individually Eligible Properties (VHB)
- National Register Historic District (ACCD/NPS)
- Potential HD Boundary Expansion (VHB)
- Priority Area of Interest (VHB)
- Area of Interest (VHB)
- VHD Stream (VCGI)
- VHD Waterbody (VCGI)
- Town Boundary (VCGI)
- US Highway (VTrans)
- State Highway (VTrans)
- Town Road (VTrans)
- Railroad (VTrans)



Sources: Background Imagery by VCGI (Collected in 2022), ACCD (Vermont Agency of Commerce and Community Development - 2024), NPS (National Park Service National Register Nominations Form - 1974-1976), VCGI (Vermont Center for Geographic Information - various dates), VTrans (Vermont Agency of Transportation - hosted feature services), VHB - 2023-2024

Preservation Survey - Sheet 1: Arnold District Road (North)

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July 03, 2024



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| ▭ Observed Notable Feature (VHB) | ▭ Town Boundary (VCGI) |
| ▭ NR Historic District (ACCD/NPS) | ▭ Parcel Boundary (VCGI) |
| | — Railroad (VTrans) |



Sources: Background imagery by VCGI (Collected in 2022); ACCD (Vermont Agency of Commerce and Community Development - 2024); NPS (National Park Service National Register Nomination Forms - 1974-1976); VCGI (Vermont Center for Geographic Information - various dates); VTrans (Vermont Agency of Transportation - hosted feature services); VHB - 2023-2024

Preservation Survey - Sheet 2: Arnold District Road (South)

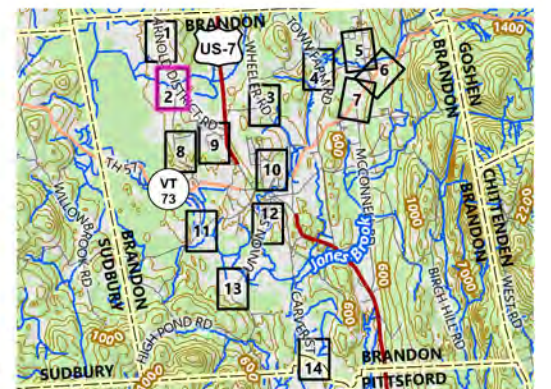
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Preservation Survey - Sheet 3: Wheeler Road

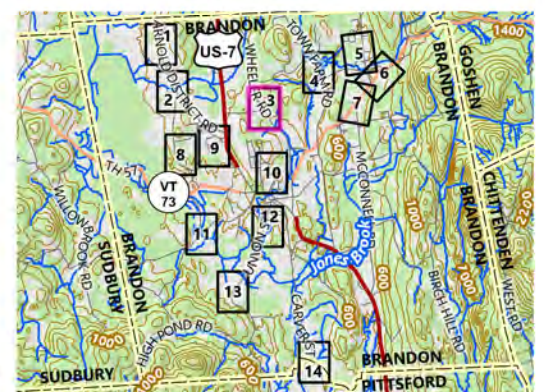
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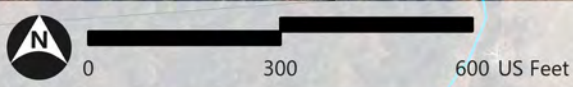
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Preservation Survey - Sheet 4: Town Farm Road

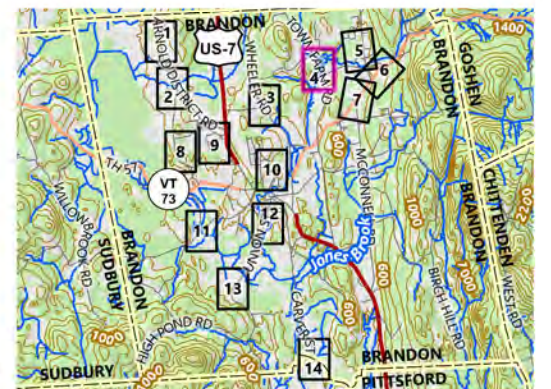
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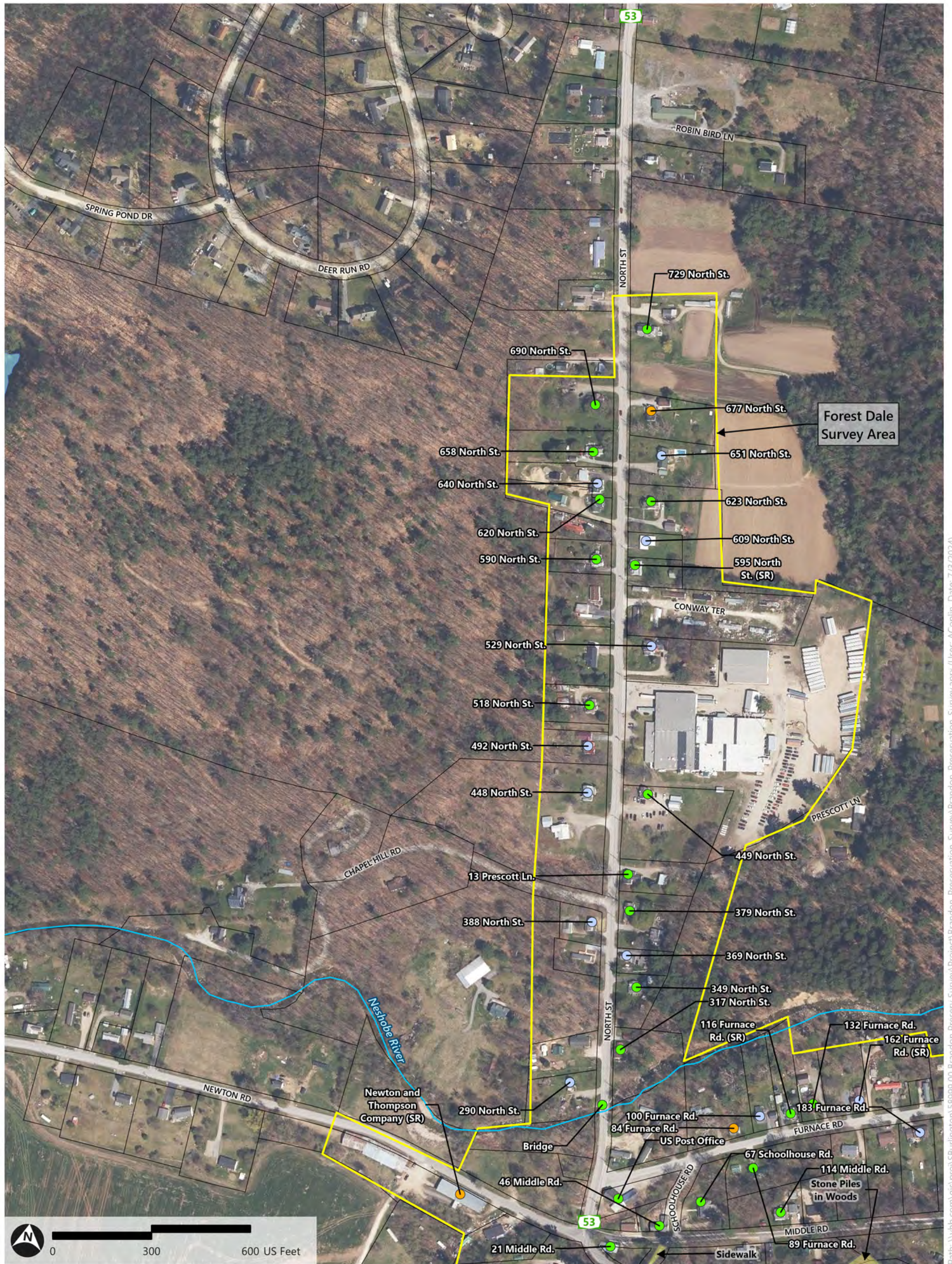


