



BASELINE DOCUMENTATION REPORT • 11/4/2022

Athens Meetinghouse
5 Meetinghouse Road
Athens, Vermont 05143

Prepared by Matthew Shoen & Meg Campbell
Preservation Trust of Vermont
104 Church Street
Burlington, VT 05401
(802) 658-6647

I. CERTIFICATION PAGE

Acknowledgement by the easement donor and easement holder of the baseline condition of the Athens Meetinghouse.

II. NARRATIVE DESCRIPTION

- A. Statement of Significance
- B. Architectural Description
- C. Physical Condition
- D. Current and Past Uses

III. COPY OF THE EASEMENT

- A. Summary of Easement Terms
- B. Historic Preservation Easement

IV. MAPS

- A. Overall Locator Map
- B. Site Map
- C. Directions to the Property

V. PHOTOGRAPHS

- A. Photograph Index
- B. Photographs

VI. ATTACHMENTS

- A. VT Sites and Structures Survey [February 1987]
- B. National Register Listing [November 1979]

CERTIFICATION PAGE

This is to certify that I, _____ duly authorized agent of **THE TOWN OF ATHENS** (“Owner”) and I, Ben Doyle, duly authorized agent for the **PRESERVATION TRUST OF VERMONT, INC.** do accept and acknowledge the following document including the attached photographs as being, to the best of our respective knowledge, an accurate description of the exterior features of a building known as **The Athens Meetinghouse** and located in the Town of Athens, Vermont (the “Building”). We further affirm that we know of no activities ongoing at the Buildings which are inconsistent with the covenants contained in the **Historic Preservation Easement** conveyed by the Owner to the Preservation Trust of Vermont on _____ and recorded on _____ **in Volume** _____ **Pages** _____ of the Town of Athens Land Records.

THE TOWN OF ATHENS

_____ Date: _____
By its Duly Authorized Agent

PRESERVATION TRUST OF VERMONT

_____ Date: _____
By its Duly Authorized Agent

II. NARRATIVE DESCRIPTION

A. Statement of Significance

The Athens Meetinghouse was built in 1817 and is an early example of the architectural transition from the late eighteenth century meetinghouse form to nineteenth century church forms more reminiscent of Anglican churches. The building was built in a rural hamlet during a time when most church buildings were constructed of wood. The church's brick construction reflects the local prominence of Athens in the Methodist preaching circuit. The Athens circuit, one of the oldest in Vermont, consisted of twelve towns with Athens one of the most populous. In 1817 the population of Athens had grown to the point that a permanent church building was deemed necessary, and work began on the Athens Meetinghouse. The Athens Meetinghouse was located in the most populous part of Athens at the time of its construction but as the nineteenth century wore on the town's population center drifted to the hamlet of Athens and attendance at the Athens Meetinghouse began to dwindle. In 1924, the Old Brick Meeting House Association was organized for the purpose of repairing and preserving the building. The group succeeded in refurbishing the first floor by 1931; however, fifteen years later the summer services ended. Ownership of the Athens Meetinghouse remained uncertain until the Town of Athens took formal possession in 1951. Town meetings continued in the upper floor until they shifted to a modern building in the middle 1970's. The Town of Athens retains ownership of the Athens Meetinghouse and the community has worked to maintain the building which remains a key community landmark.

The Athens Meetinghouse is significant for its architecture. Straddling the line between eighteenth century meetinghouse and nineteenth century church, the building is a relatively rare example of an early nineteenth century Vermont brick church. The building was altered during the mid-nineteenth century with the division of the original open volume meeting hall space into a first and second floor with the second floor hung by iron rods tied to the king post trusses of the roof. Despite this alteration, and other later alterations such as the removal of the original church spire, which was replaced with the current gabled tower, the Athens Meetinghouse remains an important visual landmark within Athens. The building was placed on the State Register of Historic Places in February 1987 and listed on the National Register of Historic Places on November 30, 1979.¹

¹ Hugh Henry, "Old Brick Church," National Register of Historic Places Inventory/Nomination Form, May 23, 1979.



Figure 1: The Athens Meetinghouse prior to the removal of its tower spires.



Figure 1: Historic photo of the Athens Meetinghouse from the collection of the Town of Athens. https://www.athensvt.com/old_photos.html.

B. Architectural Description

Site

The Athens Meetinghouse is set back at the top of a gently sloping hill. The meetinghouse has a large grassy front lawn interspersed with a few small trees. The meetinghouse sits at the intersection of Meetinghouse Road, VT Route 35, Mill Hill Road, and Ernst Road. The surrounding landscape is rural with only a small scattering of residential buildings in the immediate vicinity. The landscape consists largely of deciduous trees and a few scattered agrarian fields.

Exterior

The Athens Meetinghouse is a two-and-a-half-story, Federal Style meetinghouse that has a generally rectangular Wren-Gibbs plan and a three story tower. The building is 3x6 bays and rises from a stacked stone foundation. Through its first two stories the building's south facing primary facade is clad in Flemish bond brick walls, the east and west facades are clad in nine course English bond brick walls while the north facing rear elevation is clad in wood clapboard. The third story of the building's tower and its gable ends are clad in wood clapboard. The main building mass and the tower are topped by gable front slate roofs. Windows throughout consist of 12/12 double hung wood sash with split brick lintels and wood sills.

South (Primary) Façade

The south facing primary façade of the Athens Meetinghouse is dominated by a truncated central tower that projects almost its full depth outward from the facade. Each bay of the first story is occupied by a semi-elliptical-arched doorway; a fanlight distinguishes the unused tower doorway (also lighted by a 20-pane window in the door itself) from the side doorways with their blind transoms and paneled doors. On the second story, twelve-over-twelve sash windows with splayed brick lintels and wood sills are aligned above the doorways. The wood cornice return of the pediment encircles the tower; above the cornice return, both the gable and the tower are wood-framed and clapboarded. The third story of the tower, lighted by a single twelve-over-twelve sash window, rises slightly above the main roofline and is capped by a gable roof oriented parallel to the main roof.

East Façade

The east façade of the Athens Meetinghouse features a regular fenestration pattern with each bay of the first and second story occupied by a single 12/12 double hung wood window with a splayed brick lintel and wood sill.

West Façade

The west façade of the Athens Meetinghouse features a regular fenestration pattern with each bay of the first and second story occupied by a single 12/12 double hung wood window with a splayed brick lintel and wood sill.

North (Rear) Facade

The north facing rear façade of the Athens Meetinghouse is clad in wooden clapboards and features two first story 12/12 double hung wood windows with wood sills and flat wood lintels. A third arched window is located in the second story. This window has intersecting tracery.

Interior

The interior of the Athens Meetinghouse consists of a pair of small entry vestibules on either side of the central tower which provide access to a staircase leading to the second floor and the building's attic. Doorways from the entry vestibules also provide access to the rest of the first floor which consists of a large open volume space with regular rows of fixed wooden bench pews which face a low pulpit with a painted paneled wood surround. The room also features wide unvarnished wooden plank flooring, plaster walls, and a drop acoustic tile ceiling. Windows in the first floor have simple painted wood surrounds.

C. Physical Condition

The Athens Meetinghouse is in overall good physical condition. The Town of Athens has owned the building since 1951 and have maintained the building's structural integrity and historic the building since 1951 and have paid to maintain the buildings structural integrity and historic character defining features. The town received a Vermont Historic Preservation Grant in 2016 which funded structural stabilization work - specifically resupporting the floor and back wall improvements. Additional work to improve to drainage around the building, frame repairs, and repairs to the roof truss system was also undertaken. In 2019 the remnants of a brick chimney were removed from the attic to reduce the floor load supported by the king post trusses. The town also received a Bruhn Grant in 2021 which supported restoration work to the building's façade and window repairs.

