

REVIEW AND COMPLIANCE - - STATE/ACT 250

DHP# ~~LA93-010~~ ^{WN93-015}
Related DHP# _____

Project Name 83 Main Street
Town Ludlow County Windsor
State Agency AAA Act 250 # pre-app

Property Name _____
Property Location _____

Contact Person _____ Phone _____
Photo File # _____ Slides Filed []

ARCHEOLOGICAL SITES: KNOWN [] POTENTIAL [] n/A
Property Type(s) _____
Historic Context(s) _____

BUILDINGS/STRUCTURES: stone house
Property Type(s) _____
Historic context(s) _____
Applicable MPDF _____

Listed on Survey [] Survey # 1410-12 State Register []

Listed on NR - individual []
- district [] NRHD Name _____
NRHD Map # _____

Previous NR review (date) _____ Eligible [] Not Eligible []

Eligible SR -- individual [] contributing part of district []

Not Eligible SR []
Determination by: staff [] (Who _____) AC []
SR Listing by AC [] Date _____

Description and Significance Info on Reverse []

Project Reviewed by (initial/date) slj 6-24-93

Need Notification of Local Officials [] Date Notified _____
Need AC Review [] Why _____ Date Scheduled _____
Meeting: Staff Attending _____ Date _____
Site Visit: Staff Attending C. Johnson Date 6-10-93

Documentation Required as Condition []
Specify _____

Applicable Standards _____
Documentation Received [] date _____
Documentation Approved By _____ date _____

REVIEW AND COMPLIANCE GENERATED INFORMATION
 DHP PROJECT # _____

STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, Vermont 05602

HISTORIC SITES AND STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY:	SURVEY NUMBER:
TOWN:	NEGATIVE FILE NUMBER:
LOCATION:	UTM REFERENCES: Zone/Easting/Northing
COMMON NAME:	U.S.G.S. QUAD. MAP:
PROPERTY TYPE:	PRESENT FORMAL NAME
OWNER:	ORIGINAL FORMAL NAME:
ADDRESS:	STYLE:
	DATE BUILT:

ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

RELATED STRUCTURES:

STATEMENT OF SIGNIFICANCE:

Meets State Register Criteria _____
 Meets National Register Criteria _____
 Historic Contexts _____

Map Attached []
 Photos Attached []

RECORDED BY:
 ORGANIZATION:
 DATE RECORDED:

VERMONT DIVISION FOR HISTORIC PRESERVATION

Review & Compliance Data Form
 Last Data Entry: _____

Project Name [] County [] Local Review []
 Town [] State No. []
 State Agency [] Federal No. []
 Federal Agency [] DHP Number [WN93-015]
 Act 250 No. [] Landscapes [] Archeology []
 Management Concerns: Structures Landscapes [] Archeology []

Date in: [6-8-93] Date due: [7-8-93] Date out: [6-24-93]
 Date in: [] Date due: [] Date out: [7-13-93]
 Date in: [] Date due: [] Date out: []

Project Description: []

Comments: []

Preliminary Comments Sent [] Buffer Zone Requested []
 Site Visit Conducted [6-10-93] Buffer Zone in Permit []
 Additional Comments Sent [7-13-93] Cond. No Adverse Effect []
 Request Additional Info. [] No Adverse Effect [6-24-93]
 Survey Requested: Adverse Effect []
 Phase I [] MOA []
 Phase II [] PMOA []
 Phase III [] No. of Properties Identified [001]
 Technical Assis. Provided [] Considered Eligible [9-21-77]
 Contains No Properties [] Will Not Effect []
 Listed on the NR: Yes No Listed on the SR: Yes No []
 Federal Fiscal Year of Finding [93]

{Property Information/Status Sub-table}

DHP No [WN93-015] Resource Name [83 main ST]
 Location [Wdallow] HS Survey/VAI Site Number []

1st Context [04] Property Type [Stone house] Property Code []
 2nd Context []
 3rd Context [] NR Criterion A Insufficient Information []
 4th Context [] NR Criterion B [] Not NR Eligible []
 5th Context [] NR Criterion C NR Eligible []
 6th Context [] NR Criterion D [] Not SR Eligible []
 State Register Eligible []
 Date Opinion Made [9-21-77]

Environmental Variable	Proximity	Value	Assigned Score
1) Distance to Existing or Relict River or Permanent Stream	0-60 m	12	[]
	60-120 m	8	[]
	120-180 m	4	[]
2) Distance to Pond or Lake	0-60 m	12	[]
	60-120 m	8	[]
	120-180 m	4	[]
3) Distance to Intermittent Stream	0-60 m	8	[]
	60-120 m	4	[]
	120-180 m	2	[]
4) Distance to Wetland (wetlands > one acre in size)	0-60 m	8	[]
	60-120 m	4	[]
	120-180 m	2	[]
5) Confluence of River/River or River/Brook	0-60 m	12	[]
	60-120 m	8	[]
	120-180 m	4	[]
6) Confluence of Intermittent Streams	0-60 m	8	[]
	60-120 m	4	[]
	120-180 m	2	[]
7) Falls or Rapids	0-60 m	8	[]
	60-120 m	4	[]
	120-180 m	2	[]
8) Transportation Corridor/ Drainage Link	0-60 m	8	[]
	60-120 m	4	[]
9) Head of Draw	0-60 m	8	[]
10) Isolated Spring	0-60 m	8	[]
	60-120 m	4	[]
11) Major Floodplain/Alluvial Terrace	0-60 m	8	[]
	60-120 m	4	[]
12) Lithic Outcrop	0-180 m	20	[]
13) Knoll Top/Ridge Crest/Promontory	0-60 m	8	[]
14) Kame/Outwash Terrace (valley edge features)	0-60 m	8	[]
15) Other Major Topographic Break	0-60 m	8	[]
16) Relict Beach or Shore Line	0-60 m	12	[]
17) Caves/Rockshelters	0-60 m	12	[]
18) Excessive Slope (>15%) or Steep Erosional Slope (>20%)		-8	[]
19) Very Poorly Drained Soils		-8	[]
20) Excessively Disturbed		-24	[]
Total Score			[]