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Preservation Survey - Sheet 5: Forest Dale Village (North)

Brandon Preservation Survey | Brandon Vermont



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Preservation Survey - Sheet 6: Forest Dale Village (East)

Brandon Preservation Survey | Brandon Vermont



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| □ NR Historic District (ACCD/NPS) | □ Parcel Boundary (VCGI) |
| | — Railroad (VTrans) |



Sources: Background imagery by VCGI (Collected in 2022); ACCD (Vermont Agency of Commerce and Community Development - 2024); NPS (National Park Service National Register Nomination Forms - 1974-1976); VCGI (Vermont Center for Geographic Information - various dates); VTrans (Vermont Agency of Transportation - hosted feature services); VHB - 2023-2024

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Preservation Survey - Sheet 7: Forest Dale Village (South)

Brandon Preservation Survey | Brandon Vermont



July 03, 2024



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|---|---|
| ★ Potentially Individually Eligible Properties (VHB) | ▭ Potential HD Boundary Expansion (VHB) |
| ● National Register Listed Resource (NPS) | ▭ Priority Area of Interest (VHB) |
| ● Historically Significant Property (VHB) | ▭ Area of Interest (VHB) |
| ● Potentially Historically Significant Property (VHB) | ▬ VHD Stream (VCGI) |
| ● Property Not Historically Significant (VHB) | ▬ VHD Waterbody (VCGI) |
| ▭ Observed Notable Feature (VHB) | ▭ Town Boundary (VCGI) |
| ▭ NR Historic District (ACCD/NPS) | ▭ Parcel Boundary (VCGI) |
| | ▬ Railroad (VTrans) |



Sources: Background imagery by VCGI (Collected in 2022); ACCD (Vermont Agency of Commerce and Community Development - 2024); NPS (National Park Service National Register Nomination Forms - 1974-1976); VCGI (Vermont Center for Geographic Information - various dates); VTrans (Vermont Agency of Transportation - hosted feature services); VHB - 2023-2024

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Preservation Survey - Sheet 8: Hollow Road

Brandon Preservation Survey | Brandon Vermont



July 03, 2024



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|---|---|
| ★ Potentially Individually Eligible Properties (VHB) | ▭ Potential HD Boundary Expansion (VHB) |
| ● National Register Listed Resource (NPS) | ▭ Priority Area of Interest (VHB) |
| ● Historically Significant Property (VHB) | ▭ Area of Interest (VHB) |
| ● Potentially Historically Significant Property (VHB) | — VHD Stream (VCGI) |
| ● Property Not Historically Significant (VHB) | ▭ VHD Waterbody (VCGI) |
| ▭ Observed Notable Feature (VHB) | ▭ Town Boundary (VCGI) |
| ▭ NR Historic District (ACCD/NPS) | ▭ Parcel Boundary (VCGI) |
| | — Railroad (VTrans) |



Sources: Background imagery by VCGI (Collected in 2022); ACCD (Vermont Agency of Commerce and Community Development - 2024); NPS (National Park Service National Register Nomination Forms - 1974-1976); VCGI (Vermont Center for Geographic Information - various dates); VTrans (Vermont Agency of Transportation - hosted feature services); VHB - 2023-2024