D. Current and Past Uses

Built in 1817 as a meeting house for the Methodists in Athens, Vermont. The Athens Meetinghouse fell into disuse during the mid-nineteenth century apart from occasional summer services and other special events. In 1924, the Old Brick Meeting House Association was organized for the purpose of repairing and preserving the building. Ownership of the Old Brick Church remained uncertain until the Town of Athens took formal possession in 1951. Town meetings continued in the upper floor until they shifted to a modern building in the middle 1970's. The town continues to own the Athens Meetinghouse. Presently, the building is used as a community gathering space and to host local events such as craft fairs and fall harvest festivals. The Athens Meetinghouse Committee, a local group stewarding the building, hope to expand the building's usage by restoring the interior plaster and making other improvements that could make the building a viable site for musical events or weddings.

Summary of Easement Terms

This easement will be in place for 15 years from the date of its filing in the Town of Athens land records.

All exterior elevations of the building are covered under the terms of the easement.

Any work on the building outside of ordinary maintenance, or any new construction, requires prior written approval and compliance with the *Secretary of the Interior Standards for the Treatment of Historic Properties*.

The building must be maintained in a reasonably good and sound state of repair, be structurally sound, and be insured.

The general public must be reasonable access to the building six days a year between May and October.

Any ground disturbing activities need prior notice and must follow *Standards for Archeology and Historic Preservation*.

** See the full easement for more complete information **

GRANT OF HISTORIC PRESERVATION EASEMENT

This GRANT of Historic Preservation Easement (the "Grant") is given on this 25 day of October 2022 by the Town of Athens (known as the "Grantor") to the Preservation Trust of Vermont, Inc., ("PTV") a Vermont nonprofit corporation with an address of 104 Church Street, Burlington, Vermont 05401, and their successors and assigns (collectively known as the "Grantees").

WHEREAS, the Preservation Trust of Vermont, Inc., is a Vermont nonprofit corporation which has been determined by the Internal Revenue Service to be an exempt organization under 26 US.c. §501(c)(3) and is a qualified holder of preservation rights and interests pursuant to 10 V.SA Chapter 34;

WHEREAS, this preservation easement is granted as a condition of the eligibility of the Grantor for the financial assistance from the National Park Service of the United States Department of the Interior appropriated from the Historic Preservation Fund for the Paul Bruhn Historic Revitalization Program Grant.

WHEREAS, Grantor will use said federal funding to rehabilitate the Athens Meetinghouse to preserve the historic features of the building in accordance with the Secretary of Interior's Standards for Rehabilitation.

KNOW ALL PERSONS BY THESE PRESENTS that the Grantor, pursuant to the authority granted in Title 10 V.SA Chapters 34 and 155 and in consideration of the sum of \$50,000 received in grant-in-aid financial assistance from the National Park Service of the United States Department of the Interior, the Grantor hereby grants to the Grantee a preservation easement on a building known as the Athens Meetinghouse (known as the "Building"), located at 2 Meetinghouse Road in the Town of Athens, County of Windham and State of Vermont, as more particularly described in Schedule A attached hereto and incorporated herein (the "Protected Property") for the purpose of assuring preservation of the Athens Meetinghouse.

The Grant hereby conveyed to Grantees consists of covenants on the part of Grantor to do and refrain from doing, severally and collectively, the various acts set forth below. Grantees accept such covenants in order to further the public purpose of preserving the Building and to help maintain and assure the historic integrity of the Protected Property.

This preservation easement is granted for a period of fifteen (15) years commencing on the date when it is filed with the Town of Athens, in the State of Vermont, in the United States of America.

Received For Record

Date: 12/12/22 Time: 9:40am

Book: 35 Page: 171-180

Attest

Athens Town Clerk

Wardene Wyman Assist.

Vermont Property Transfer Tax
32 V.S.A. CHAP 231

ACKNOWLEDGEMENT

Return rec'd Tax Paid - Board of Health Cert. Road
Vt. Land Use & Development Plans Act. Cert. Road

Return No. 11/22

Signed Wardene Wyman assist. clerk

Date 12/12/2022

I. Purposes of the Grant and Documentation Report.

A. Statement of Purposes

Grantor and Grantees acknowledge that the purposes of this grant are as follows (the "Purposes of this Grant"):

1. To assure that the significant exterior and interior features, finishes and structural soundness of the Building will be retained and maintained substantially in their current condition so that their historic and architectural integrity is not lost and to prevent any use or change of the Building that will significantly compromise such integrity.

2. These purposes will be advanced by protecting the c.1817 Athens Meetinghouse which represents the architectural transition from the eighteenth century New England meetinghouse to the nineteenth century church. The over-all design and layout of the church constitutes a vernacular interpretation of the traditional church form while the original furnishings (now removed) were derived from the New England meetinghouse. The brick material of the building reflects its stature as the hub of a Methodist preacher circuit that extended through twelve towns in three Vermont counties. The property was listed as the Old Brick Church on the National Register of Historic Places on November 30, 1979.

B. Documentation Report.

In order to make more certain the full extent of Grantor's obligations and the restrictions on the Subject Property, and in order to document the nature and condition of the Building, including significant interior elements in spatial context, a list of character-defining materials, features, and spaces is incorporated as Schedule B at the end of this agreement. To complement Schedule B, Grantee and/or the Grantor personnel have compiled a photographic record, including photographer's affidavit, architectural drawings, black and white photographs and negatives, or electronic image files saved as high resolution images, photograph logs, and a keyed location map as well as a copy of the narrative from the National Register Nomination for the Protected Property (the "Documentation Report"). The Documentation Report will be signed by Grantor and Grantees and will be held by Grantor, Grantees and the Vermont Division for Historic Preservation in Montpelier, Vermont. It is stipulated by and between Grantor and Grantees that the exterior and interior nature of the Building as shown and described in the Documentation Report are deemed to be the exterior and interior nature of the Building as of the date thereof and as of the date this instrument is first recorded in the Town of Athens Land Records. The Documentation Report shall be maintained for the life of this easement in the Grantee's historic preservation easement file for the Property. The exterior nature of the sides and interior features and finishes of the Building as shown and described in the Documentation Report are hereinafter referred to as the "Facades".

II. Restricted Uses

The Grant consists of preservation restrictions and affirmative obligations to

maintain the historic character of the Protected Property as follows:

1. Grantor covenants and agrees at all times to maintain the Facades in a reasonably good and sound state of repair and to maintain the structural soundness and safety of the Building. This obligation to maintain shall require reasonable levels of replacement, rebuilding, repair and reconstruction whenever necessary to have the external and internal nature of the Building at all times appear to be and actually be the same as the Facades and to prevent deterioration of the significant Facades, and to preserve the architectural, historical, and/or archeological integrity of the Building and its materials to protect those qualities that made the Building eligible for listing in the National Register of Historic Places throughout the effective date of this Easement.

2. Grantor shall follow "The Secretary of Interior's Standards for the Treatment of Historic Properties" issued by the Secretary of the United States Department of the Interior (the "Secretary"), a copy of which is attached hereto as Schedule C and incorporated herein by reference (the "Standards") in conducting repairs and maintenance to the Facades, in planning additions to the Building and in planning physical or structural alterations to the exterior and interior of the Building. Prior to commencing construction on any additions or physical or structural alterations to the exterior or interior of the Building, Grantor shall meet with Grantees, or a historic preservation professional acceptable to Grantees, and consult the "Guidelines for Rehabilitating Historic Structures" published by the Secretary.

3. Unless otherwise agreed pursuant to this paragraph, the standard for review shall be as set forth in paragraph 2. If Grantor and Grantees mutually agree to do so in writing, Grantor and Grantees may use the Standards as they may be amended from time to time by the Secretary, or state or local standards considered appropriate by Grantor and Grantees, instead of the Standards.

4. Grantor shall not make or permit any alteration to the exterior or interior of the Building, nor shall Grantor construct, erect or permit any new buildings or structures on the Protected Property without the prior written consent of Grantees. The approval of Grantees shall not be unreasonably withheld, conditioned or delayed, provided said alteration, building or structure is consistent with the architectural and historic integrity of the Building's features, materials, workmanship and environment and is consistent with the Standards.

