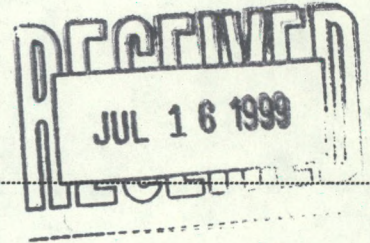


WINDSOR FACILITIES SERVICE OFFICE



July 14, 1999

Emily E. Wadhams, SHPO
Division for Historic Preservation
National Life - Drawer 20
Montpelier, VT 05620-0501

Re: Brownsville, VT 05037-9998

Dear Emily:

Attached is the initial letter to the town delivered yesterday as annotated.

The public meeting is scheduled for August 9th at 7:30 pm at town hall.

A handwritten signature in red ink that reads "Chris".

Christopher J. Madden
Real Estate Specialist

cc: FSO
PM
District- RATHibodeau
Corp Rel - NEA
L.A.

DISTRICT MANAGER, SPRINGFIELD DISTRICT
U. S. POSTAL SERVICE



7/13/99

Ted Siegler
Chairman, Board of Selectmen
P. O. Box 6
Brownsville, VT 05037-0006

RE: Brownsville, VT Main Post Office

Dear Mr. Siegler:

The Postal Service has determined that the present postal facility, located on Route 44, is inadequate to serve future postal needs of Brownsville. We need to expand operations to enhance both the quality of postal services we provide to your community and our employees' working conditions. After consulting with Postmaster, Esther Griffith, we find that we need, ideally, approximately 3,600 square feet of net interior space.

To meet these new requirements, our first consideration is to expand the existing postal facility. If this is not feasible, we will then consider relocating to another building or construct a new building on a site that is, ideally, approximately 62,000 square feet. In the event another building or site must be identified, every effort will be made to maintain it within the downtown business area of Brownsville, VT.

The Postal Service wishes to work in partnership with your community. Therefore, we ask for your assistance and cooperation in having this project scheduled for the next available town meeting so that the general public may express its opinions and offer constructive comments on the project.

We welcome your timely suggestions and comments, both as we initiate this project and as it proceeds. Please address any questions, suggestions, or concerns, within the next thirty (30) days, to: Chris Madden, Real Estate Specialist, 6 Griffin Road North, Windsor, CT 06006-0300, or telephone (978) 469-9082.

978
Thank you for your participation in this process. We look forward to continuing to work with you and your staff, as this project develops.

Sincerely,

Philip C. Dennis
District Manager
1883 Main Street
Springfield, MA 01101-9700

WJW/dk/ccltr

1883 MAIN STREET
SPRINGFIELD, MA 01101-9200
413-731-0528
FAX: 413-731-0304

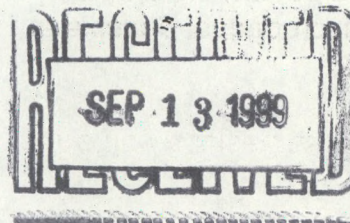
Received for the Selectboard
West Windsor
by Andrea Sullivan,
Administrative
Assistant
7/13/99

W1099-017
Windsor

WINDSOR FACILITIES SERVICE OFFICE



August 30, 1999



Ted Siegler
Chairman, Board of Selectmen
PO Box 6
Brownsville, VT 05037-0006

Re: Brownsville, VT 05037 Main Post Office

Dear Chairman:

This is a follow up to the recent selectman's meeting held on August 9, 1999, regarding postal plans to expand operations at the Brownsville Post Office. In accordance with postal regulations, we will be keeping your office advised as we consider expansion or relocation of the present office.

Based on current available information, we believe that the existing location can be retained and enlarged to meet our future operational requirements by expanding into the existing adjacent space. As plans and drawings are prepared, we will seek the assistance of your various town departments for continued input on this important project.

Please contact me at 860-285-7212 if you have any questions.

Very truly yours,

Christopher J. Madden
Real Estate Specialist

cf: WFSO
District
L.A.
Corp. Rel.-NEA
EWadhams

cc: Postmaster

SECTION 106 REPORT

Brownsville Post Office

Prepared by Preservation Company, Kensington, New Hampshire
November 1999 – January 2000

Preservation Company
Sunny Knoll
5 Hobbs Road
Kensington, NH 03833
603-778-1799/Fax 603-778-1960



Abstract

Brownsville Post Office Expansion, Brownsville, Town of West Windsor, Windsor County, Vermont

The existing Brownsville Post Office is a one-story, wood-frame building erected c.1986. It is not of sufficient age to be considered for National Register of Historic Places (NRHP) eligibility. Because the Post Office building is not NRHP-eligible, this project will not require application of the Section 106 process according to the National Historic Preservation Act. The existing Post Office is outside the boundaries of the Brownsville Historic District and all work will be within the walls of the existing building. Subsequently, no historic properties will be affected.