POOR QUALITY
ORIGINAL _____

STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

JAMES A. GUEST, SECRETARY

August 8, 1986

DEPARTMENTS OF:

Economic Development 828-3221
Housing & Community Affairs 828-3217

DIVISIONS OF:

Administration 828-3231
Historic Preservation 828-3226
Vermont Travel Division 828-3236
Vermont Life Magazine 828-3241

Mr. Richard J. Harrison
Ludlow Colonial Motel
93 Main Street
Ludlow, Vermont 05149

Re: 32 Pond Street Renovations, Ludlow. Act 250.

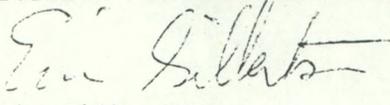
Dear Mr. Harrison:

Thank you for the opportunity to comment on the above-referenced project. We are providing the following comments for purposes of Criterion 8, 10 V.S.A. Chapter 151 (Act 250).

Although the use of snap-in muntins is not in keeping with good preservation practice, we will allow the project to go through without further review due to time and staff limitations. Based on this fact, the project will not affect any properties of historic or architectural significance which are included in or eligible for inclusion in either the State or National Register of Historic Places.

Sincerely,

DIVISION FOR HISTORIC PRESERVATION


Eric Gilbertson
Director/Deputy State Historic
Preservation Officer

EG/cjd

Enclosures

cc Geoffrey Greene



MICHAEL ENGINEERING COMPANY, P.C.

ENGINEERS AND LAND SURVEYORS

(802) 228-37
FAX 228-47
HAMMOND HA
114 MAIN STRE
LUDLOW, VT 051

RALPH J. MICHAEL, P.E., L

May 21, 1993

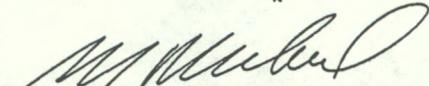
Richard Harrison
93 Main Street
Ludlow, Vermont 05149

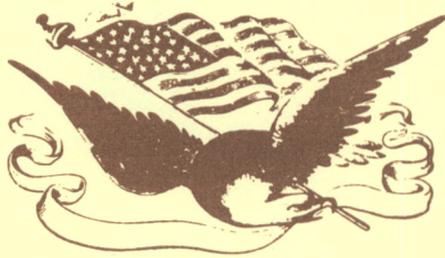
RE: Elevation of stone house at northwest corner of intersection
of Main Street and Commonwealth Avenue in Ludlow

Dear Richard:

On May 20, 1993, I ran elevation levels between the reference mark on the wingwall of the bridge over the Black River (RM3) which has an elevation of 997.79 according to the Ludlow FIA Flood Study. Respective to that, the lowest elevation of the basement floor of the stone house at the intersection of Main Street and Commonwealth Avenue is elevation 999.80. Based on the flood profiles for the Black River the base flood elevation at section N-N which corresponds to the plan location of that structure is elevation 989.5. The 500 year flood elevation is 991. Clearly the lowest floor elevation of the structure is several feet higher than the base flood (100 year) elevation.

Very truly yours,


Ralph J. Michael, P.E.
RJM/jm



BEST WESTERN
LUDLOW COLONIAL MOTEL

93 MAIN STREET

LUDLOW, VERMONT 05149

June 6, 1993

VT Historic Preservation
Susan Jamete
Drawer 33
Montpelier, VT 05633-1201

Att; Susan Jamete

We have purchased a stone house at 83 Main St. and plan to put it into a five unit Inn. A mason will point up the cracks, we will replace 1930-1940 windows 6 Over 1 with 6 over 6 vinyl triple glass grills and take off aluminium storms plus plastic.

The enclosed porch will be replaced with full colonial porch which was originally on the house when it had two front doors for store and home.

The interior will be per plan keeping the deep windows, each unit door (per fire code) will be fire steel colonial panel for fire, a sound and security. Interior walls between units will be fire and sound proof. All new wiring, 5baths new plumbing, each unit individual control heat, telephone and T.V. The slide doors will be reused on the third floor for whirlpool close off. The carpet will be 32 Oz. fire coded, the interior casements will be made to match window casements, colonial paint and wall paper and early 1800 refinished furniture with country curtains and comforters.

The old wood shed stairway in rear will be updated to fire codes for main entrance.