5. In furtherance of the covenants contained herein, and without limiting the requirements of paragraph 4 above, Grantor shall not undertake any of the following actions without the prior written consent of Grantees;

(a) increase the height of the Building;

(b) adversely affect the structural soundness of the Facades or the Building;

(c) make any changes to the Facades including the alteration, partial removal, construction, remodeling, or other physical or structural change including any change in color or surfacing or placement of awnings or signs thereon, with the exception of

ordinary maintenance allowed by paragraph 6;

(d) erect anything on the Protected Property or on the Facades which would obstruct the substantial and regular opportunity of the public to view the exterior features of the Building from adjacent publicly accessible areas such as public streets, except for a temporary structure during any period of alteration, restoration, or routine maintenance;

(e) permit any significant reconstruction, repair, repainting, or refinishing of the Facades that materially alters their state;

(f) dump ashes, trash, rubbish, or any other unsightly or offensive materials on the Protected Property.

6. Notwithstanding the provisions of paragraphs 4 and 5, no approval shall be required for routine maintenance and repair of the Building. Ordinary and necessary repairs and maintenance not materially affecting the architectural integrity of the Facades shall not be considered as alterations and nothing in this Grant shall be construed to prevent the ordinary maintenance and repair of the Building or the Protected Property.

7. Grantor covenants and agrees to assume the total cost of the continued maintenance, repair, safety and administration of the Protected Property so as to preserve the architectural and historic integrity of the Building's significant features, materials, workmanship, and environment in perpetuity. Grantor and Grantees agree that Grantees in no way assume any obligation for maintaining, repairing, reconstructing or administering the Protected Property or for paying any claims, liabilities, expenses, costs, damages, losses or expenditures related to the maintenance, repair, safety and administration of the Protected Property.

8. The Grantor agrees that no ground disturbing activity shall be undertaken or permitted to be undertaken on the Protected Property which would affect historically significant archeological resources without prior written permission of the Grantee affirming that such work will meet The Secretary of the Interior's applicable "*Standards for Archeology and Historic Preservation*".

9. The Grantor agrees to ensure that any data and material recovered will be placed in a repository that will care for the data in the manner prescribed in the applicable *Standards for Archeology and Historic Preservation* or will comply with the requirements of the Native American Graves Protection and Repatriation Act, and with 36 CFR 79 and 43 CFR 10.

10. The Grantor agrees to provide public access to view the grant-assisted work or features no less than 6 days a year on an equitably spaced basis between May and October. The dates and times when the Protected Property will be open to the public must be annually published and provided to the Grantee. At the option of the Grantor, the relevant portions of the Protected Property may also be open at other times in addition to the scheduled 6 days a year. Nothing in this agreement will prohibit a reasonably

nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area.

11. The Grantor agrees to comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Americans with Disabilities Act (42 U.S.C. 12204), and with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). These laws prohibit discrimination on the basis of race, religion, national origin, or disability. In implementing public access, reasonable accommodation to qualified disabled persons shall be made in consultation with the Grantee.

12. In the event that the Protected Property or any part of it shall be damaged or destroyed by fire, flood, windstorm, earth movement, or other casualty, the Grantor shall notify the Grantee in writing within 14 calendar days of the damage or destruction, such notification including what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Protected Property and to protect public safety, shall be undertaken by the Grantor without the Grantee's prior written approval indicating that the proposed work will meet the Standards. The Grantee shall give its written approval, if any, of any proposed work within 60 days of receiving the request from the Grantor. If after reviewing the condition of the Protected Property, the Grantee determines that the features, materials, appearance, workmanship, and environment (or setting) which made the Protected Property eligible for listing in the National Register of Historic Places have been lost or so damaged that its continued National Register listing is in question, the Grantee will notify the State Historic Preservation Officer (SHPO) in writing of the loss. The SHPO will evaluate the findings and notify the Grantee in writing of any decision to remove the Protected Property from the National Register. If the Protected Property is removed, the Grantee will then notify the Grantor that the agreement is null and void. If the damage or destruction that warrants the properties removal from the National Register is deliberately caused by the gross negligence or other actions of the Grantor or successor owner, then the Grantee will initiate requisite legal action to recover, at a minimum, the Federal grant funds applied to the Protected Property which will then be returned to the U.S. Government.

13. Grantor and Grantees hereby acknowledge that these covenants shall constitute a servitude upon the land and run with the Protected Property for the duration of the terms of the easement.

III. Enforcement of the Restrictions.

1. The Grantor agrees that the Grantee, its employees, agents and designees shall have the right to inspect the Protected Property including the interior of the Protected Property at all reasonable times, with twenty-four hours written notice, in order to ascertain whether the conditions of this preservation easement agreement are being observed. However, in the case of any natural or man-made disaster or imminent endangerment to the Subject Property the easement holder shall be granted access to the Subject Property with no prior notice.

2. In the event that Grantees become aware of an event or circumstance of non-compliance with the terms and conditions herein set forth, Grantees shall give notice to Grantor of such event or circumstance of non-compliance via certified mail, return receipt requested, and demand corrective action sufficient to abate such event or circumstance of non-compliance and restore the Protected Property to its previous condition. In the event there has been an event or circumstance of non-compliance which is corrected through negotiation and voluntary compliance, Grantor shall reimburse Grantees all reasonable costs, including staff time, incurred in investigating the non-compliance and in securing its correction.

3. Failure by Grantor to cause discontinuance, abatement, or such other corrective action as may be demanded by Grantees within a reasonable time after receipt of notice and reasonable opportunity to take corrective action shall entitle Grantees to bring an action in a court of competent jurisdiction to enforce the terms of this Grant and to recover any damages arising from such non-compliance. Such damages, when recovered, may be applied by Grantees to corrective action on the Protected Property, if necessary. If such Court determines that Grantor has failed to comply with this Grant, Grantor shall reimburse Grantees for any reasonable costs of enforcement, including Grantees' staff time, court costs and reasonable attorneys' fees, in addition to any other payments ordered by such Court. In the event that Grantees initiate litigation and the court determines that Grantor has not failed to comply with this Grant and that Grantees have initiated litigation without reasonable cause or in bad faith, then Grantees shall reimburse Grantor for any reasonable costs of defending such action, including court costs and reasonable attorneys' fees. The parties to this Grant specifically acknowledge that events and circumstances of noncompliance constitute immediate and irreparable injury, loss, and damage to the Protected Property and accordingly entitle Grantees to such equitable relief, including but not limited to injunctive relief, as the Court deems just.

4. The remedies described herein are in addition to, and not in limitation of, any other remedies available to Grantees at law, in equity, or through administrative proceedings. No delay or omission by Grantees in the exercise of any right or remedy upon any breach by Grantor shall impair Grantees' rights or remedies or be construed as a waiver.

IV. Miscellaneous Provisions.

1. The construction of any buildings, structures or improvements, or any use of the land otherwise permitted under this Grant, shall be in accordance with all applicable ordinances, statutes and regulations.

2. In the event that Grantees deem it necessary or appropriate to procure the services of an architect or a historic preservation professional in connection with any proposed activity or act requiring Grantees' approval under Section II of this Grant, Grantor shall reimburse Grantees for the reasonable costs of said services, provided that such reimbursement shall not exceed the reasonable cost of five hours of such services per approval. Costs incurred by Grantees in excess of that amount shall be paid by Grantees.

3. Where Grantor is required, as a result of this Grant, to obtain the prior written

approval of Grantees before commencing an activity or act, and where Grantees have designated in writing another organization or entity which shall have the authority to grant such approval, the approval of said designee shall be deemed to be the approval of Grantees.

4. Grantor shall provide Grantees with prior written notice of any proposed conveyance of the Protected Property and provide Grantees with a reasonable opportunity to explain the terms of this Grant to the new owner prior to the date of the conveyance.

5. Grantees may transfer the historic preservation rights and restrictions conveyed by Grantor herein, but only to a qualified holder, as defined in 10 V.S.A. Chapter 34, in accordance with the laws of the State of Vermont and the regulations established by the Internal Revenue Service governing such transfers. Grantees shall give Grantor prior written notice of any such transfer.

6. In any deed conveying an interest in the Protected Property, Grantor shall make reference to the historic preservation easement, restrictions and obligations described herein and shall indicate that said easement and restrictions are binding upon all successors in interest in the Protected Property in perpetuity. Grantor shall also notify Grantee of the name(s) and addressees) of Grantor's successor(s) in interest.