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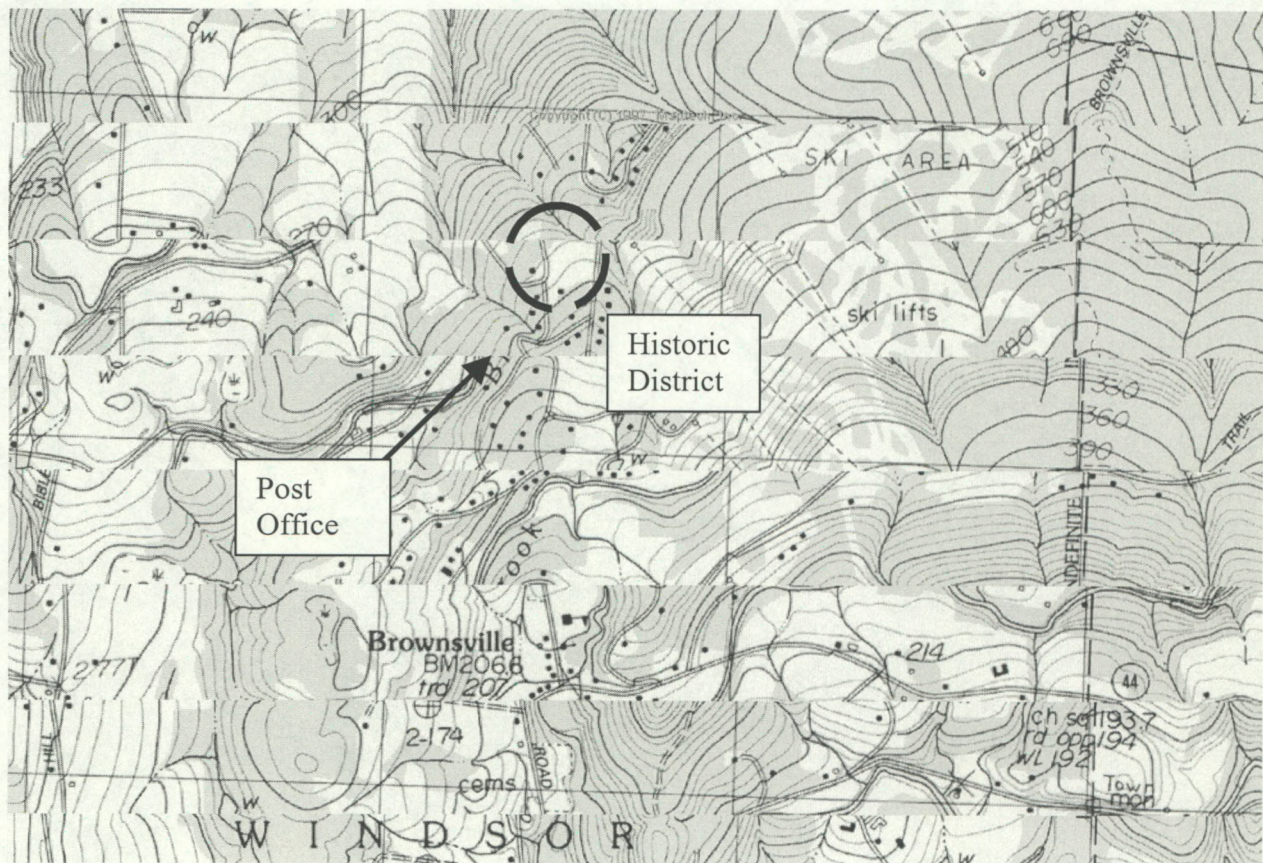
Qualifications of Consultants.....15

Introduction

This report is being prepared for Christopher Madden, Real Estate Specialist, Easter Service Team, U.S. Postal Service. Based on the age and NRHP-ineligibility of the Brownsville Post Office, Section 106 of the National Historic Preservation Act does not apply to this project. Fieldwork was conducted October 13th, 1999. This report was prepared by Preservation Company, Lynne Emerson Monroe Principal, Kari Ann Laprey Senior Historian, and Teresa Kirker Hill Historian.