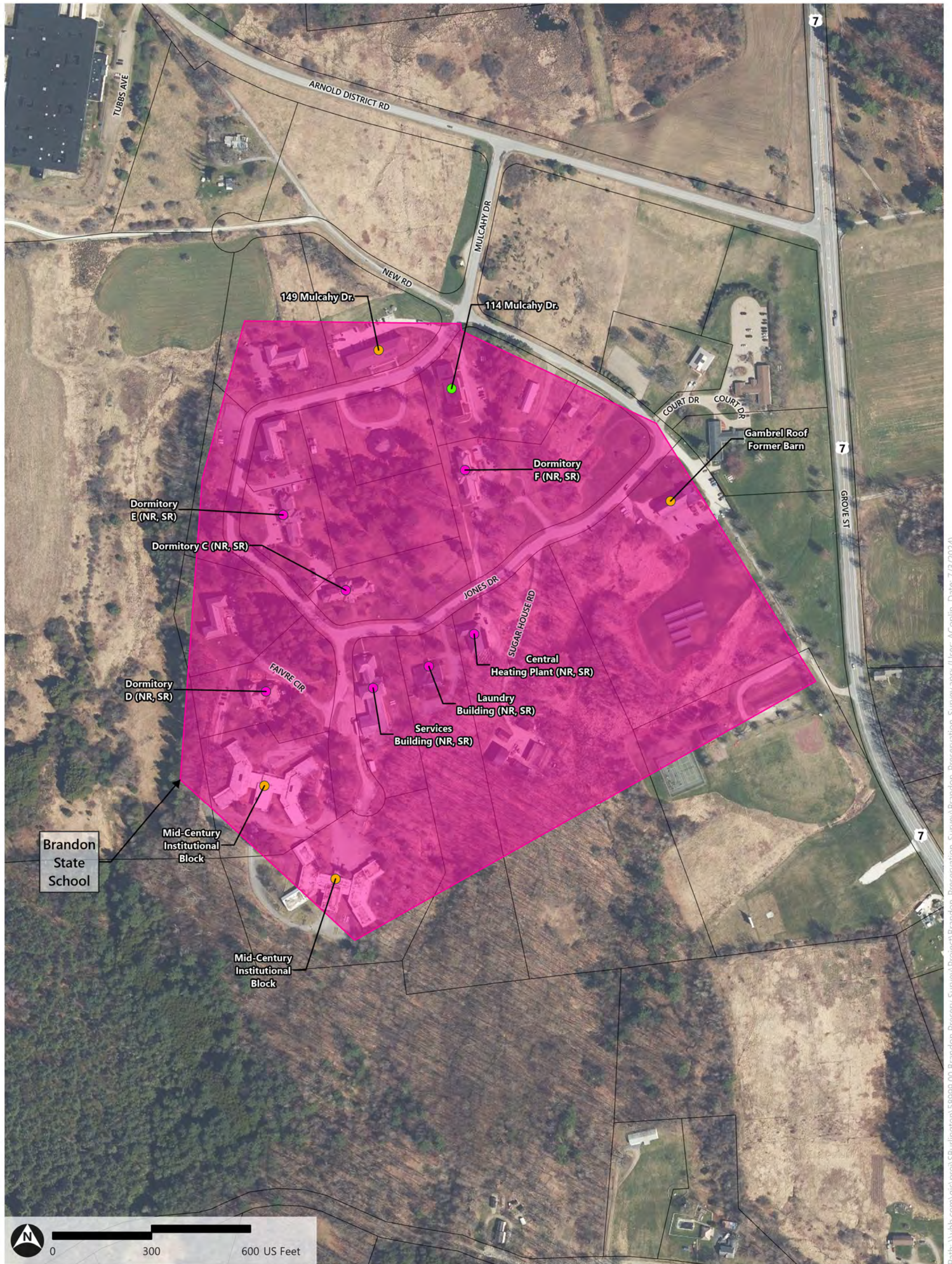
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Preservation Survey - Sheet 9: Brandon State School

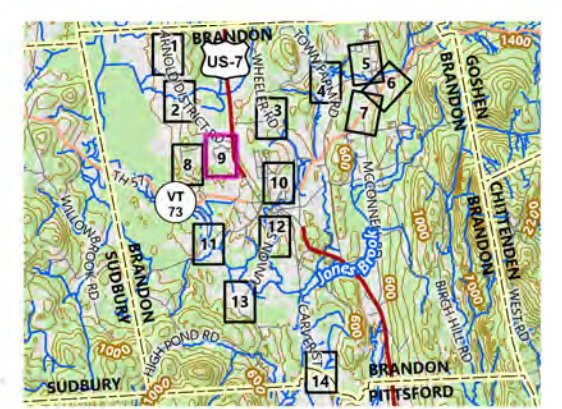
Brandon Preservation Survey | Brandon Vermont



July 03, 2024



- ★ Potentially Individually Eligible Properties (VHB)
- National Register Listed Resource (NPS)
- Historically Significant Property (VHB)
- Potentially Historically Significant Property (VHB)
- Property Not Historically Significant (VHB)
- Observed Notable Feature (VHB)
- NR Historic District (ACCD/NPS)
- Potential HD Boundary Expansion (VHB)
- Priority Area of Interest (VHB)
- Area of Interest (VHB)
- VHD Stream (VCGI)
- VHD Waterbody (VCGI)
- Town Boundary (VCGI)
- Parcel Boundary (VCGI)
- +— Railroad (VTrans)



Sources: Background imagery by VCGI (Collected in 2022); ACCD (Vermont Agency of Commerce and Community Development - 2024); NPS (National Park Service National Register Nomination Forms - 1974-1976); VCGI (Vermont Center for Geographic Information - various dates); VTrans (Vermont Agency of Transportation - hosted feature services); VHB - 2023-2024