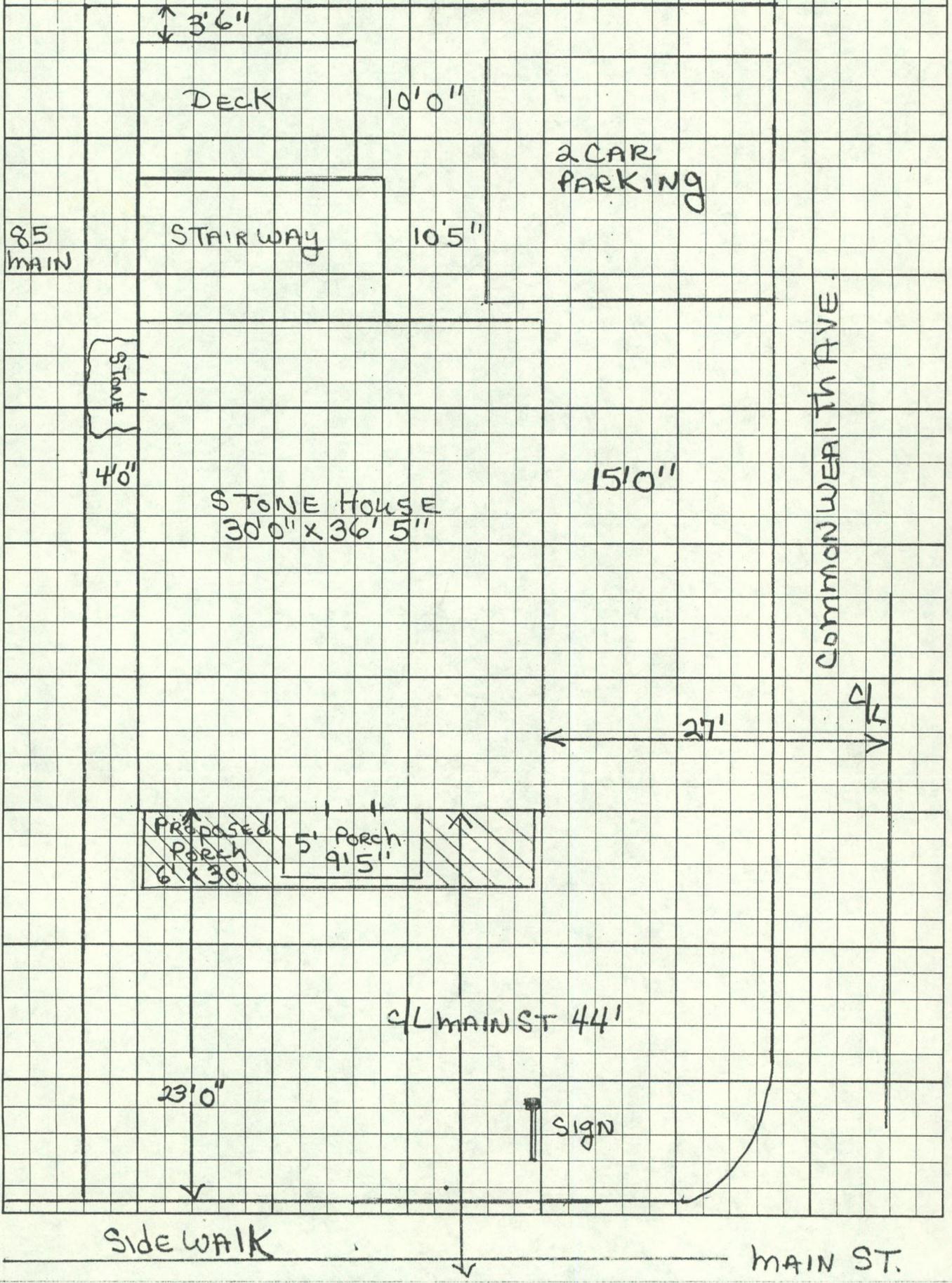
Enclosed, please find plan.