Project Description

Maps of Project Area

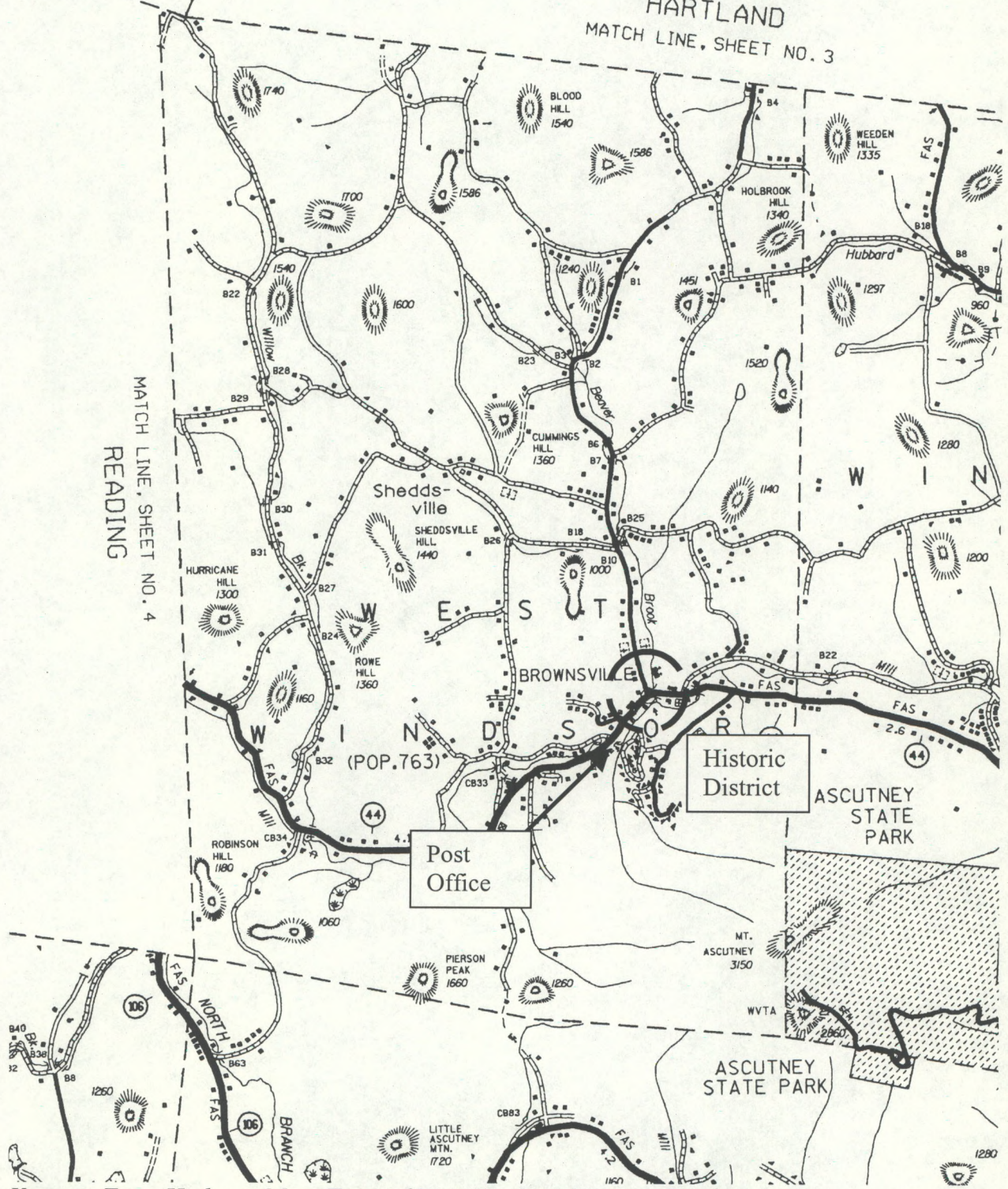


USGS Map: Mt. Ascutney

WOODSTOCK

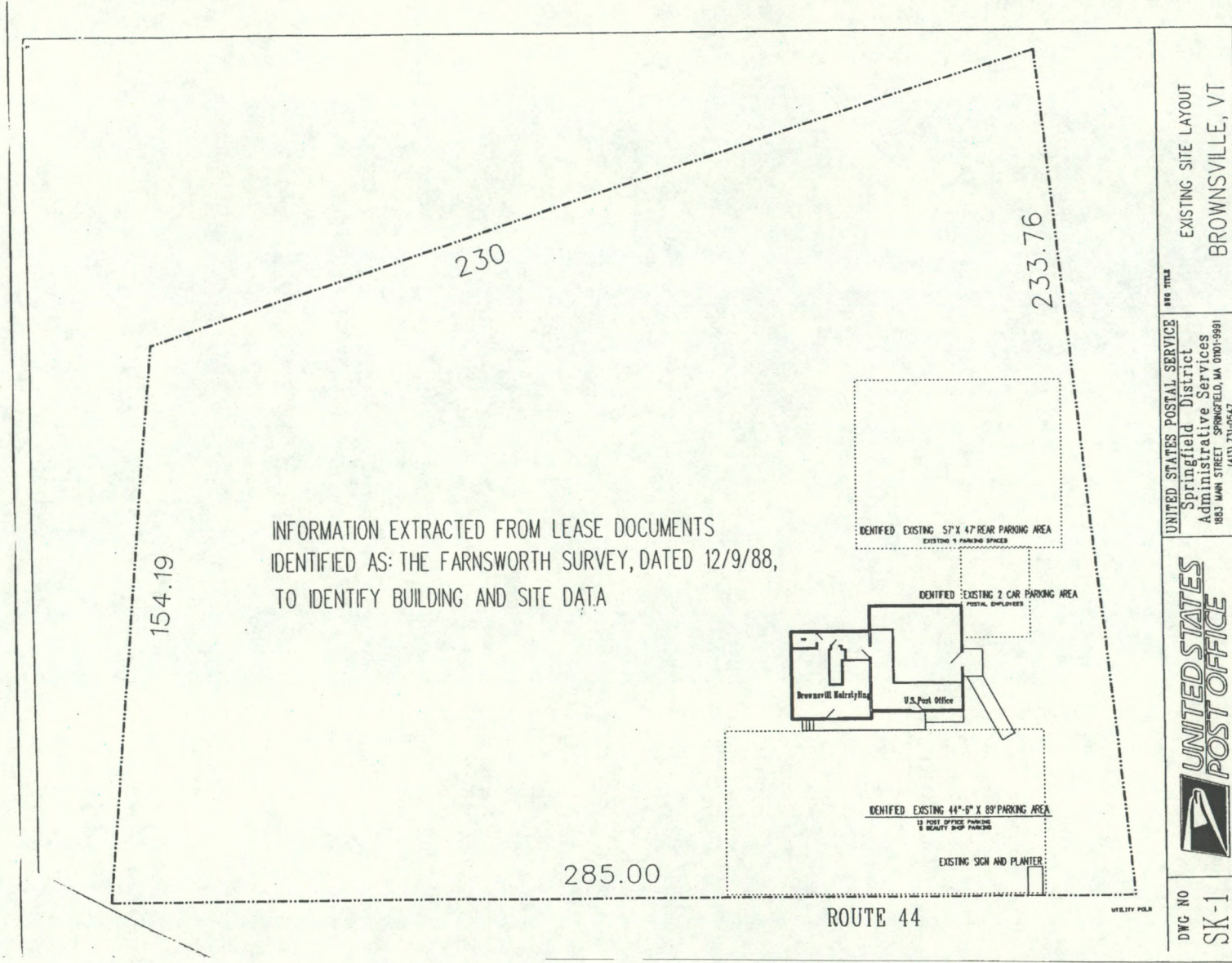
HARTLAND
MATCH LINE, SHEET NO. 3

MATCH LINE, SHEET NO. 4
READING



Vermont Town Highway Map: Town of West Windsor, Windsor County

Located on Route 44, the Brownsville Post Office presently occupies half of the existing one-story, wood frame building constructed c.1986. The project involves expansion of the Post Office into the other section of the building, which is currently occupied by Brownsville Hairstyling. The expansion of the Post Office is based on the need for increased work and customer service space.