7. Grantees shall be entitled to rerecord this Grant or to record a notice making reference to the existence of this Grant, in tile Land Records of the Town of Athens, as may be necessary to satisfy the requirements of the Marketable Record Title Act, 27 V.S.A., Chapter 5, Subchapter 7, including 27 V.S.A. §§603 and 605.

8. The term "Grantor" shall include the successors and assigns of the original Grantor, the Town of Athens. The term "Grantees" shall include the respective successors and assigns of the original grantees the Preservation Trust of Vermont, Inc.

9. This Grant shall be governed by and construed in accordance with the laws of the State of Vermont. In the event that any provision or clause in this Grant conflicts with applicable law, such conflict shall not affect other provisions hereof which can be given effect without the conflicting provision. To this end the provisions of this Grant are declared to be severable.

10. The parties may by mutual written agreement jointly amend this preservation easement, provided the amendment shall be consistent with the preservation purpose of this easement and shall not reduce the regulatory controls listed in the conditions of this preservation easement. Any such amendment shall not be effective unless it is executed in the same manner as this easement, refers expressly to this easement, and is filed with the Town of Athens.

Invalidation of any provision hereof shall not affect any other provision of this Grant. TO HAVE AND TO HOLD said granted historic preservation easement and restrictions, with all the privileges and appurtenances thereof, to Grantees, their successors and assigns, to their own use and behoove forever, and Grantor, for itself and its successors

and assigns, does covenant with Grantees, their successors and assigns, that until the ensuring of these presents, it is the sole owner of the Protected Property, and has good right and title to convey the same in the manner aforesaid, that the Protected Property is free from every encumbrance, except those encumbrances and use restrictions listed in **Schedule C** attached hereto and incorporated herein, and Grantor hereby engages to warrant and defend the same against all lawful claims whatever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized agent.

IN THE PRESENCE OF

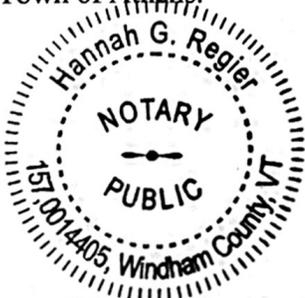
Town of Athens

Hannah G. Regier
Witness

By: David Bemis
Its Duly Authorized Agent

STATE OF VERMONT COUNTY OF WINDHAM, SS.

On this 25 day of October personally appeared David Bemis, duly authorized agent of the Town of Athens and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her true act and deed and the free act and deed of the Town of Athens.



Before me, Hannah G. Regier
Notary Public

My Commission Expires: 1/23

Approved by the Preservation Trust of Vermont:

11/17/20
Date

By: Paul Dan
Its Duly Authorized Agent

SCHEDULE A DESCRIPTION

The Athens Meetinghouse is located on a certain piece of land measuring .45 acres in area in Athens, County of Windham and State of Vermont as described as follows:

Being all and the same lands and premises conveyed to Thad Alexander, Wm R. Shafter and Elijah M. Davis by deed of Samuel Bayley dated January 21, 1818 and recorded July 20, 1823 in Book 3, Page 124 of the Athens Land Records. The premises are therein described as follows:

Beginning two rods north of the north corner of James Bayley horse shed, thence northerly on the east side of the road twelve rods, thence ten rods to a corner, thence south twelve rods to James Bayley garden fence the second post, thence west nine rods to the first mentioned corner to be the same more or less.

Meaning and intending to convey all of the interest of the Grantor in and to the premises described above and those lands and premises on which the Athens Meeting House is located.

SCHEDULE B SIGNIFICANT FEATURES

Athens Meetinghouse, Athens Vermont

To remain eligible for listing on the National Register of Historic Places, a property must be able to convey its significance. The following character-defining materials, spaces, and features have been identified as those that help convey the significance of the Athens Meetinghouse.

Significant Character Defining Exterior Spaces and Features

- Stone foundation
- Flemish-bond brick walls on the west, south and east
- Clapboard walls on the rear (north)
- Slate shingled gable roof
- Truncated central tower, with a 20-pane window in tower door and a fanlight above the tower doorway, 12-over-12 windows on the second and third floors
- Clapboard walls on third floor gable end and third floor of tower.
- Semi-elliptical arched doorways in the first and third bays of the main façade with 12-over-12 windows with splayed brick lintels and wood sills on the second floor
- Six bay side elevations with first and second floor 12-over-12 windows with splayed brick lintels and wood sills
- Second story round-headed window with intersecting tracery and two corner windows on the rear façade

Significant Character Defining Interior Spaces and Features

- Open sanctuary space
- Wood floors

SCHEDULE C [Not to be filed]

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

36 CFR, Chapter 1, PART 68

The intent of this part is to set forth standards for the treatment of historic properties containing standards for preservation, rehabilitation, restoration and reconstruction. These standards apply to all proposed grant-in-aid development projects assisted through the National Historic Preservation Fund.

For the purposes of this part:

(a) **Preservation** means the act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

(b) **Rehabilitation** means the act or process of making possible an efficient compatible use for a property through repair, alterations and additions while preserving those portions or features that convey its historical, cultural or architectural values.

(c) **Restoration** means the act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

(d) **Reconstruction** means the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Standards.

One set of standards—preservation, rehabilitation, restoration or reconstruction—will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available and interpretive goals, when applicable. The standards will be applied taking into consideration the economic and technical feasibility of each project.

(a) Preservation.

(1) A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

(2) The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

(3) Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.

(4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.

(5) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

(6) The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.

(7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

(8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

(b) Rehabilitation.

(1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

(3) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

(4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.

(5) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

(7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

(8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

(9) New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(c) Restoration.

- (1) A property will be used as it was historically or be given a new use that interprets the property and its restoration period.
- (2) Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
- (3) Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
- (4) Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
- (5) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
- (6) Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
- (7) Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
- (8) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- (9) Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- (10) Designs that were never executed historically will not be constructed.

(d) Reconstruction.

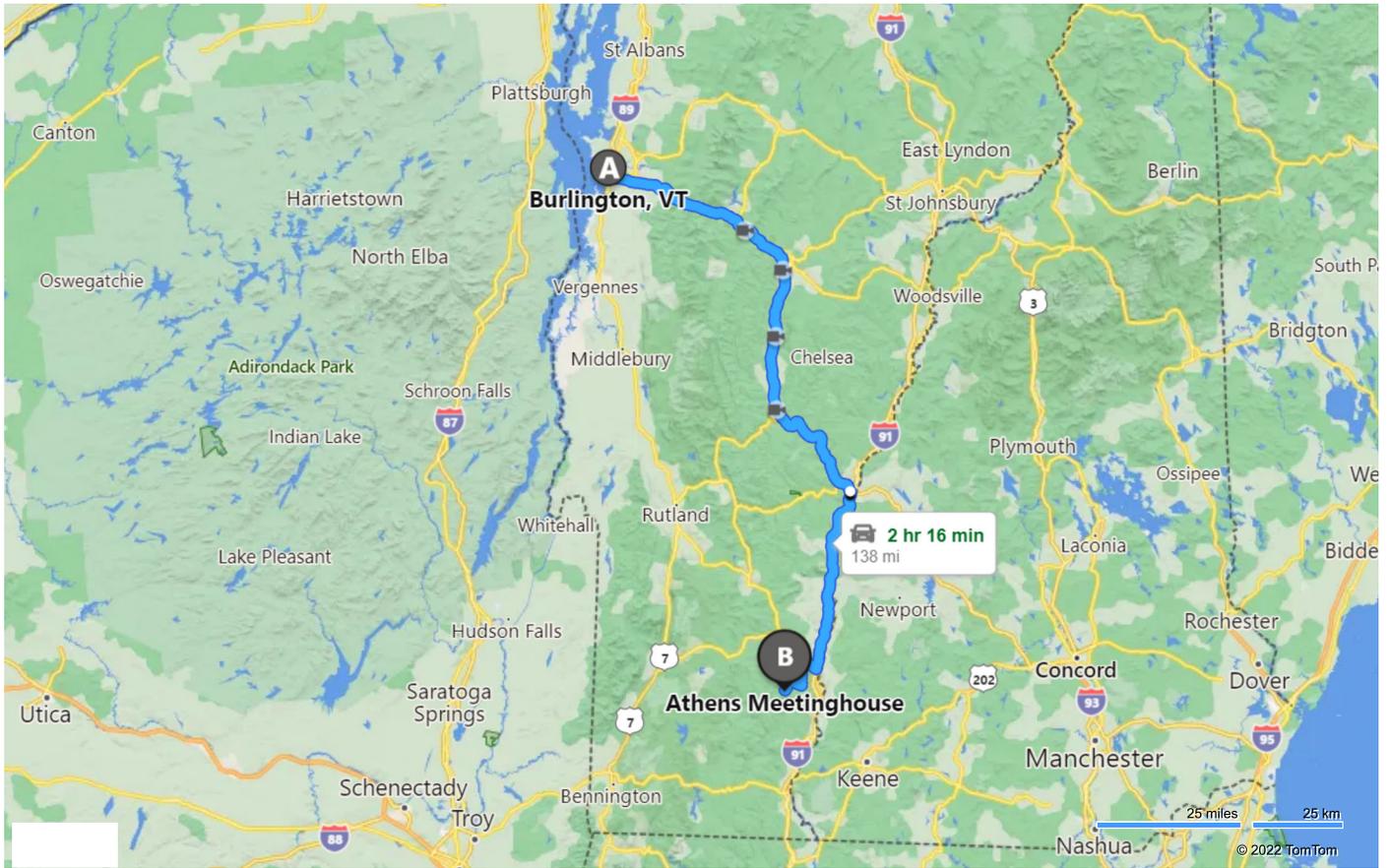
- (1) Reconstruction will be used to depict vanished or nonsurviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and such reconstruction is essential to the public understanding of the property.
- (2) Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts that are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
- (3) Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
- (4) Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
- (5) A reconstruction will be clearly identified as a contemporary re-creation.
- (6) Designs that were never executed historically will not be constructed.