Sincerely,

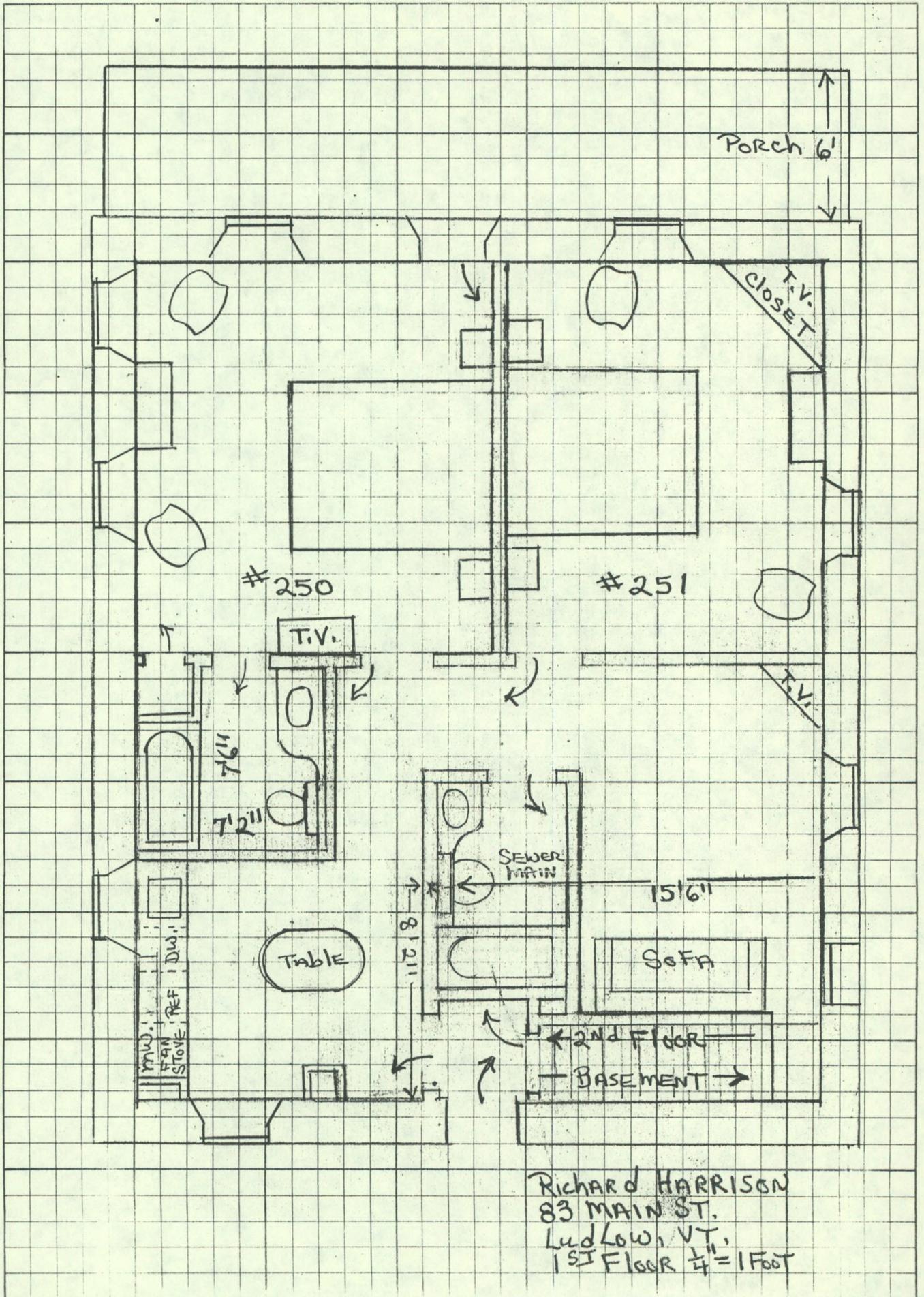
Richard J. Harrison
Richard J. Harrison



Richard HARRISON
83 MAIN ST.
Ludlow $\frac{1}{4}'' = 2 \text{ FOOT}$ 5/20/93



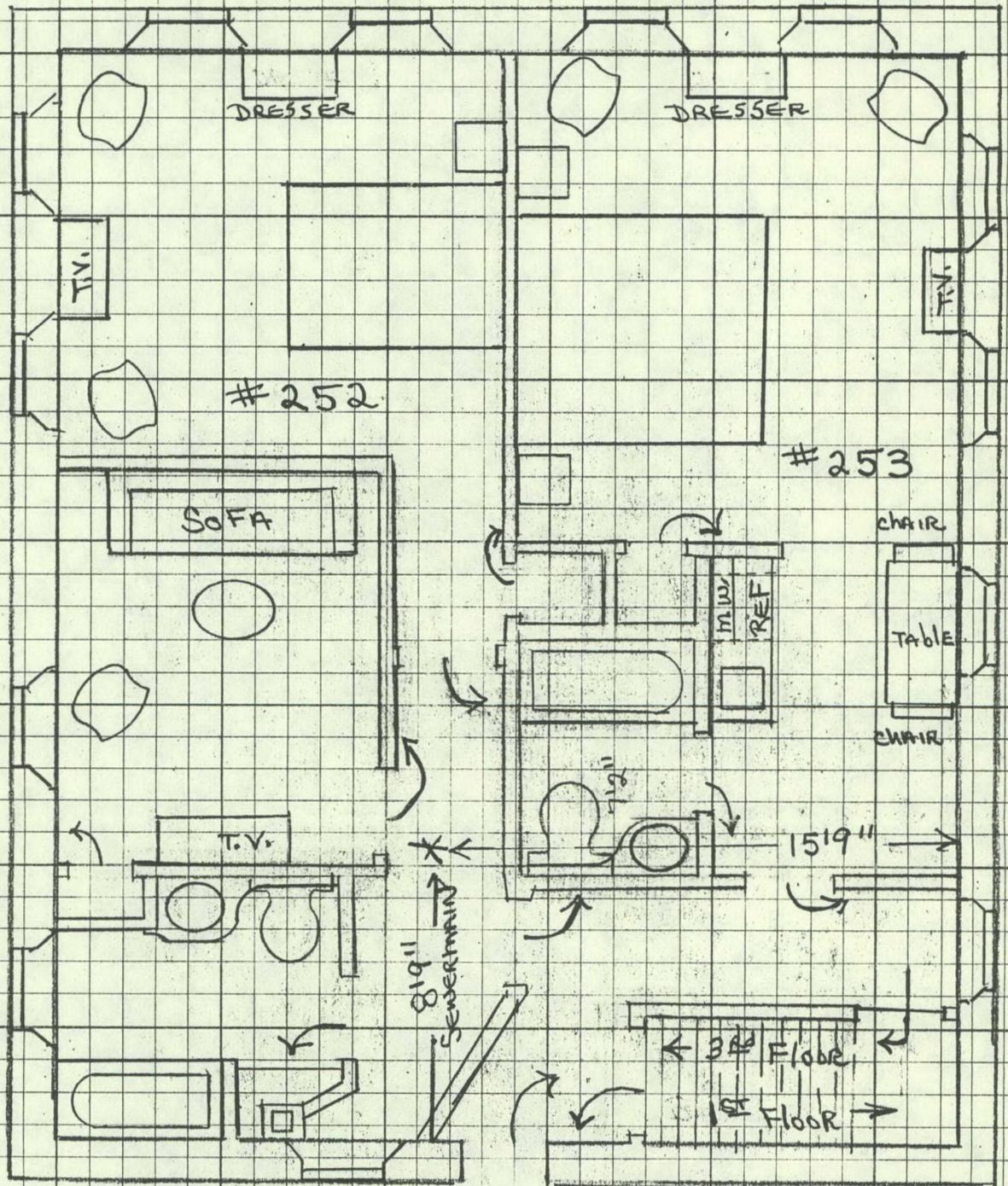
FRONT MAIN ST.



Richard HARRISON
83 MAIN ST.
Ludlow, VT.
1st FLOOR $\frac{1}{4}'' = 1 \text{ FOOT}$

FRONT MAIN ST.