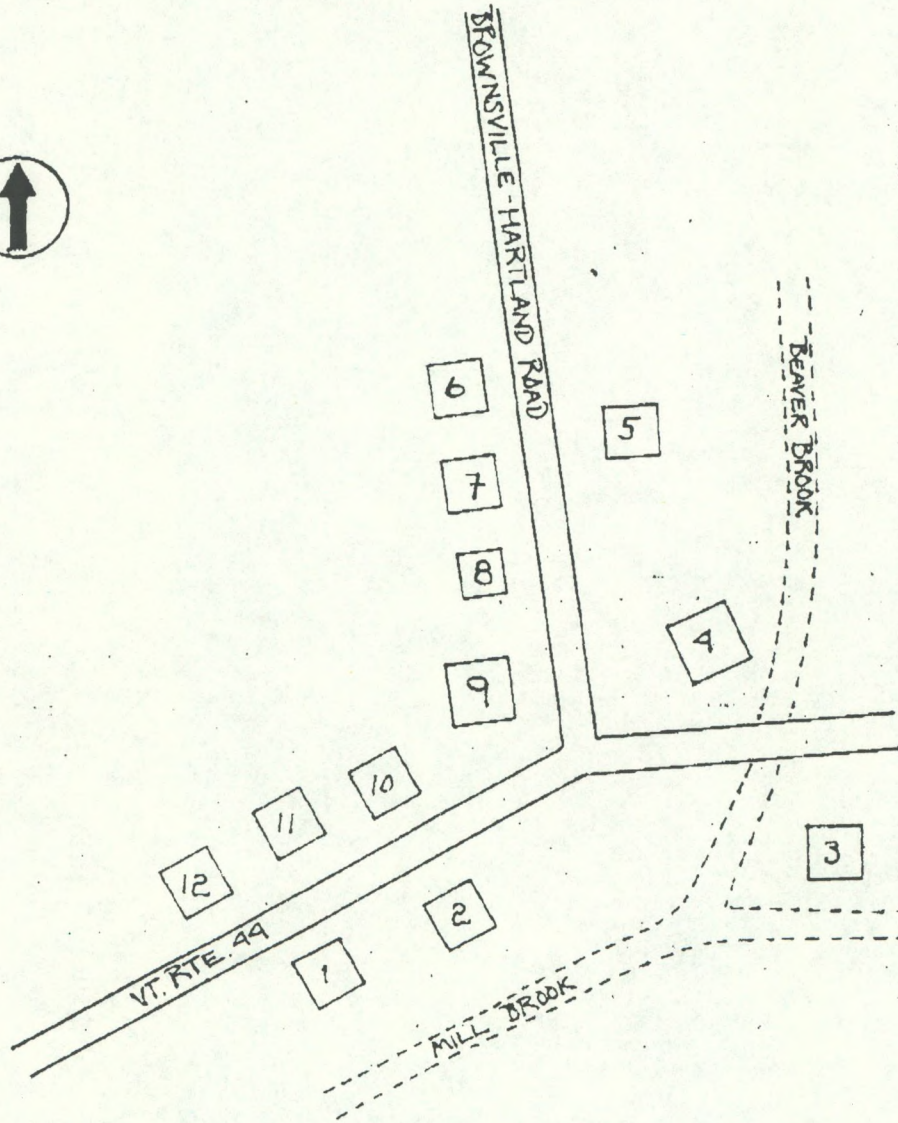


Existing Site Layout

Description of the Resource

The Brownsville Post Office is a small, modern commercial building erected c.1986. It is a one story, wood-frame building with low-pitched gable roof. The walls are sheathed in T-111 and the roof is covered in composition shingles. The façade has two entries, flanked by picture windows. The property is located on Route 44 outside of the locally-listed Brownsville Historic District.

MAP: (1. Indicate NORTH in circle. 2. Represent each structure as an open box. 3. Number each structure inside of its box.)



BOUNDARY DESCRIPTION:

The Brownsville Historic District centers on the junction of Vt. Rte. 44 and the Brownsville-Hartland Road. The E boundary is a line parallel to and 500 feet E of the center line of the Brownsville-Hartland Road. The S boundary is a line parallel to and 500 feet S of the center line of Vt. Rte. 44. The W boundary is a line parallel to and 500 feet W of the center line of the Brownsville-Hartland Road. The N boundary is a line parallel to and 500 feet N of the center line of Vt. Rte. 44.