IV. MAPS

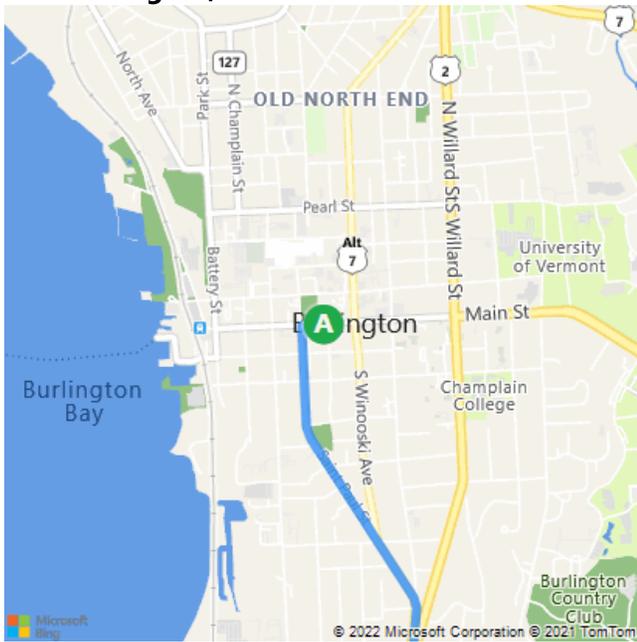
A: Locator Map

- A** Burlington, VT
- B** Athens Meetinghouse, Meetinghouse Rd, Athens, VT 05143

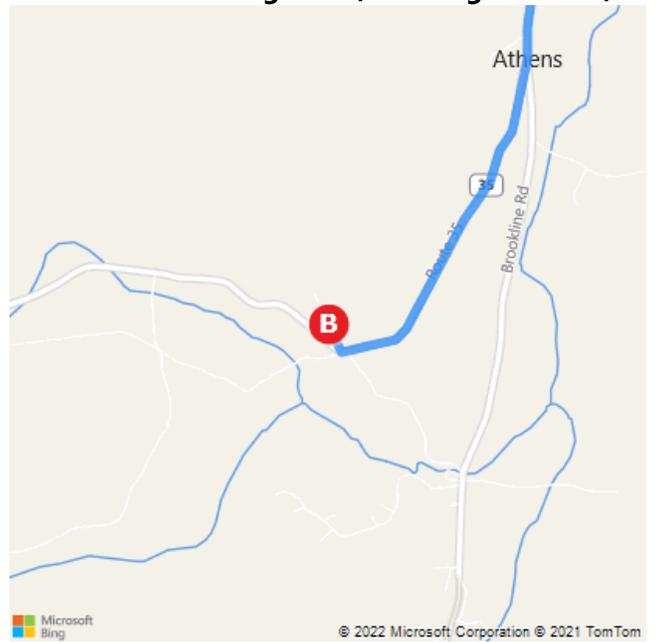
2 hr 16 min , 138 miles
Light traffic (Leave at 5:00 PM)
Via I-89 S, I-91 S



A Burlington, VT



B Athens Meetinghouse, Meetinghouse Rd, ...

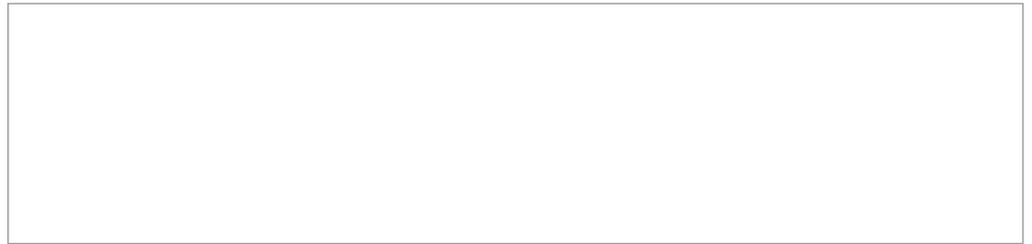


These directions are subject to the Microsoft® Service Agreement and are for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data © 2022 TomTom.