27'8" x 33'6"

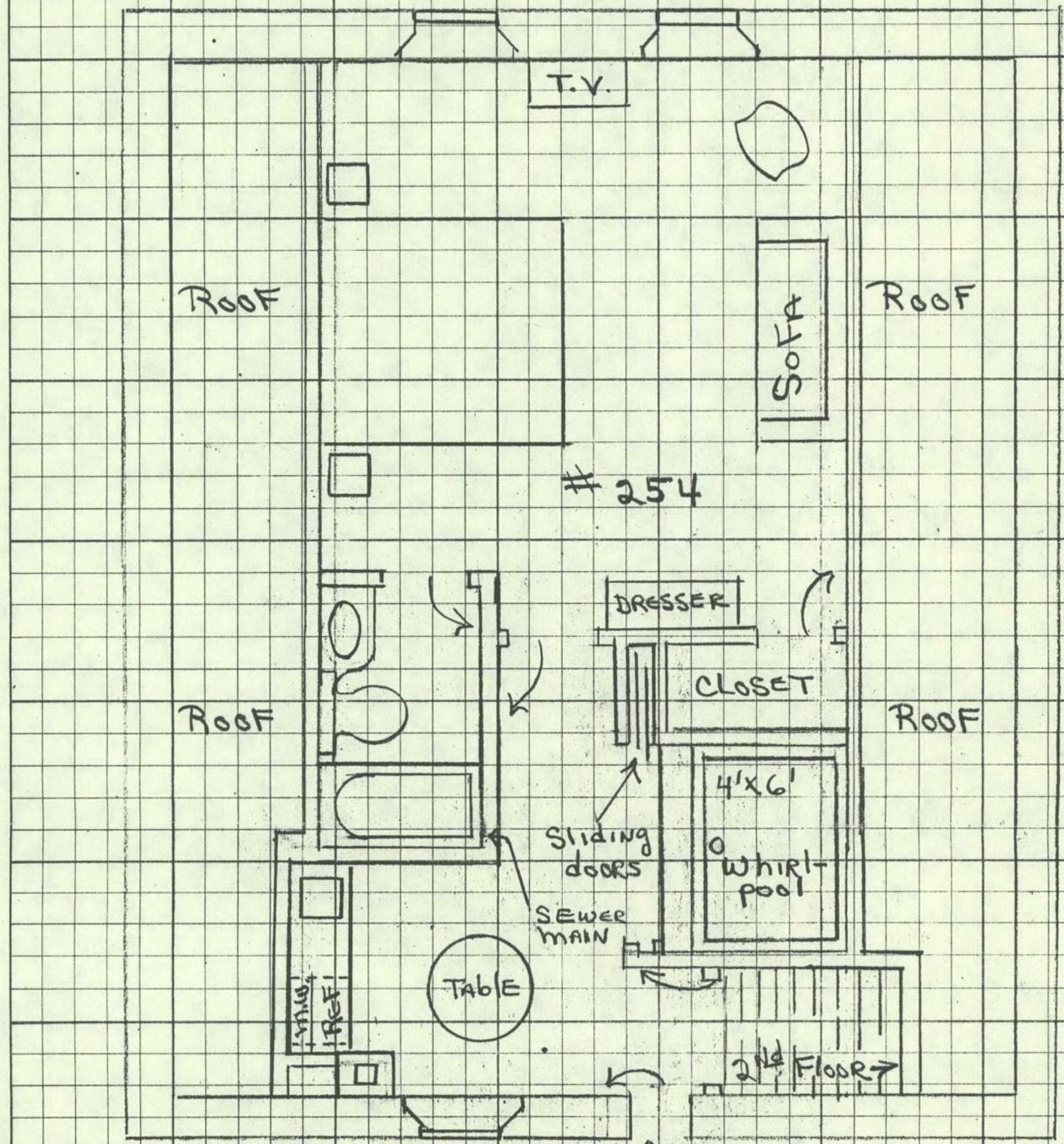


MAIN
STAIRWAY

RICHARD HARRISON
83 MAIN ST.
LUDLOW, VT.
2ND FLOOR 1/4" = 1 FOOT

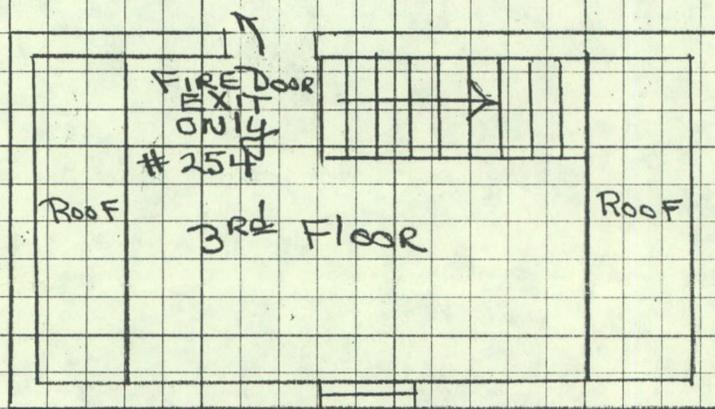
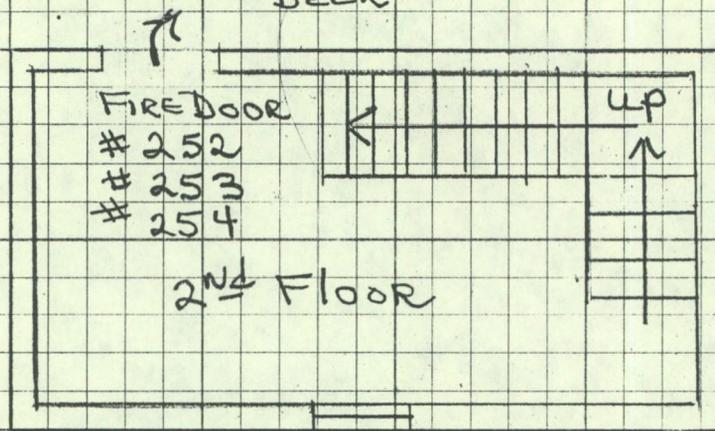
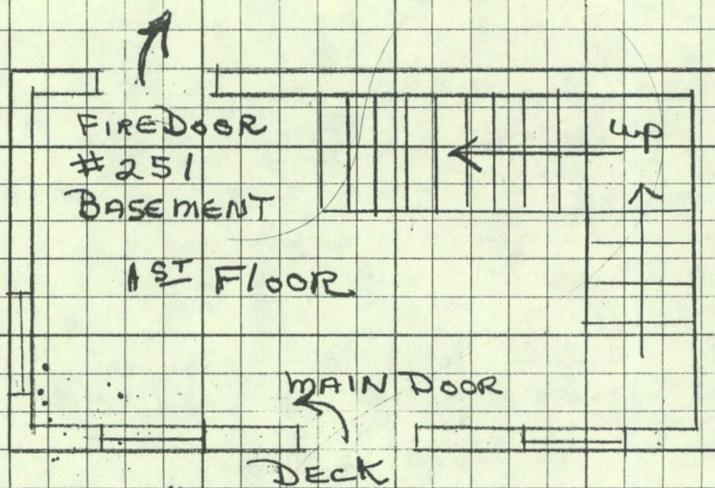
FRONT MAIN ST.

UNIT 16'8" X 32'2"



FIRE
EXIT
down
MAIN
STAIRWAY

Richard HARRISON
83 MAIN ST.
Lud Low, VT.
3rd FLOOR 1/4" = 1 FOOT



Richard HARRISON
 83 MAIN ST.
 Ludlow, VT.
 MAIN STAIRWAY

POOR QUALITY

ORIGINAL c/o



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

DIVISION FOR HISTORIC PRESERVATION
Preserving Vermont's historic, architectural and archeological resources

June 24, 1993

Richard Harrison
Ludlow Colonial Motel
93 Main Street
Ludlow, VT 05149

Re: 83 Main Street, Ludlow. Pre-Act 250.

Dear Mr. Harrison:

Thank you for the opportunity to comment on the above-referenced project.

The Division has reviewed this undertaking for purposes of Criterion 8, 10 V.S.A. Chapter 151 (Act 250). Project review consists of identifying the project's potential impacts to historic buildings, structures, historic districts, historic landscapes and settings, and known or potential archeological resources. The purpose of our review is to provide the Environmental District Commission with the necessary information for them to make a positive finding under the "historic sites" aspect of Criterion 8.

Your project affects 83 Main Street in Ludlow, a stone masonry structure, originally constructed at the east end of the Ludlow green as a combination store/dwelling in 1849, which is listed in the State Register of Historic Places (listing date: 9/21/77; copy of form enclosed). This structure is important as one a few "snecked ashlar" (a Scottish masonry technique) structures found in and unique to south-east-central Vermont; as the only example of this type in Ludlow village; for its clear association with the early commerce of Ludlow; and for its prominent position near the east end of the Ludlow green. The structure is clearly individually eligible for the National Register of Historic Places, and could potentially benefit from tax-credits for a historic rehabilitation for a new use.

It is our understanding, based on your meeting of 6/10/93 with Curtis Johnson, that through this project you desire to retain the historic character of this important historic property, while converting it to five motel units. Unfortunately, your project requires the reconfiguration of almost all interior spaces and removal of historic staircases, doors and their surrounds. We find that your commitments to repoint the masonry with matching mortar, to repair and retain the existing slate roof, and to

retain the existing front door and door surround and interior window trim and reveals all meet historic preservation guidelines and will have no adverse effect on the building's historic character. However, we recommend that these commitments as well as the following be included in the Act 250 permit, if the District Commission concurs with such conditions. This will ensure that in sum this project will have no undue adverse effect on this historic property:

- 1) The existing 6-over-1 windows dating from c.1930 shall be repaired and retained or shall be replaced by full size, unclad wooden, true divided-light 6-over-6 windows. (The c.1930 windows are historic, however, evidence from the rear addition indicates that the property originally had 6-over-6 windows, which would be most in keeping with the significant historic character of the property. Vinyl windows with snap-in muntins will not be in keeping with the historic character of the property. We understand that you have ordered these inappropriate windows; however, since you were informed of the inappropriate character of this type of window in similar circumstances on an earlier Act 250 project [32 Pond Street; copy of letter enclosed], this fact should be no surprise.)
- 2) The rear ell shall retain its clapboard siding and not be vinyl sided, and its existing door and window on its east side shall be sealed and retained consistent with fire safety standards. (An existing north entry in this addition is being removed and a new entry added, and the interior of the addition and its framing altered. Retention of the clapboard siding and more publicly visible east entry and original 6-over-6 sash window will adequately maintain the historic character of this original ell.)
- 3) Although the existing enclosed entry bay may be removed, no porch or other addition shall be added to the front or elsewhere on the structure. (The entry bay dates from c.1930 and is historic, but obscures the significant original door and entry, hence its removal will not in sum detract from the historic character of the property. You have proposed adding a one-story, full-front porch across the front of the structure, in part for fire egress reasons. Unfortunately, there is no photographic or other historical evidence of a full-front porch once existing on the structure, and there is no physical evidence in the masonry indicating any attachment of such a porch. We have consulted with Labor and Industry on the possible need for the porch for fire egress and have been informed that no such structure is needed in your project as designed. A new porch would obscure the front of the structure and detract from its historic character, and if such a porch replicated existing nearby porches, it would create a false "historic" appearance.)
- 4) The sliding, paneled "pocket doors" dividing the two front rooms on the first floor shall remain in place and, due to the need to fire-proof and sound-proof each unit, may either be fixed and left exposed on one side (in either room, with the opposite wall built-out for sound and fire proofing) or covered in place in a manner that will allow them to be uncovered and again function at some future time. (The pocket doors are the most significant feature of the building's interior and should be retained in place since all other significant

Mr. Harrison
Page 3
June 24, 1993

interior features (except window surrounds and reveals) must be changed to accommodate the project. Moving the doors to another part of the building will not preserve them as a significant, original interior feature. We strongly encourage that the pocket-doors be left exposed on one side, but enclosing them in a reversible manner will adequately preserve and protect them.)

Please feel free to call Curtis Johnson, on my staff, if you have any questions.

Sincerely,



Eric Gilbertson
Director/Deputy State Historic Preservation Officer

EG/SCJ

Enclosures

cc: Ludlow Village Planning Commission
Southern Windsor County Regional Planning Commission
April Hensel, District 2 Environmental Commission

POOR QUALITY

ORIGINAL c/o



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

DIVISION FOR HISTORIC PRESERVATION
Preserving Vermont's historic, architectural and archeological resources

June 24, 1993

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93 Main Street
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retain the existing front door and door surround and interior window trim and reveals all meet historic preservation guidelines and will have no adverse effect on the building's historic character. However, we recommend that these commitments as well as the following be included in the Act 250 permit, if the District Commission concurs with such conditions. This will ensure that in sum this project will have no undue adverse effect on this historic property:

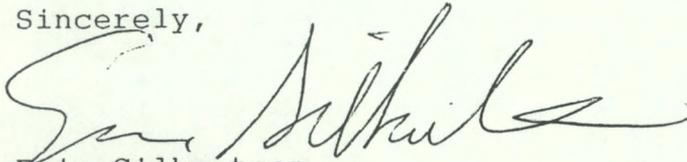
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Mr. Harrison
Page 3
June 24, 1993

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Please feel free to call Curtis Johnson, on my staff, if you have any questions.

Sincerely,



Eric Gilbertson
Director/Deputy State Historic Preservation Officer

EG/SCJ

Enclosures

cc: Ludlow Village Planning Commission
Southern Windsor County Regional Planning Commission
April Hensel, District 2 Environmental Commission

CERTIFICATE OF SERVICE

I hereby certify that I, Lori Canas, Secretary for the Planning Division of the Vermont Agency of Natural Resources, sent a copy of the foregoing Entry of Appearance and Prehearing Comments and Request For Hearing, dated July 2, 1993 regarding File #2W0569-8 (Richard and Betty Ann Harrison), by U.S. mail, postage prepaid, to the following:

Richard and Betty Ann Harrison
93 Main Street
Ludlow, VT 05149

Ludlow Board of Selectmen
Jerry R. Tucker
P.O. Box B
Ludlow, VT 05149

Ludlow Town Planning
Keith O. Arlund
P.O. Box B
Ludlow, VT 05149-0250

So. Windsor County Regional
Planning Commission
P.O. Box 72
Windsor, VT 05089

Dated at Waterbury, Vermont, July 2, 1993.



Lori Canas, Secretary



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

DIVISION FOR HISTORIC PRESERVATION
Preserving Vermont's historic, architectural and archeological resources

July 13, 1993

Richard Harrison
Ludlow Colonial Motel
93 Main Street
Ludlow, VT 05149

Re: 83 Main Street, Ludlow. Act 250 #2W0569-8.

Dear Mr. Harrison:

At your request I have considered the additional information you provided me over the phone on your proposed project at 83 Main Street in Ludlow.

I have asked the District Environmental Commission to withdraw our request for a hearing on this project based on the general agreement we reached over the phone together with the specifications and amendment I will detail in this letter.

My decision to take this unusual action is founded, in part, on the perception that you have a genuine interest in the preservation of this building, evidenced by your ready agreement to repoint the snecked ashlar stone work with appropriate mortar, to repair and retain the existing slate roof, and to retain the existing front door and door surround and interior window trim and reveals in accord with historic preservation standards.

It is unfortunate that you ordered new windows prior to finding that you needed an Act 250 permit. Historic windows are very important in maintaining the historic appearance of a building. While the vinyl-clad windows with snap-in muntins may appear generally the same as historic windows or true divided light windows that match the originals, their use does destroy part of the history of a building. They are a third choice at best. On other projects we consistently require restoring historic windows or replicating them. However, considering the unusual situation with your Act 250 permit it does not make good sense to hold up approval of your project and force you to buy another set of windows.

We are now in agreement that there will not be vinyl siding on the rear addition.

Mr. Harrison
Page 2
July 13, 1993

It is important for an addition to a building not to create a false historic appearance. A nearly full width decorated porch on the front of the building would have that effect. Your agreement with the idea of putting a simple porch the same size and height as the existing porch between the two front windows removes this concern since it will occupy the same space as the existing porch.

While it is clearly the best preservation option to leave the pocket doors in place and visible from at least one side, I recognize that you believe that it will be more difficult for you to structurally reinforce the section of wall and to provide an effective sound barrier between the motel rooms. However the use of these doors elsewhere in the building is marginally acceptable provided documentation of the original location through high-quality photographs and text is displayed in all three affected locations.