RECORDED BY:
Courtney Fisher

ORGANIZATION:
Division of Historic Sites

DATE RECORDED:
10/73

Brownsville Historic District

Statement of Significance

The Brownsville Post Office is not of sufficient age nor architectural distinction to be considered for eligibility in the National Register of Historic Places.

Photographs

Photo List:

- | | | |
|---|----|--------------------|
| 1 | E | three-quarter view |
| 2 | SE | façade |



HAIRSTYLING

US POST OFFICE
BROWNVILLE VT
05037

NO ONE
DO NOT
ENTER



BROWNSVILLE

PHOTO 1

2-21

NO. 21-3005
993 0175 N H N H 112 (925)



BC10/99 (M) 22 003
093 0175 N 44 N-022 (025)



Royal
Kodak
PAPER

BROWNSVILLE

PHOTO 2



Royal
Kodak
PAPER



Vermont Historic Sites and Structures Survey Form

STATE OF VERMONT Division For Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form	SURVEY NUMBER:
	NEGATIVE FILE NUMBER:
	UTM REFERENCES: 18/ 704315/ 4815390 Zone/Easting/Northing
	U.S.G.S. QUAD. MAP: Mt. Ascutney
	PRESENT FORMAL NAME: US Post Office
COUNTY: Windsor	ORIGINAL FORMAL NAME: US Post Office
TOWN: West Windsor	PRESENT USE: commercial
LOCATION: south side of Route 44, 6 miles east of Hartville Road	ORIGINAL USE: commercial
COMMON NAME: Brownsville Post Office	ARCHITECT/ENGINEER: unknown
PROPERTY TYPE: commercial	BUILDER/CONTRACTOR: unknown
OWNER: Fransworth ADDRESS: Route 44, Brownsville, VT	PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>
ACCESSIBILITY TO PUBLIC: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Restricted <input type="checkbox"/>	
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>	STYLE: vernacular Ranch commercial
DATE BUILT: c.1986	
GENERAL DESCRIPTION: Structural System 1. Foundation: Stone <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Concrete Block <input type="checkbox"/> 2. Wall Structure a. Wood Frame: Post & Beam <input type="checkbox"/> Balloon <input checked="" type="checkbox"/> b. Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> c. Iron <input type="checkbox"/> d. Steel <input type="checkbox"/> e. Other: 3. Wall Covering: Clapboard <input type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Shiplap <input type="checkbox"/> Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Aluminum <input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Bonding Pattern: Other: T-111 4. Roof Structure a. Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> b. Other: 5. Roof Covering: Slate <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input checked="" type="checkbox"/> Sheet Metal <input type="checkbox"/> Built Up <input type="checkbox"/> Rolled <input type="checkbox"/> Tile <input type="checkbox"/> Other: 6. Engineering Structure: 7. Other: Appendages: Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input type="checkbox"/> Chimneys <input type="checkbox"/> Sheds <input type="checkbox"/> Ells <input type="checkbox"/> Wings <input type="checkbox"/> Bay Window <input type="checkbox"/> Other: loading dock Roof Styles: Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/> Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/> Other: Number of Stories: 1 Entrance Location: 2, façade Number of Bays: 6 X 3 Approximate Dimensions: 60' X 25'	
SIGNIFICANCE: Architectural <input type="checkbox"/> Historic <input type="checkbox"/> Archeological <input type="checkbox"/>	
Historic Contexts: N/A	Level of Significance: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

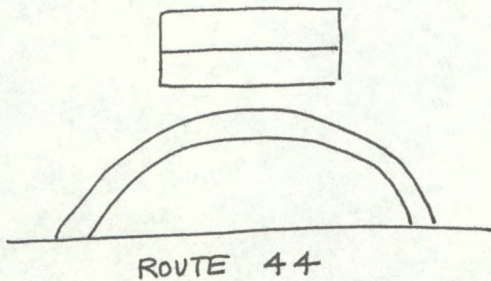
The Brownsville Post Office is a small, modern commercial building erected c.1986. It is a one story, wood-frame building with low-pitched gable roof. The walls are sheathed in T-111 and the roof is covered in composition shingles. The façade has two entries, flanked by picture windows. The property is located on Route 44 outside of the locally-listed Brownsville Historic District.

RELATED STRUCTURES: (Describe) None

STATEMENT OF SIGNIFICANCE: The Brownsville Post Office is not of sufficient age nor architectural distinction to be considered for eligibility in the National Register of Historic Places.