B: Directions

- A** Burlington, VT
B Athens Meetinghouse, Meetinghouse Rd, Athens, VT 05143

2 hr 16 min , 138 miles
 Light traffic (Leave at 5:00 PM)
 Via I-89 S, I-91 S



- A** Burlington, VT

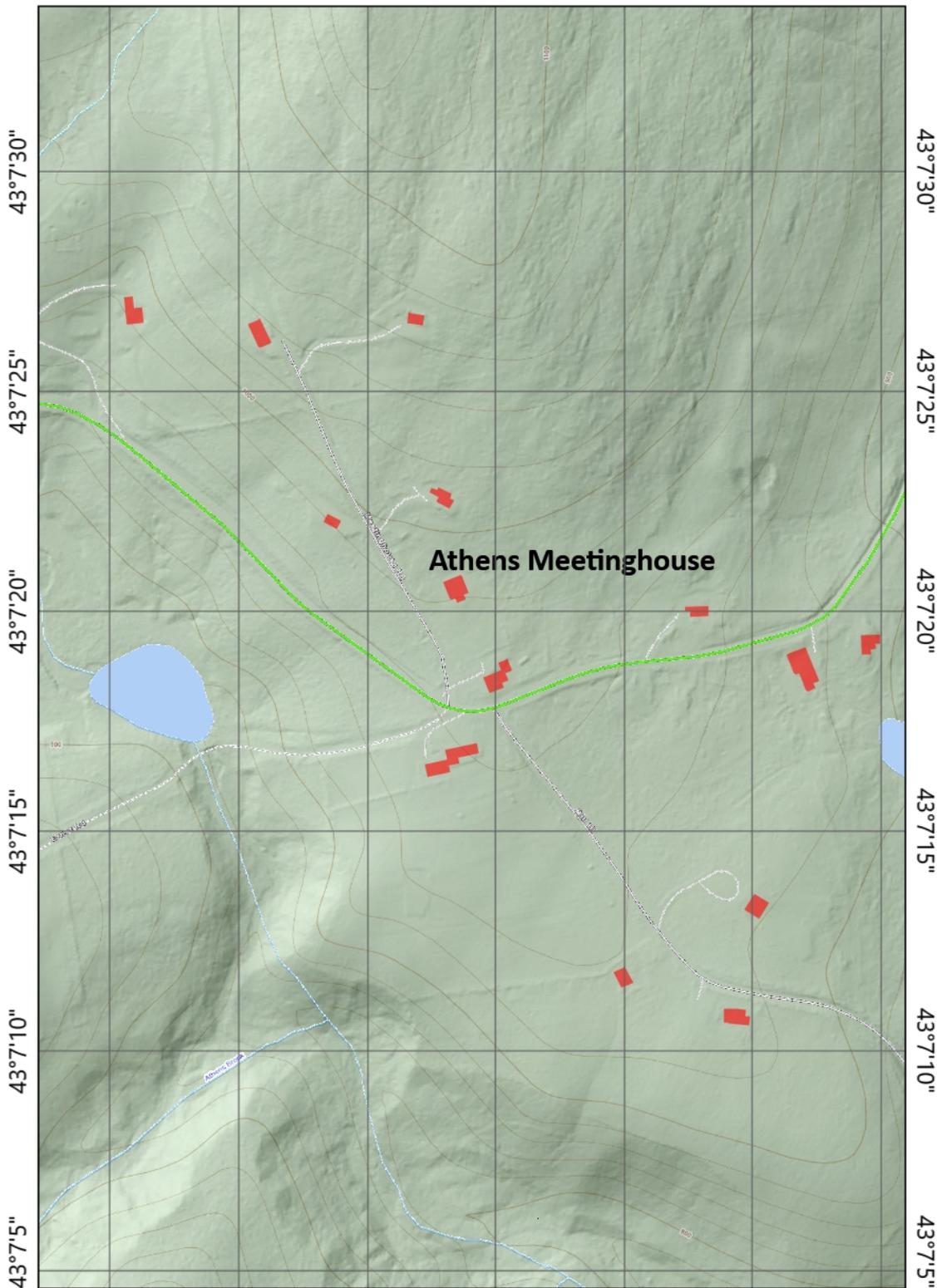
↑	1.	Head west on Main st toward Saint Paul St	318 ft
↶	2.	Turn left onto Saint Paul St	0.6 mi
↑	3.	Keep straight to get onto US-7 S Alt / Saint Paul St	0.3 mi
↑	4.	Keep straight to get onto US-7 S / Shelburne St ▲ <i>Moderate Congestion</i> • <i>WORK TO BE PERFORMED UNDER THIS PROJECT INCLUDES CONSTRUCTION OR A NEW ROUNDABOUT, MINOR REALIGNMENT OF THE APPROACHES, AND NEW LANDSCAPING, PEDESTRIAN AND BICYCLE FACILITIES, STREET LIGHTING, AND DRA</i>	1.2 mi
	5.	Take the ramp on the right and follow signs for I-89 / I-189	1.5 mi
	6.	Take the ramp on the right for I-89 South and head toward Montpelier / Williston	3.4 mi
↗	7.	At Exit 12 , head right on the ramp for US-2 / VT-116 / VT-2A toward Essex Jct / MILEPOINT EXIT 83 / STATE POLICE / Williston	0.2 mi
↶	8.	Take the ramp on the left for I-89 S	0.3 mi
	9.	Merge onto I-89 S ▲ <i>Minor Congestion</i>	82.8 mi, 1 hr 10 min
↗	10.	Take the ramp on the right for I-91 and head toward Brattleboro / White River Jct	0.3 mi
	11.	Keep right , heading toward Brattleboro	34.5 mi, 29 min
↗	12.	At Exit 6 , head right on the ramp for US-5 / VT-103 toward Bellows Falls / MILEPOINT EXIT 35 / Rockingham	0.2 mi

↑	13.	Keep left , heading toward Rockingham / Rutland	190 ft
↶	14.	Turn left onto VT-103 / Rockingham Rd	3.0 mi
↶	15.	Turn left onto Pleasant Valley Rd	4.7 mi
↶	16.	Turn back on VT-121 / Saxtons River Rd	2.9 mi
↶	17.	Turn left onto VT-35 / Athens Rd	1.3 mi
↑	18.	Keep right to stay on VT-35 / Route 35	1.0 mi
↷	19.	Turn right onto Meetinghouse Rd	466 ft
	20.	Arrive at Meetinghouse Rd The last intersection before your destination is Ernst Rd	

B Athens Meetinghouse

These directions are subject to the Microsoft® Service Agreement and are for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data © 2022 TomTom.

-72°34'52" -72°34'48" -72°34'44" -72°34'40" -72°34'36" -72°34'32"-72°34'28"



LEGEND

- Building footprints
-  Airports
-  Rail Lines
-  Town Boundaries
-  County Boundaries
-  Buildings
-  Village Boundaries
-  VT State Boundary

NOTES

Athens Meetinghouse
 2 Meetinghouse Road
 Athens, VT

0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 380 Ft. 1cm = 46 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 4,554
 December 12, 2022



V. PHOTOGRAPHS

A. Photograph Index

Name of Property: Athens Meetinghouse

City: Athens

County: Windham

State: Vermont

Name of Photographer: Meg Campbell

Date of Photographs: 10/27/2022 (1-12) 12/12/2022 (13-15)

Location of Original Digital Files: 104 Church Street, Burlington, VT 05401

Number of Photographs: 15

Photograph #	Description	Date
1	Front lawn and south facing primary façade of the Athens Meetinghouse. The building's primary entry, 12/12 double hung wood windows, and prominent tower are visible. Camera facing north.	10/27/2022
2	South facing primary façade showing the primary entry, side entrances, center tower and overall symmetrical design. Camera facing northwest.	10/27/2022
3	South facing primary façade showing a side door which is the primary entry, 12/12 wood window, and the Flemish bond brickwork. Camera facing northwest.	10/27/2022
4	South facing primary façade showing the center bay non functioning entry door and prominent fanlight. The entry is located in a projecting center bay tower. Camera facing northwest.	10/27/2022
5	South facing primary façade showing the side entrance, 12/12 wood window, and the Flemish bond brickwork. Camera facing northwest.	10/27/2022
6	East facing façade with regularly spaced 12/12 double hung wood windows with split brick lintels and wood sills. Camera facing west.	10/27/2022
7	East facing façade with regularly spaced 12/12 double hung wood windows with split brick lintels and wood sills. Camera facing southwest.	10/27/2022
8	North facing rear façade with clapboard siding 12/12 wood windows and a single lancet window. Camera facing south.	10/27/2022
9	The north facing rear facade's lancet window. Camera facing southeast.	10/27/2022
10	West façade with regularly spaced 12/12 double hung wood windows with split brick lintels and wood sills. Camera facing northeast.	10/27/2022
11	West façade showing the rubblestone foundation of the Athens Meetinghouse. Camera facing northeast.	10/27/2022
12	Interior of the Athens Meetinghouse showing the pews and wide plank floor. Camera facing southwest.	10/27/2022
13	Interior of the Athens Meetinghouse showing the pews, pulpit, walls and ceiling. Camera facing northeast.	12/12/2022
14	Interior of the Athens Meetinghouse showing the choir loft, pews, walls, and ceiling. Camera facing southwest.	12/12/2022
15	Representative example of the 12/12 double hung windows in the meetinghouse. Camera facing northeast.	12/12/2022

V. PHOTOGRAPHS



Photo 1: Front lawn and south facing primary façade of the Athens Meetinghouse. The building's primary entry, 12/12 double hung wood windows, and prominent tower are visible. Camera facing north.



Photo 2: South facing primary façade showing the primary entry, side entrances, center tower and overall symmetrical design. Camera facing northwest.



Photo 3: South facing primary façade showing the side door which is the primary entry, 12/12 wood window, and the Flemish bond brickwork. Camera facing northwest.