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Preservation Survey - Sheet 10: Brandon Observatory and Brandon Village (North)

Brandon Preservation Survey | Brandon Vermont



July 03, 2024



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|---|---|
| ★ Potentially Individually Eligible Properties (VHB) | ▭ Potential HD Boundary Expansion (VHB) |
| ● National Register Listed Resource (NPS) | ▭ Priority Area of Interest (VHB) |
| ● Historically Significant Property (VHB) | ▭ Area of Interest (VHB) |
| ● Potentially Historically Significant Property (VHB) | ▭ VHD Stream (VCGI) |
| ● Property Not Historically Significant (VHB) | ▭ VHD Waterbody (VCGI) |
| ▭ Observed Notable Feature (VHB) | ▭ Town Boundary (VCGI) |
| ▭ NR Historic District (ACCD/NPS) | ▭ Parcel Boundary (VCGI) |
| | — Railroad (VTrans) |



Sources: Background imagery by VCGI (Collected in 2022); ACCD (Vermont Agency of Commerce and Community Development - 2024); NPS (National Park Service National Register Nomination Forms - 1974-1976); VCGI (Vermont Center for Geographic Information - various dates); VTrans (Vermont Agency of Transportation - hosted feature services); VHB - 2023-2024

Preservation Survey - Sheet 11: Sanderson Covered Bridge

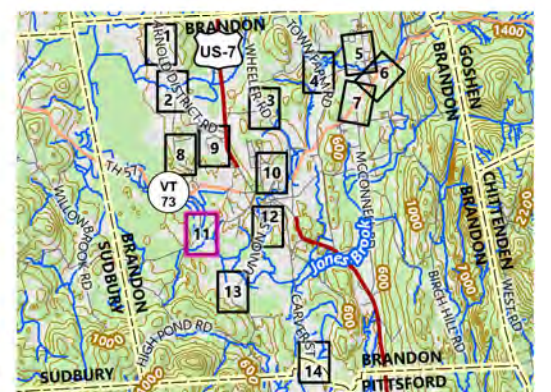
Brandon Preservation Survey | Brandon Vermont



July 03, 2024



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|---|---|
| ★ Potentially Individually Eligible Properties (VHB) | ▭ Potential HD Boundary Expansion (VHB) |
| ● National Register Listed Resource (NPS) | ▭ Priority Area of Interest (VHB) |
| ● Historically Significant Property (VHB) | ▭ Area of Interest (VHB) |
| ● Potentially Historically Significant Property (VHB) | — VHD Stream (VCGI) |
| ● Property Not Historically Significant (VHB) | ▭ VHD Waterbody (VCGI) |
| ▭ Observed Notable Feature (VHB) | ▭ Town Boundary (VCGI) |
| ▭ NR Historic District (ACCD/NPS) | ▭ Parcel Boundary (VCGI) |
| | — Railroad (VTrans) |



Sources: Background imagery by VCGI (Collected in 2022); ACCD (Vermont Agency of Commerce and Community Development - 2024); NPS (National Park Service National Register Nomination Forms - 1974-1976); VCGI (Vermont Center for Geographic Information - various dates); VTrans (Vermont Agency of Transportation - hosted feature services); VHB - 2023-2024

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Preservation Survey - Sheet 12: Brandon Village (South) and French-Canadian Settlement Area

Brandon Preservation Survey | Brandon Vermont



July 03, 2024



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|---|---|
| ★ Potentially Individually Eligible Properties (VHB) | ▭ Potential HD Boundary Expansion (VHB) |
| ● National Register Listed Resource (NPS) | ▭ Priority Area of Interest (VHB) |
| ● Historically Significant Property (VHB) | ▭ Area of Interest (VHB) |
| ● Potentially Historically Significant Property (VHB) | — VHD Stream (VCGI) |
| ● Property Not Historically Significant (VHB) | ▭ VHD Waterbody (VCGI) |
| ▭ Observed Notable Feature (VHB) | ▭ Town Boundary (VCGI) |
| ▭ NR Historic District (ACCD/NPS) | ▭ Parcel Boundary (VCGI) |
| | — Railroad (VTrans) |



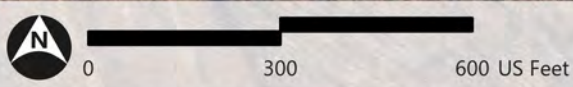
Sources: Background imagery by VCGI (Collected in 2022); ACCD (Vermont Agency of Commerce and Community Development - 2024); NPS (National Park Service National Register Nomination Forms - 1974-1976); VCGI (Vermont Center for Geographic Information - various dates); VTrans (Vermont Agency of Transportation - hosted feature services); VHB - 2023-2024

Preservation Survey - Sheet 13: Union Street & Ella Dean Road

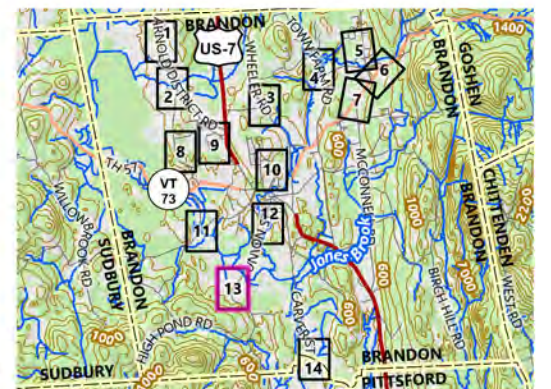
Brandon Preservation Survey | Brandon Vermont