REFERENCES: N/A

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

- Open Woodland Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential Commercial
- Agricultural Industrial
- Roadside Strip Development
- Other: village

RECORDED BY:

Lynne Emerson Monroe

ORGANIZATION:

Preservation Company

DATE RECORDED:

October 13, 1999

STATE OF VERMONT
Division For Historic Preservation

SURVEY NUMBER:

Montpelier, VT 05602
HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

Photographs



Brownsville Post Office
Photographer facing: SE

Date: October 1999



Brownsville Post Office façade
Photographer facing: S

Date: October 1999

Evaluation of Eligibility for the National Register of Historic Places

Based on the criteria established by the National Park Service, the Brownsville Post Office is not of sufficient age to be considered eligible for the NRHP. Additionally, this non-historic resource is not of exceptional historical or architectural significance to be considered eligible for the NRHP as a historic property less than fifty years of age.

Evaluation of Effect

Under Section 106 of the National Historic Preservation Act, it has been determined that no historic properties are affected by the proposed expansion of the Brownsville Post Office on Route 44. This evaluation of effect is based on the fact that the c.1986 Post Office building does not meet the fifty-year age requirement necessary for listing in the NRHP. In addition, the proposed Post Office plans include primarily interior changes, so properties within close proximity to the building will not be affected by the project. The Post Office is located outside the boundaries of the Brownsville Historic District.

Mitigation

Because no historic properties are affected by the proposed project, mitigation is not necessary.

Bibliography

N/A

Qualifications of Consultants

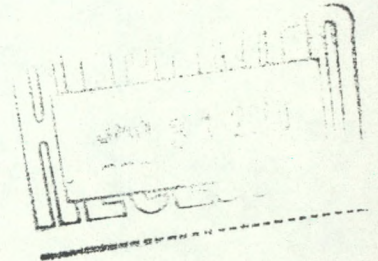
See attached.

POOR QUALITY
ORIGINAL _____

PRESERVATION COMPANY

January 25, 2000

Emily Waddams
SHPO
135 State Street
Drawer 33
Montpelier, VT 05633-1201



RE: *Post Office Relocation and Expansion: Brownsville, Bradford, Pittsford*

Dear Emily:

On behalf of Chris Madden, here are our first submissions for 106 review of three relocation/expansion projects under consideration by the United State Postal Service. I think they have been well-planned and should be fairly straight forward to review. I hope we have anticipated and answered any questions in the narrative, but please know we will be happy to provide additional information should you require it. Mr. Madden urges me to ask you that the process be considered a dialogue. He is eager to achieve an approval and will work to make whatever changes you suggest that can still create a workable solution! I have worked with him on these three projects and we have already made changes that have improved the result. He is even willing to change the standard plan in Pittsford where there are technically no historic resources, although the site of the new construction is on a lot with a historical 19th century house. I hope this spirit of cooperation will guide us through the more difficult upcoming projects.

Thank you for your time and effort on our behalf; you and your staff were extremely helpful in guiding us through the process. Please let us know if you have any suggestions for improving our reports to your satisfaction. I think we have the system down now, which will streamline things in the future.

I look forward to working with you.

Sincerely,

Lynne Emerson Monroe
LEM:tjh

Preservation Company
Sunny Knoll
5 Hobbs Road
Kensington, NH 03833
603-778-1799/Fax 603-778-1960





STATE OF VERMONT

AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT

February 18, 2000

Lynne Emerson Monroe
Preservation Company
Sunny Knoll
5 Hobbs Road
Kensington, NH 03833

Re: Post Office Expansion, Brownsville. USPS

Dear Ms. Monroe:

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

The Division is providing the United Postal Service with the following comments pursuant to 36 CFR 800.4, regulations established by the Advisory Council on Historic Preservation to implement Section 106 of the National Historic Preservation Act.

The proposed project involves expansion of the Brownsville Post Office into the other half of a building it currently occupies. This building was built in 1986 and is not eligible for the National Register of Historic Places due to its age. The project does not propose any ground disturbing activities.

No historic properties listed on or eligible for inclusion in the National Register of Historic Places will be affected by the proposed project.

Sincerely,
VERMONT DIVISION FOR HISTORIC PRESERVATION

Emily Wadhams
State Historic Preservation Officer

DEPARTMENT
OF HOUSING &
COMMUNITY
AFFAIRS

Divisions for:

- * Community Development
- * Historic Preservation
- * Housing
- * Planning

National Life
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05620-0501

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