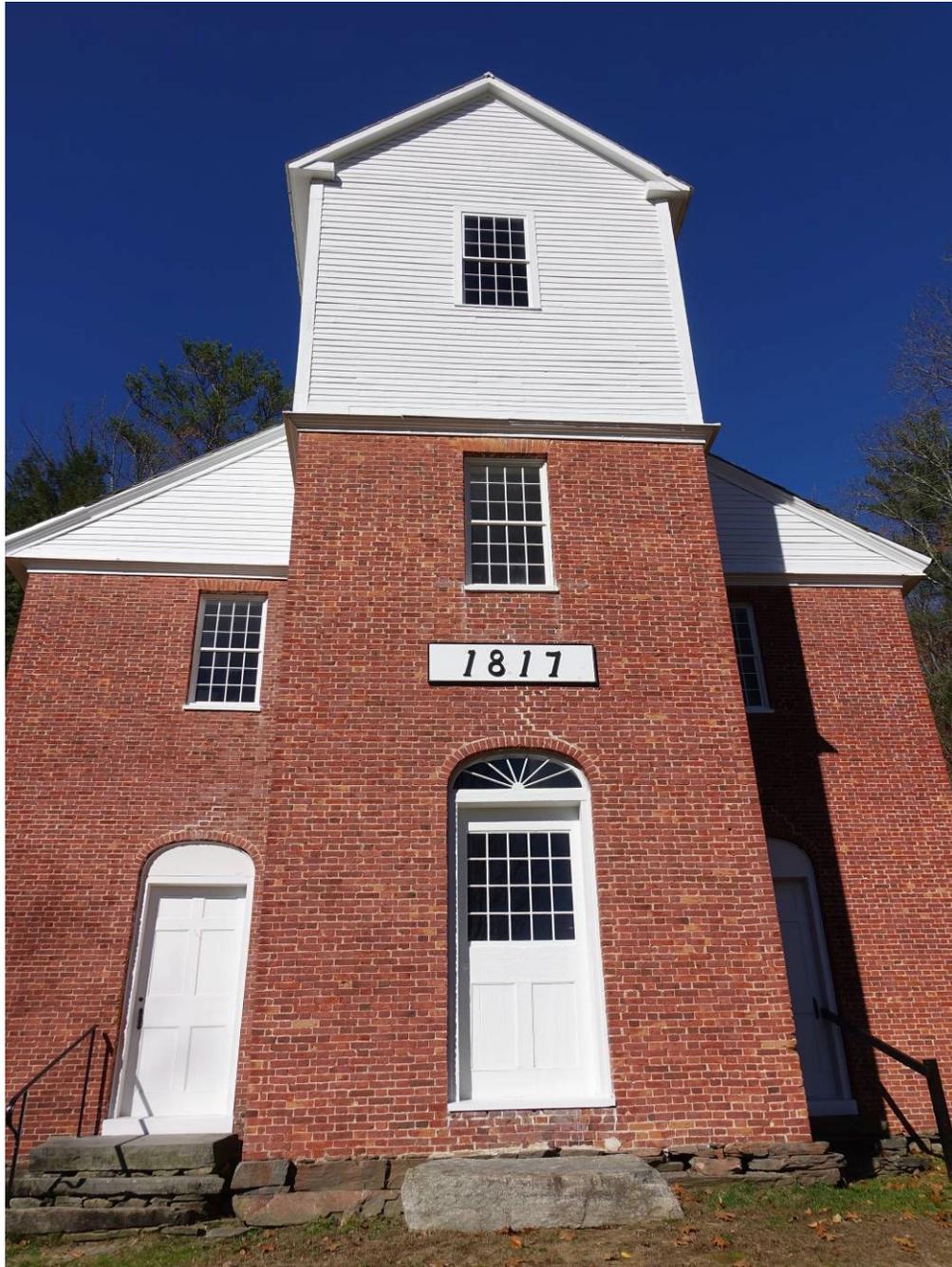


Photo 4: South facing primary façade showing the center bay non functioning entry door and prominent fanlight. The entry is located in a projecting center bay tower. Camera facing northwest.



Photo 5: South facing primary façade showing the side entrance, 12/12 wood window, and the Flemish bond brickwork. Camera facing northwest.



Photo 6: East facing façade with regularly spaced 12/12 double hung wood windows with split brick lintels and wood sills. Camera facing west.



Photo 7: East facing façade with regularly spaced 12/12 double hung wood windows with split brick lintels and wood sills. Camera facing southwest.



Photo 8: North facing rear façade with clapboard siding 12/12 wood windows and a single lancet window. Camera facing south.



Photo 9: The North facing rear facade's lancet window. Camera facing southeast.



Photo 10: West façade with regularly spaced 12/12 double hung wood windows with split brick lintels and wood sills. Camera facing northeast.



Photo 11: West façade showing the rubblestone foundation of the Athens Meetinghouse. Camera facing northeast.



Photo 12: Interior of the Athens Meetinghouse showing the pews and wide plank floor. Camera facing southwest.



Photo 13: Interior of the Athens Meetinghouse showing the pews, pulpit, walls and ceiling. Camera facing northeast.



Photo 14: Interior of the Athens Meetinghouse showing the choir loft, pews, walls, and ceiling. Camera facing southwest.



Photo 15: Representative example of the 12/12 double hung windows in the meetinghouse. Camera facing northeast.

Listed on State Register
 VT ACHP 2-24-87
 Date: _____

VI. ATTACHMENTS

VT Sites and Structures Survey [February 1987]

STATE OF VERMONT
 Division of Historic Sites
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

COUNTY: Windham
 TOWN: Athens
 LOCATION:
 Route 35, 1 mile south of junction
 with Rt. to Grafton
 FUNCTIONAL TYPE: church
 COMMON NAME: Old Brick Meeting House
 OWNER:
 ADDRESS: Town of Athens
 ACCESSIBILITY TO PUBLIC:
 Yes No Restricted
 LEVEL OF SIGNIFICANCE:
 Local State National
 DATE BUILT: 1817

SURVEY NUMBER:
 1301-1
 NEGATIVE FILE NUMBER:
 74-A-58A
 LATITUDE: 43 07' 23"
 LONGITUDE: 72 34' 43"
 U.S.G.S. QUAD. MAP:
 Saxton's River Quad., 15' series
 PRESENT FORMAL NAME:
 Old Brick Meeting House (or Church)
 ORIGINAL FORMAL NAME:
 Union Church, Old Brick Church
 PRESENT USE:
 ORIGINAL USE: church
 ARCHITECT/ENGINEER:
 BUILDER/CONTRACTOR:
 PHYSICAL CONDITION OF STRUCTURE:
 Excellent Good
 Fair Deteriorated
 THEME:
 STYLE:

GENERAL DESCRIPTION:

Structural System

1. Foundation: Brick Stone Concrete Concrete Block
2. Wall Structure
 - a. Wood Frame: Balloon Western Platform Post & Beam
 - b. Load Bearing Masonry: Brick Stone Concrete
 Concrete Block
 - c. Iron
 - d. Steel
 - e. Other: _____ on pediment, tower, rear elevation
3. Wall Covering: Clapboard Wood Shingle Board & Batten
 Shiplap Novelty Stucco Tile Brick Stone
 Slate Sheet Metal Paper Flemish Bond
4. Roof Structure
 - a. Truss: Wood Iron Steel Concrete
 - b. Vault: Brick Stone Concrete
 - c. Other: _____
5. Roof Covering: Wood Shingle Asphalt Shingle Tile
 Metal Shingle Slate Sheet Metal Paper
6. Engineering Structure:
7. Other: _____

Appendages: Porches Towers Dormers Bay Windows Ells
 Chimneys Cupolas Wings Sheds Other: _____

Number of Stories: 2½ + 3 story entrance hall

Approximate Dimensions:

Roof Style: Gable Gambrel Flat Shed Hip Mansard
 Helm Jerkinhead Monitor Saw Tooth Round

THREAT TO STRUCTURE:
 No Threat Zoning Roads
 Development Deterioration
 Other: _____

LOCAL ATTITUDES:
 Positive Negative Mixed
 Other: _____

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Brick hall has gable end facade, and 1 bayed, 3 story enclosed vestibule which projects both out from the facade and above the roofline of the main block, ending in a gable-roofed tower. Windows have 12/12 sash and brick lintels. Brick relieving arches over doorways. Main entrance has fanlight and door with 20-paned window. Top story of tower is white clapboard; rear elevation of hall is red clapboard.