July 03, 2024



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|---|---|
| ★ Potentially Individually Eligible Properties (VHB) | ▭ Potential HD Boundary Expansion (VHB) |
| ● National Register Listed Resource (NPS) | ▭ Priority Area of Interest (VHB) |
| ● Historically Significant Property (VHB) | ▭ Area of Interest (VHB) |
| ● Potentially Historically Significant Property (VHB) | — VHD Stream (VCGI) |
| ● Property Not Historically Significant (VHB) | ▭ VHD Waterbody (VCGI) |
| ▭ Observed Notable Feature (VHB) | ▭ Town Boundary (VCGI) |
| ▭ NR Historic District (ACCD/NPS) | ▭ Parcel Boundary (VCGI) |
| | — Railroad (VTrans) |

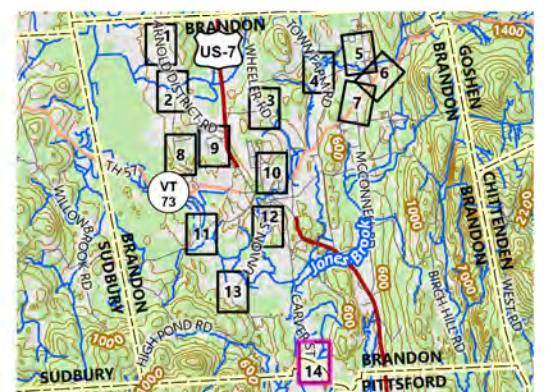


Sources: Background imagery by VCGI (Collected in 2022); ACCD (Vermont Agency of Commerce and Community Development - 2024); NPS (National Park Service National Register Nomination Forms - 1974-1976); VCGI (Vermont Center for Geographic Information - various dates); VTrans (Vermont Agency of Transportation - hosted feature services); VHB - 2023-2024

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|---|---|
| ★ Potentially Individually Eligible Properties (VHB) | □ Potential HD Boundary Expansion (VHB) |
| ● National Register Listed Resource (NPS) | □ Priority Area of Interest (VHB) |
| ● Historically Significant Property (VHB) | □ Area of Interest (VHB) |
| ● Potentially Historically Significant Property (VHB) | — VHD Stream (VCGI) |
| ● Property Not Historically Significant (VHB) | ■ VHD Waterbody (VCGI) |
| ■ Observed Notable Feature (VHB) | - - - Town Boundary (VCGI) |
| ■ NR Historic District (ACCD/NPS) | □ Parcel Boundary (VCGI) |
| | —+— Railroad (VTrans) |



Sources: Background imagery by VCGI (Collected in 2022); ACCD (Vermont Agency of Commerce and Community Development - 2024); NPS (National Park Service National Register Nomination Forms - 1974-1976); VCGI (Vermont Center for Geographic Information - various dates); VTrans (Vermont Agency of Transportation - hosted feature services); VHB - 2023-2024

B Survey Inventory Spreadsheet



The following spreadsheet inventory of each of the properties surveyed in the Study Area was generated from the data collected through ArcGIS. The spreadsheet contains:

- The address of each surveyed property along with a corresponding map label.
- Whether the property is listed in the State or National Registers of Historic Places.
- Whether the property is considered historic, *i.e.*, if a property appeared to be greater than 50 years old.
- Whether, based on initial observations, the property retains historic integrity. Based on these initial observations, properties were assessed as:
 - "Yes," meaning they appeared to possess historic integrity.
 - "No," meaning they did not appear to possess historic integrity.
 - "Potential," meaning that a determination could not be made because views of the property were obscured or because a property possessed borderline integrity.
- Approximate age of the property.
- Remarks on the property as appropriate.

Address	Historic	Map Label	Approx. Age	SR Number	Historic Integrity	Remarks
100 Furnace Road	U	100 Furnace Road	c. 1890		Potential	
101 North St.	Y	101 North St.	c. 1890		Yes	
104 North St.	Y	104 North St.	c. 1920		Yes	
106 Newton Road	N	Newton and Thompson Company	c. 1910	SR 33	No	
114 Middle Rd.	Y	114 Middle Rd.	c. 1920		Yes	
114 Mulcahy Dr.	Y	114 Mulcahy Dr.	c. 1955		Yes	
116 Furnace Road	Y	116 Furnace Road	c. 1900	SR 36	Yes	
118 North St.	Y	118 North St.	c. 1900		Yes	
119 North St.	Y	119 North St.	c. 1890		Yes	
1226 Arnold District Road	U	1226 Arnold District Road	c. 1880		Potential	
126 Kennedy Drive	Y	126 Kennedy Drive	c. 1850		Yes	
1284 Town Farm Rd.	Y	Town Farm	House c. 1810	SR 25	Yes	Potentially Individually Eligible
13 Adams Road	Y	13 Adams Road	House c. 1900; Barn c. 1850		Yes	
13 Prescott Lane	Y	13 Prescott Lane	c. 1915		Yes	
130-128 North St.	Y	130-128 North St.	c. 1860		Potential	
132 Furnace Road	Y	132 Furnace Road	c. 1910		Yes	
133 North St.	Y	133 North St.	c. 1870		Yes	
133 Ray Forrest Road	U	133 Ray Forrest Road	c. 1970		Yes	
134 McConnell Rd.	Y	134 McConnell Rd.	c. 1880		Yes	
1397 Wheeler Road	Y	School 3	c. 1820		Yes	Potentially Individually Eligible

141 Jones Dr.	Y	Dormitory F	1939	SR 9 NR 99001346	Yes	National Register Listed - part of Brandon State School
142 North St.	Y	142 North St.	c. 1880		Yes	
1464 Arnold District Road	U	1464 Arnold District Road	c. 1910		Potential	
149 Mulcahy Dr.	N	149 Mulcahy Dr.	c. 1955		Potential	
149 North St.	Y	149 North St.	c. 1925	SR 32	Yes	
152 Jones Dr.	Y	Central Heating Plant	1918, c. 1978	SR 9 NR 99001346	Yes	National Register Listed - part of Brandon State School
152 North St.	Y	152 North St.	c. 1910		Yes	
1553 Wheeler Road	Y	1553 Wheeler Road	House c. 1845	SR 14	Yes	
1574 Hollow Road	Y	1574 Hollow Road	c. 1880		Yes	
162 Furnace Road	U	162 Furnace Road	c. 1840	SR 37	Potential	
169 McConnell Road	Y	169 McConnell Road	c. 1910		Yes	
1754 Union Street	Y	Dean Farm	House c. 1825, House c. 1865, Barn c. 1840, Barn c. 1920, Shed c. 1920	SR 88	Yes	
1774 Arnold District Road	Y	1774 Arnold District Road	House c. 1850		Yes	
1800 Forest Dale Rd.	Y	1800 Forest Dale Rd.	c. 1970		No	
1820 Forest Dale Rd.	Y	1820 Forest Dale Rd.	c. 1850	SR 26	Yes	
183 Furnace Road	U	183 Furnace Road	c. 1965		Yes	
1838 Forest Dale Rd.	Y	1838 Forest Dale Rd.	c. 1850		Yes	
184 Jones Dr.	Y	Laundry Building	1918, c. 1970	SR 9 NR 99001346	Yes	National Register Listed - part of Brandon State School
184 Neshobe Circle	Y	Neshobe School	1926	SR 29	Yes	
1841 Forest Dale Rd.	U	1841 Forest Dale Rd.	c. 1890		Potential	

1851 Arnold District Road	Y	1851 Arnold District Road	House c. 1850, Garage c. 1950	SR 4	Yes	
1851 Forest Dale Rd.	U	1851 Forest Dale Rd.	c. 1955		Potential	
1865 Forest Dale Rd.	Y	1865 Forest Dale Rd.	c. 1900		Yes	
1868 Forest Dale Rd.	Y	1868 Forest Dale Rd.	c. 1870		Potential	
1877 Forest Dale Rd.	Y	Town office	1892	SR 50	Yes	
1887 Forest Dale Rd.	Y	Wesleyan Methodist Church of Forestdale	c. 1855	SR 49	Yes	
1895 Forest Dale Rd.	Y	1895 Forest Dale Rd.	c. 1850		Yes	
1898 Forest Dale Rd.	Y	Forest Dale cemetery	c. 1790		Yes	
1907 Forestdale Road	Y	1907 Forest Dale Rd.	c. 1850		Yes	
1919 Forest Dale Rd.	Y	1919 Forest Dale Rd.	c. 1850		Yes	
1920 Forest Dale Rd.	Y	1920 Forest Dale Rd.	c. 1850		Yes	
1933 Arnold District Road	Y	1933 Arnold District Road	House c. 1850, Barn c. 1850/c.1890	SR 3	Yes	
1935 Forest Dale Rd.	Y	1935 Forest Dale Rd.	c. 1930		Potential	
1946 Forest Dale Rd.	Y	1946 Forest Dale Rd.	c. 1850		Potential	
1949 Forest Dale Rd.	Y	1949 Forest Dale Rd.	c. 1825		Yes	
1963 Forest Dale Rd.	Y	1963 Forest Dale Rd.	c. 1840		Yes	
203 Furnace Road	U	203 Furnace Road	c. 1950		Potential	
2083 Arnold District Road	Y	2083 Arnold District Road	c. 1850	SR 2	Yes	
2083 Forest Dale Rd.	Y	2083 Forest Dale Rd.	c. 1895	SR 48	Yes	
21 Middle Rd.	Y	21 Middle Rd.	c. 1850		Potential	

2104 Forest Dale Rd.	U	2104 Forest Dale Rd.	c. 1910		Potential	
2115 Forest Dale Rd.	Y	2115 Forest Dale Rd.	c. 1830	SR 48	Yes	
2116 Forest Dale Rd.	Y	2116 Forest Dale Rd.	c. 1870		Yes	
2135 Forest Dale Rd.	Y	2135 Forest Dale Rd.	c. 1910		Yes	
2-14 Forest Dale Rd.	N	Crouton factory	c. 1940		No	Former Paintbrush Factory
2143 Forest Dale Rd.	Y	2143 Forest Dale Rd.	c. 1900		Potential	
2151 Forest Dale Rd.	U	2151 Forest Dale Rd.	c. 1950		Potential	
2171 Forest Dale Rd.	U	2171 Forest Dale Rd.	c. 1950		Potential	
218 Jones Dr.	Y	Services Building	1923, c. 1953	SR 9 NR 99001346	Yes	National Register Listed - part of Brandon State School
2187 Forest Dale Rd	Y	2187 Forest Dale Rd	c. 1960		Potential	
2248 Forest Dale Road	Y	2248 Forest Dale Road	House c. 1890 associated barns, silos, other farm bldgs	SR 30	Yes	
2251 Forest Dale Road	Y	2251 Forest Dale Road	c. 1850		Yes	
2265 Forest Dale Road	Y	Junction Store and Deli	c. 1840		Yes	
2273 Arnold District Road	Y	Nathan Fisk Farm	c. 1810/1840 house, Barn c. 1880, shed c. 1890, Barn c. 1890, silo c. 1950	SR 1	Yes	
228 Furnace Road	U	228 Furnace Road	c. 1930		Potential	
2295 Forest Dale Rd.	Y	2295 Forest Dale Rd.	c. 1880	SR 46	Yes	
2298 Forest Dale Rd.	U	2298 Forest Dale Rd.	c. 1840		Potential	
2314 Forest Dale Rd.	Y	2314 Forest Dale Rd.	c. 1860		Yes	
232 Neshobe Cir	Y	232 Neshobe Cir	c. 1920		Potential	
2321 Forest Dale Rd.	Y	2321 Forest Dale Rd.	c. 1880	SR 45	Yes	

233 North Street	Y	US Post Office	c. 1850		Yes	
2332 Forest Dale Rd.	U	2332 Forest Dale Rd.	c. 1870		Potential	
2365 Forest Dale Rd.	Y	2365 Forest Dale Rd.	c. 1920	SR 44	Yes	
240 Furnace Road	U	240 Furnace Road	c. 1920		Potential	
241 Furnace Road	U	241 Furnace Road	c. 1950		Potential	
2411 Forest Dale Rd.	U	2411 Forest Dale Rd.	c. 1965		Potential	
2443 Forest Dale Rd	U	2443 Forest Dale Rd.	c. 1966		Yes	
2454 Forestdale Road	Y	Grace Episcopal Church	1853	SR 38	Yes	
2508 Forestdale Road	Y	2508 Forestdale Road	c. 1920		Yes	
253 Furnace Road	U	253 Furnace Road	c. 1920		Yes	
256 Furnace Road	U	256 Furnace Road	c. 1850		Potential	
2579 Forest Dale Road	Y	2579 Forest Dale Road	c. 1850	SR 41	Yes	
274 Mulcahy Dr.	Y	Dormitory E	1929	SR 9 NR 99001346	Yes	National Register Listed - part of Brandon State School
290 North Street	U	290 North Street	c. 1950		Potential	
291 Furnace Road	U	291 Furnace Road	c. 1950		Potential	
291 Jones Dr.	N	291 Jones Drive	c. 1950		Potential	Mid century institutional block
317 North Street	Y	317 North Street	c. 1860		Yes	
33 Ray Forrest Road	U	33 Ray Forrest Road	c. 1950		Potential	
333 Jones Dr.	N	333 Jones Drive	c. 1950		Potential	Mid century institutional block
34 Faivre Cir.	Y	Dormitory D	1923, 1939	SR 9 NR 99001346	Yes	National Register Listed - part of Brandon State School

349 North Street	Y	349 North Street	c. 1940		Yes	
35 North St.	Y	35 North St.	c. 1950		Yes	
368 Mulcahy Dr.	Y	Dormitory C	1920	SR 9 NR 99001346	Yes	National Register Listed - part of Brandon State School
369 North Street	U	369 North Street	c. 1880		Potential	
379 North Street	Y	379 North Street	c. 1880		Yes	
381 New Rd.	N	381 New Road	c. 1920		No	
388 North Street	U	388 North Street	c. 1900		Potential	
40 McConnell Rd.	Y	40 McConnell Rd.	c. 1860		Yes	
40 Old Farm Road	Y	Brandon Observatory	c. 1910	SR 15	Yes	Potentially Individually Eligible
408 Hollow Road	Y	408 Hollow Road	c. 1855	SR 8	Yes	
41 Kennedy Drive	Y	41 Kennedy Drive	1820	SR 43	Yes	
448 North Street	U	448 North Street	c. 1900		Potential	
449 North Street	Y	449 North Street	c. 1920		Yes	
45 Ray Forrest Road	Y	45 Ray Forrest Road	c. 1850	SR 40	Yes	
46 Middle Rd.	Y	46 Middle Rd.	c. 1920		Yes	
49 North St.	U	49 North St.	c. 1850		No	
492 North Street	U	492 North Street	c. 1950		Potential	
500 Forest Dale Rd.	Y	500 Forest Dale Rd.	c. 1850		Yes	
500 Union Street	U	Midcentury Water Treatment Plant	c. 1965		Potential	
518 North Street	Y	518 North Street	c. 1910		Yes	

525 Forest Dale Rd.	Y	525 Forest Dale Rd.	c. 1850		Potential	
529 North Street	U	529 North Street	c.1955		Potential	
590 North Street	Y	590 North Street	c. 1920		Yes	
595 North Street	Y	595 North Street	c. 1875	SR 35	Yes	
60 North St.	Y	60 North St.	c. 1880		Yes	
609 North Street	U	609 North street	c. 1965		Yes	
620 North Street	Y	620 North Street	c. 1860		Yes	
623 North Street	Y	623 North Street	House c. 1910 Barn c. 1910		Potential	
640 North Street	U	640 North Street	c. 1910		Potential	
651 North Street	U	651 North Street	c. 1955		Potential	
658 North street	Y	658 North street	House c. 1895		Potential	
67 School House Road	Y	67 Schoolhouse Road	c. 1850		Yes	
677 North Street	N	677 North Street	c. 1950		Yes	
69 North St.	Y	69 North St.	c. 1870		Yes	
690 north street	Y	690 north street	c. 1870		Yes	
729 North Street	Y	729 north street	c. 1890		Yes	
76 North Road	Y	Living Water Assembly of God Church	1945		Yes	Formerly St. Monica's Catholic Church
8 Kennedy Road	Y	Royal Blake Hosue	c. 1840	SR 42	Yes	
84 Furnace Road	N	84 Furnace Road	c. 1890		No	
87 North St.	Y	87 North St.	c. 1885	SR 31	Yes	

89 Furnace Road	Y	89 Furnace Road	c. 1910		Potential	
90 North St.	Y	90 North St.	c. 1900		Yes	
927 Hollow Road	Y	927 Hollow Road	c. 1810	SR 7	Yes	
Carver Street	Y	Early Reinforced Concrete Box Culvert	c. 1915		Yes	Rare c. 1920 reinforced concrete box culvert, parapet type. Possibly designed by George Reed.
Carver Street crossing Otter Creek	Y	Bridge	1929		Yes	
Forest Dale Rd.	Y	Davenport historic marker	1910		Yes	
North St.	Y	Bridge	1927		Potential	
Pearl Street	Y	Sanderson Covered Bridge	c. 1840	SR 89 NR 74000258	Yes	National Register Listed
VT 73 and Furnace Road	Y	Forest Dale Iron Furnace	c. 1810	SR 39 NR 74000254	Yes	National Register Listed

C Archaeology

From: [Robinson, Jess](#)
To: [Matt Shoen](#)
Cc: [Britta Tonn](#); [Jenny Fulton](#)
Subject: [External] RE: Brandon Archeological sites
Date: Monday, August 21, 2023 4:15:39 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Matt, Really the only thing that needs to be protected is location data. An archaeological consultant could certainly compile information on the archaeological resources of Brandon, and either present it in such a way so as to obscure the exact locations, or get the town to agree to limit dissemination of the report to town officials, etc. In any case, there are a lot of archaeological sites in Brandon so it would be a fair bit of a job to compile and summarize them all and would be worth getting a consultant to do that. I am not sure off the top of my head about the Rev. War history of the area specifically. I do recall that there was a Mohawk raid into Brandon at some point, but I can't recall if that was during the Revolution or prior to it. I'll get back to you if I come up with more specific research.

Jess Robinson, PhD

Vermont State Archaeologist

Division for Historic Preservation

Vermont Department of Housing and Community Development

60 Washington St | Barre, VT 05641

802-272-2509

jess.robinson@vermont.gov

<https://accd.vermont.gov/historic-preservation/archaeology-center>

From: Matt Shoen <mshoen@vhb.com>
Sent: Monday, August 21, 2023 1:13 PM
To: Robinson, Jess <Jess.Robinson@vermont.gov>
Cc: Tonn, Britta <btonn@vhb.com>; Jenny Fulton <jfulton@vhb.com>
Subject: Brandon Archeological sites

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Dear Jess,

I hope that you're well and enjoying your summer. We have been hired by the Brandon Historical Society to do a survey of resources in the town. One thing they are interested in in the town's archeological history/military history, particularly related to the Revolution. I mentioned that you would be the authority on the precontact info, but also noted that I did not think you could tell him where sites were located. Our contact Dennis did ask if there was any way you could tell him what had been discovered in Brandon without giving specific information about where said discoveries were located. I expect that the answer to this is still no, however would you be able to point us in the direction of any publicly available archeology reports that might help us articulate, in a general sense, Native American activity in Brandon. I found a report from the 1980s about the Hawk Hill area (Post contact) so that has been helpful.

D Photograph Log



List of Photographs

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Photograph 5: The Brandon Observatory at 40 Old Farm Road. SR #15 Camera facing northwest.

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Photograph 16: Stone walls along Kennedy Road. Camera facing southeast.

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Photograph 19: The Village of Forest Dale, the Royal Blake House at 8 Kennedy Road. SR #42. Camera facing northeast.

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Brandon Preservation Survey Photographs
Brandon, Rutland County, Vermont

Photograph 23: The Village of Forest Dale, 2248 Forest Dale Road. SR #30. Camera facing northwest.

Photograph 24: 2248 Forest Dale Road. Camera facing northwest.

Photograph 25: The Village of Forest Dale, 76 North Street. Camera facing southwest.

Photograph 26: The Village of Forest Dale, 69 North Street. Camera facing northeast.

Photograph 27: The Village of Forest Dale, 133 North Street. Camera facing northeast.

Photograph 28: The Village of Forest Dale, 149 North Street. SR # 32. Camera facing northeast.

Photograph 29: The Village of Forest Dale, North Street. Camera facing northwest.

Photograph 30: The Village of Forest Dale, 152 North Street. Camera facing northwest.

Photograph 31: The Village of Forest Dale, 2295 Forest Dale Road. SR #46. Camera facing southwest.

Photograph 32: The Village of Forest Dale, 2365 Forest Dale Road. SR #44. Camera facing northeast.

Photograph 33: The Village of Forest Dale, 2083 Forest Dale Road. Camera facing southeast.

Photograph 34: The Village of Forest Dale, the Wesleyan Methodist Church of Forest Dale at 1887 Forest Dale Road. SR #49. Camera facing south.

Photograph 35: The Village of Forest Dale, 1920 Forest Dale Road. Camera facing southwest.

Photograph 36: The Village of Forest Dale, the Forest Dale Cemetery. Camera facing northwest.

Photograph 37: The Village of Forest Dale, 1820 Forest Dale Road. SR #26. Camera facing southwest.

Photograph 38: The Village of Forest Dale, 169 McConnell Road. Camera facing southwest.

Photograph 39: The Village of Forest Dale, 45 Ray Forrest Road. SR #40. Camera facing southeast.

Photograph 40: The Nathan Fisk Farm at 2273 Arnold District Road. SR #1. Camera facing southeast.

Photograph 41: 2083 Arnold District Road. SR #2. Camera facing northeast.

Photograph 42: 1933 Arnold District Road. SR #3. Camera facing east.

Photograph 43: 927 Hollow Road. SR #7. Camera facing southeast.

Photograph 44: Reinforced concrete culvert on Carver Street near the border of Brandon and Pittsford. Camera facing southwest.

Photograph 45: Coal Shed on North Railroad Avenue. Camera facing north.



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Brandon, Rutland County, Vermont

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