Again, I must state that I am proposing these modified and unusual approaches to mitigating the adverse effect your project will have on this important historic property because of the special circumstances surrounding your discovery that you needed an Act 250 permit. Under other circumstances I would not advocate these solutions. As noted in our initial letter we also allowed snap in muntins in an earlier project. To avoid this situation in the future please be certain about the Act 250 permit prior to beginning work or ordering materials.

If this agreement is not acceptable to you and you would prefer to have a hearing, or if you have any questions, please do not hesitate to phone me.

Sincerely,



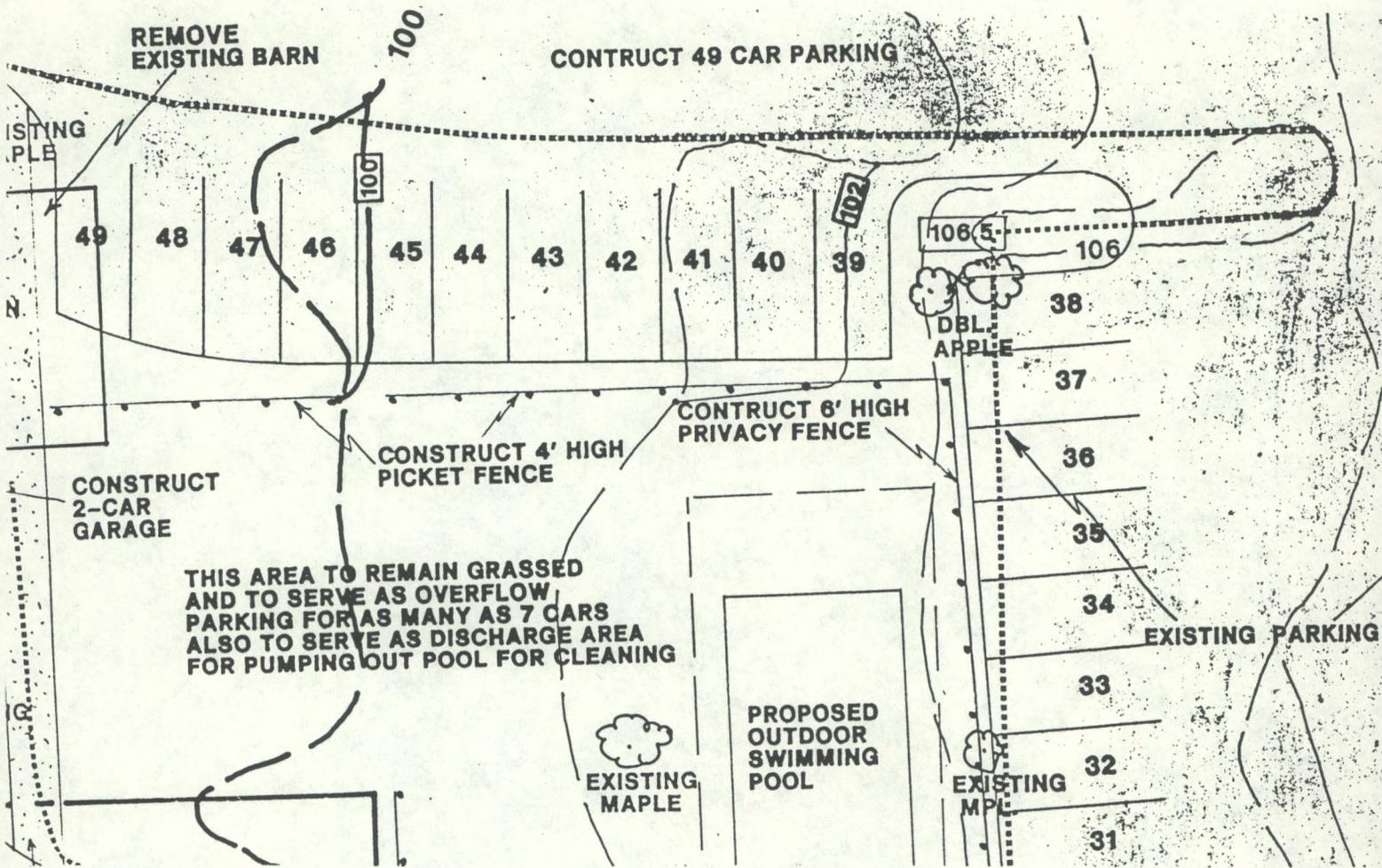
Eric Gilbertson
Director/Deputy State Historic Preservation Officer

EG/SCJ

cc: Kurt Janson, ANR
April Hensel, District 2 Envir. Commission
Ludlow Village Planning Commission
Southern Windsor County Regional Planning Commission



1410-12



85-11

TITLE:

**SITE PLAN-
GRADING & UTILITIES PLAN
LANDSCAPING & DETAILS**

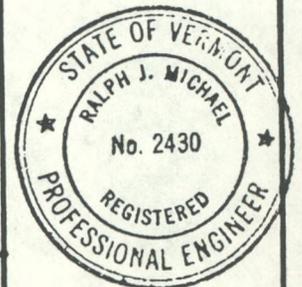
DRAWN: RJM, KRT
DATE: 9/25/87

CHECKED: RJM
DATE: 9/25/87

SCALE: 1" = 20'-0"
CONTOUR INTERVAL: 2 FOOT

REVISION: NOV. 19, 1987, DEC. 11, 1987 NOV. 15, 1988

MICHAEL ENGINEERING COMPANY, P.C.
PLYMOUTH, VERMONT (802) 672-3777



R. J. Michael