RELATED STRUCTURES:

STATEMENT OF SIGNIFICANCE:

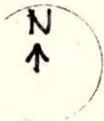
Dominant landmark in Athens, set on a hill overlooking Route 35, a site formerly referred to as "Middletown", or "West Hill".

Church was built by the Methodists in 1817, and at its peak in 1820, had a congregation of 114 members. In the 1850's, the main auditorium was divided into two stories.

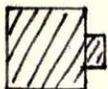
In 1924, the "Old Brick Meeting House Association" was formed for the protection and maintenance of the structure. The interior remains intact, complete with its original wooden pews. The Church became town property in 1951.

Sources: Mrs. Charlotte Oakes, Athens, Vt.
Mrs. Lora Wyman, The History of Athens

MAP: (Indicate North In Circle)



OLD BRICK MEETING HOUSE



TO ATHENS
BROOKLINE

ROUTE 35

TO TOWNSEND

SURROUNDING ENVIRONMENT:

- Open Land Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential Commercial
- Agricultural Industrial
- Other:

RECORDED BY:

Terry Winters

ORGANIZATION:

Windham Regional Commission

DATE RECORDED:

7/74

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

AND/OR COMMON

Old Brick Church

2 LOCATION

STREET & NUMBER

Town Highway 18, 0.05 mile north of its intersection with NOT FOR PUBLICATION

CITY, TOWN Vermont Route 35

CONGRESSIONAL DISTRICT

Athens

VICINITY OF

Vermont

STATE

CODE

COUNTY

CODE

Vermont

50

Windham

025

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES, RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES, UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Town of Athens

STREET & NUMBER

CITY, TOWN

Athens

VICINITY OF

STATE

Vermont

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Office of the Town Clerk

STREET & NUMBER

CITY, TOWN

Athens

STATE

Vermont

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Vermont Historic Sites and Structures Survey

DATE

1974

 FEDERAL STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

Vermont Division for Historic Preservation

CITY, TOWN

Montpelier

STATE

Vermont

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Old Brick Church in Athens, Vermont stands on a gently sloping hillside a short distance north of a five-corner intersection between Vermont Route 35 and Town Highways 11, 12 and 18. A scattered settlement of houses formerly referred to as "Middletown" occupies the vicinity of the church. Set at the uphill (north) end of its rectangular lot, the church is oriented parallel to Town Highway 18 and overlooks the valley to the south. Low stone walls bound the north and east sides of the open grassy church yard next to the adjoining woods, while a row of large maple trees shelters the yard from the narrow gravel town road.

Built on a rectangular plan of 39 feet by 58 feet, the Old Brick Church rises two-and-one-half stories above its rubblestone foundation, incorporating both brick and wood framing in its shell. The three public elevations (exposed to the church yard on the west, south, and east) are constructed of brick laid in Flemish bond; the rear (north) elevation (next to the lot line and woods) is wood-framed and sheathed with clapboards now painted red. The gable roof is shingled with slate, and an interior brick chimney with a pointed-arch cap raises through the ridge near its north end.

The three-bay main (south) elevation of the church is dominated by a truncated central tower that projects almost its full depth outward from the facade. Each bay of the first story is occupied by a semi-elliptical-arched doorway; a fanlight distinguishes the unused tower doorway (also lighted by a 20-pane window in the door itself) from the side doorways with their blind transoms and paneled doors. On the second story, twelve-over-twelve sash windows with splayed brick lintels and wood sills are aligned above the doorways. The wood cornice return of the pediment encircles the tower; above the cornice return, both the gable and the tower are wood-framed and clapboarded. The third story of the tower, lighted by a single twelve-over-twelve sash window, rises slightly above the main roofline and is capped by a gable roof oriented parallel to the main roof.

The six-bay side (east and west) elevations of the church display symmetrically arranged fenestration matching the windows on the main facade. On the rear elevation, a round-headed window with intersecting tracery is centered in the second story while two corner windows punctuate the first story.

The exterior of the Old Brick Church remains in its original appearance except for the top of the tower. Originally the tower rose to an extended third story capped by a flat roof with a prominent cornice; the perimeter of the roof was defined by corner pinnacles and connecting honeycomb-pattern balustrades. It is not known when or why the tower was altered to its present state.

The interior of the church has been altered (probably circa 1860) by the horizontal subdivision of the original hall into two separate floors. The original high pulpit, box pews, and galleries have been removed, probably at the time of the spatial alteration. The upper floor was used for town meetings until the 1970's; the main floor retains religious furnishings but has not been used for services since 1945.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE - CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1817

BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

The Old Brick Church in Athens, Vermont represents the architectural transition from the eighteenth century New England meetinghouse to the nineteenth century church. The overall design and layout of the church constitutes a vernacular interpretation of traditional church form while the original furnishings (now removed) were derived from the New England meetinghouse. Built in a rural hamlet during an era when most Vermont churches were constructed of wood, the material of the Old Brick Church reflects its stature as the hub of a Methodist preacher circuit that extended through twelve towns in three Vermont counties. The church now ranks among the few major nineteenth century buildings in Vermont that have not been altered by the installation of electricity and other mechanical services.

The Methodist Society in Athens was founded in 1801, followed soon by the development of a circuit traveled by a preacher to serve the surrounding communities. By 1812, the Athens Circuit comprised twelve towns: Athens, Grafton, Rockingham, Putney, Townshend, Londonderry, Landgrove, Weston, Windham, Chester, Springfield, and Mount Holly. Services were generally held in private houses, barns, or even outdoors.

Meanwhile, the population of Athens increased to several hundred, and in 1817 the need for a permanent place of worship culminated in the construction of the brick church on the hillside in "Middletown." The church was furnished with the high pulpit, box pews, and large galleries characteristic of the New England meetinghouse but those elements were arranged on the long axis in the manner of the traditional Anglican church, whose form by then had superseded the meetinghouse in New England religious architecture. By 1820, church records reveal that 114 residents of Athens were enrolled in membership. Quarterly Conferences were held at the church and attracted as many as 500 participants from the circuit towns.

Subsequent development in Athens favored the valley to the east where the hamlet of Athens emerged to rival the Middletown settlement. In 1859, a new Methodist church (called the "White Church") was built in the valley and religious use of the Old Brick Church began to decline. Probably during this period, the interior of the church was altered to provide a second-floor meeting hall for town assemblies, and the high pulpit, box pews, and galleries were removed. Religious services were eventually discontinued except for special celebrations in the summer.

In 1924, the Old Brick Meeting House Association was organized for the purpose of repairing and preserving the building. The group succeeded in refurbishing the first floor by 1931; however, fifteen years later the summer services ended. Ownership of the Old Brick Church remained uncertain until the Town of Athens took formal possession in 1951. Town meetings continued in the upper floor until shifted to a modern building in the middle 1970's.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

CONTINUATION SHEET 1

ITEM NUMBER 8

PAGE 2

Currently (1979) the Old Brick Church is maintained in good condition. Although it has lost some original features, the building possesses enough of its original fabric to retain its architectural significance. The natural setting of the church also shows little disturbance or mechanical intrusion. This blend of architectural and environmental integrity enables the Old Brick Church to evoke to an extraordinary extent its early nineteenth century character and its associations with the early development and social history of the area.

The property being nominated to the National Register consists of the Old Brick Church and its original churchyard of approximately one acre.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Wyman, Lora M. History of Athens Vermont. Ann Arbor, Michigan: Edwards Brothers, Inc c. 1960.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

UTM REFERENCES

A	1,8	6,9,7,0,0,0	4,7,7,7,1,0,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

The Old Brick Church occupies a rectangular lot of approximately 130 feet by 193 feet that abuts the east side of Town Highway 18. The longer dimension of the lot runs generally north-south, and the north and east boundaries of the property are marked by low fieldstone walls.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Hugh H. Henry

ORGANIZATION

Vermont Division for Historic Preservation

DATE

May 23, 1979

STREET & NUMBER

Pavilion Building

TELEPHONE

802-828-3226

CITY OR TOWN

Montpelier

STATE

Vermont

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

William B. Pinney

TITLE Deputy State Historic Preservation Officer

DATE

9-18-79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER







