



STATE OF VERMONT  
**ADVISORY COUNCIL ON HISTORIC PRESERVATION**  
PAVILION OFFICE BUILDING  
MONTPELIER  
05602

**NOTICE**

The Advisory Council on Historic Preservation will hold a meeting on January 16, 1991, beginning at 9:30 a.m. in the Learning Center Conference Room, 146 State Street, Montpelier, Vermont.

**AGENDA**

- I. Minutes of the December 13, 1990, Meeting
- II. Confirmation of Dates for February, March, and April Meetings
- III. Director's Report
- IV. Old Business
  - A. State Historic Preservation Grants Policy
  - B. Process for Designating Archeological Sites to the State Register
  - C. Vermont Housing and Conservation Board Historic Preservation Policy
- V. National Register Preliminary Review
  - A. Allen House, Tinmouth
- VI. Working Lunch
- VII. State Register Review and Designation
  - A. Ranger's House, Townshend State Park, Townshend
- VIII. New Business
  - A. Slide Presentation of "A Rich and Ancient Heritage: Vermont's Archeological Sites" (1:00 p.m.)



STATE OF VERMONT  
ADVISORY COUNCIL ON HISTORIC PRESERVATION  
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MINUTES

January 16, 1991

Members Present: Townsend Anderson (arrived at 10:10)  
Glenn Andres  
Barbara George  
David Lacy  
Neil Stout  
Martin Tierney  
Larry Brickner-Wood (10:00 - 12:10)

Staff Present: Eric Gilbertson (9:30 - 10:30, 2:50 - 3:10)  
Nancy Boone  
Giovanna Peebles (1:00 - 2:45)  
Mary Jo Llewellyn (10:20 - 2:05)  
Susannah Zirblis (1:00 - 2:05)

The meeting was called to order at 9:45 a.m. by the chairman. It was held in the Conference Room at the Learning Center, 146 State Street, Montpelier, Vermont.

I. Minutes of December 13, 1990 Meeting

Mr. Stout motioned acceptance of the minutes as presented. Mr. Andres seconded. Ms. George suggested that on page 3, the fifth line in section IX. A of the minutes should be amended to read "... inventoried archeological sites that need to be reviewed...". The motion passed unanimously as amended.

II. Confirmation of Dates for February, March, and April Meetings

The following meeting dates were set: February 20, March 27, and April 16. The Council discussed the date for the Annual Meeting. Although normally held in March, the meeting will be held this year in April, since the current chairperson will be away for the March meeting. The Council will review the Council bylaws and quorum requirements at the Annual Meeting.



### III. Director's Report

Mr. Gilbertson reported that he plans to discuss the SHPO appointment with the new Agency secretary when one is appointed.

Mr. Gilbertson summarized the resolution of the new administration budget and noted that many of the Division cuts proposed to meet the governor's 21.7% reduction target had been rejected by the administration. Mr. Gilbertson noted that the financial manager position will be lost. The \$1.4 million capital budget proposal was reduced to \$850,000, and still apparently includes \$200,000 for the state grants program.

Mr. Gilbertson summarized the Division's latest meetings with Personnel regarding Reorganization.

Mr. Gilbertson noted that the story in Preservation News concerning skylights on the Lincoln Covered Bridge was in error and that they will print a response from him in the next issue.

Ms. Boone noted that Paul Bruhn is preparing a questionnaire to survey historic preservation needs in the state. It will be mailed next week. The Preservation Trust may use the information it provides to help gain support for grant programs.

Ms. Boone reported that the Division is cooperating with the Graduate Program in Historic Preservation at UVM in their class on National Register nomination preparation. This year the class will develop an MPDF nomination for the Culture and Government Theme, and will prepare nomination forms for 8 town halls.

Ms. Boone noted that an effort is underway in Barre to acquire and rehabilitate the Socialist Party Labor Hall for non-profit use. A local group hopes to purchase the building and use it for office space for the local granite cutters union, library space for the Vermont Labor History Society, and other uses.

### IV. Old Business

#### C. Vermont Housing and Conservation Board Historic Preservation Policy

Ms. Boone passed out copies of the final VHCB policy on historic preservation. The Board had made some of the changes that the Council requested. Ms. Boone reported that the Board does not feel that they are included under the Vermont Historic Preservation Act. She suggested that the Division ask for an Attorney General's opinion on the question.



Mr. Wood raised the question of whether there is a preservation professional on the Board. There is not. Suggestion was made by Ms. Boone that we could write the new governor suggesting that a professionally trained preservationist be appointed to the Board.

#### D. Brownington Congregational Church Grant

Ms. Llewellyn updated the Council on the progress on this grant to rehabilitate the windows of the church. Local contacts wanted to replace the windows instead of repairing them. The Division's assessment is that they are repairable and should be repaired.

Mr. Tierney encouraged the Division to continue talking to the church and not to compromise the preservation principles involved in the project. The Council noted that future grant applications from the church could be jeopardized by violations of the standards in this project.

#### A. State Historic Preservation Grants Policy

The Council had addressed the first 7 questions on the list (see attached) at the last Council meeting. They continued with Question 8.

Question 8. The question concerns unrelated work submitted as one project.

The Council members thought that there may be several important needs present in a single building and that it would be a mistake to require only one type of work in a project. Mr. Anderson raised the idea of asking applicants to prioritize the work for which they are requesting funding. Dr. Andres noted that it would be a signal to applicants that we might not be able to fund everything. It would also indicate idiosyncracies like availability of match, craftsman, etc. The Council supported the idea of asking for prioritization in the application.

Question 9. This question concerned the detail and accuracy of money information provided by applicants.

Estimates are okay. Reliable cost estimates and not detailed bids should be required. Mr. Anderson suggested that the Grants Manual contain some additional guidance on getting good estimates, like involving an interested contractor in the process. Add wording: "Estimates are expected to be realistic."



Question 10. This question involved whether the preliminary grants meeting should address non-technical questions. Should it address whether a submitted project is the best preservation option for a building.

The Council agreed that identifying alternatives, etc, is an important part of the discussion at the preliminary grants meeting.

Question 11. The question asked if lessees are eligible applicants.

The Council wanted to allow the eligibility of non-profit lessees, but limit eligibility generally to long-term lessees. In the application, we will ask lessees to provide detailed information on their leases, and ask them for evidence of some level of stability that would indicate sustained public benefit from the grant.

Question 12. The question asked whether painting should be an eligible activity under the program.

The Council noted that as discussed at the last meeting, the manual could say that painting should be associated with significant repairs. The applicant should address the need for preparatory work in the application. Painting for enhancement would still be allowed, but might very well be a low priority.

Question 13. The need to develop criteria and procedures for Advisory Council evaluation and selection of grants may come later, if and when the program is adapted to federal guidelines.

Question 14. This question asked whether the program should fund step repair on buildings that are not handicapped accessible.

Accessibility was discussed as a preservation issue. Ms. Boone noted that the Division supports accessibility in other programs, but that this is a restoration program that does not fund new construction. Mr. Lacy questioned whether we should fund stair repair projects on buildings that do not have alternate access for wheelchairs.

Dr. Andres suggested if the project is for the restoration of steps, that we should ask applicants for information on how they are providing access or intend to. Have they considered handicapped access to the building? Mr. Wood suggested that the question could be raised informally, and the Council concurred.



Over lunch, the Council also discussed additional questions raised by Mr. Anderson.

Mr. Anderson asked if we should earmark some percentage of funds for enhancement, since we are often overwhelmed by the demand for critical need projects and don't fund many enhancement projects.

There may be instances where an enhancement project might be so important that it would receive a higher priority for funding than a project for structural repairs. The Council decided to leave the matter open, and to remind themselves of the importance of funding some enhancement projects, prior to the next selection meeting.

The Council discussed accessibility to grant-funded work in spaces that are not accessible to the public. The Council concluded that if a space cannot be used because it does not meet codes, then the Council may not award a project in that space high priority, unless there is a clear plan that demonstrates that the space can become accessible to the public in the future.

While generally against the substitution of new materials for old in grant-funded work, the Council noted that they must be sensitive to situations that offer compelling evidence in favor of substituting new materials.

The Council addressed the question of whether leveraging of funds should be a criteria in project selection. They concluded that it is very difficult to objectively evaluate information on "leveraging." The Council decided that applicants should be given a clear opportunity in the application to argue that they really need the money and can't get it elsewhere.

#### VIII. New Business

A. Ms. Zirblis presented the slide show, "A Rich and Ancient Heritage: Vermont's Archeological Sites." The Council complimented Ms. Peebles and Ms. Zirblis for an excellent presentation and thanked them for showing it at the meeting.

Mr. Lacy noted that the Vermont Archeological Society is very interested in developing educational activities and might be able to incorporate the slide show. Ms. George suggested the idea of developing a version of the show for elementary school children too, with a vocabulary targeted for children. Mr.



Anderson cautioned against watering things down so much that it becomes trivial and contrived. Ms. George offered to help with editing if the Division had a clear objective in mind. Ms. Peebles suggested that the Division could invite teachers to look at the show and offer feedback on whether the level of vocabulary was appropriate for school children at various levels. It was suggested that an accompanying glossary would be helpful. Mr. Tierney noted that the slide show has a lot of nonverbal information in it that comes across well.

#### IV. Old Business

##### B. Designating Archeological Sites to the State Register

David Lacy explained that there are several good reasons for reviewing archeological sites for State Register designation: it's the right thing to do; it informs towns of their resource base; and it may help to decrease reliance on the predictive model in legal hearings, etc. Mr. Lacy suggested starting review and designation with a subset of sites, namely those sites documented by the UVM CAP program. That would give a wide variety of site types. Alternately, sites could be reviewed by archeological period. Another suggestion was to do reviews by town. Another idea was to do the Forest Service sites first, because Mr. Lacy could request his staff to review the sites. Mr. Lacy and Ms. Peebles will choose an approach and test it. Dr. Andres suggested trying one town in each RPC region, because the reviewed town could then be a model that could be used in the region.

Mr. Lacy stated that boundaries of the sites are not critical to understanding the significance of sites. The Council felt that documenting boundaries are important, however. Otherwise, credibility with the public may be lost. Ms. George suggested that some generic statement could be developed to explain the rationale for archeological boundaries, referring to general criteria that apply. Mr. Lacy suggested an overlay of the predictive model on known sites, yielding a "sensitive" area in the site, surrounded by a larger area that may contain additional material and information. It was suggested that the Division contact other states to see how they deal with the issue of boundaries in designation. Ms. Peebles and Mr. Lacy will continue working out a plan for reviewing and designating archeological sites and will report back to the Council at a future meeting.



## V. National Register Preliminary Review

### A. Allen House, Tinmouth

The Council reviewed photographs and background historical information supplied by the owner, as well as the VHSS form. The building was moved in the 1960's. Ms. Boone presented an analysis of similar buildings in Rutland County that Curtis Johnson prepared from the Rutland County database. There are 98 capes in the county, and 51 of them date to before 1800. There are probably only 6 high-kneewall capes and most of them have gambrel roofs. This building has a gable roof. This building is 1 of only 6 that have distinct Federal detail. The Council felt that the building's architectural significance and integrity is strong enough to merit National Register designation, even without integrity of location. The nomination must address the building's position within Rutland County, its architectural context within the county. The Council did not think that the nomination should rely on association with the Allen family to establish significance.

## VII. State Register Review and Designation

### A. Ranger's House, Townshend State Park, Townshend

The Council reviewed photographs and background historical information on the building. The town of Townshend had asked the Department of Forests, Parks and Recreation, the owners of the building, to request designation of the building. The Council determined that it is eligible for the State Register based on architectural merit as a good example of rustic park architecture, and for its historical association with the CCC's work in establishing and improving state parks.

Dr. Andres noted that the wood shingle roof was an important component of the architectural significance of the building and that it was too bad that it was being removed. The Council asked the Division to request that Forest and Parks consider replacing deteriorated wood shingles with new wood shingles in similar projects in the future.

Dr. Andres moved that the property be placed on the National Register. Dr. Stout seconded. Passed unanimously.

## VIII. New Business

B. Mr. Gilbertson returned and reported on his luncheon with Rev. McSweeney concerning historic preservation and the



Catholic Church in Vermont. He noted that the meeting was a positive one. Rev. McSweeney suggested that the diocese do a mailing to parishes about the State Register and National Register and how the Division can help parishes with their historic buildings.

Dr. Stout motioned to adjourn, Mr. Lacy seconded. Unanimous. The meeting adjourned at 3:10.



**STATE OF VERMONT**  
**AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS**

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**DIVISION FOR HISTORIC PRESERVATION**

*Preserving Vermont's historic, architectural and archeological resources*

**NOTICE**

The Advisory Council on Historic Preservation will hold a meeting on Wednesday, February 20, 1991, beginning at 9:30 a.m. in the Attorney General's Conference Room, Second Floor, Pavilion Building, 109 State Street, Montpelier, Vermont.

**AGENDA**

- I. Minutes of the January 16, 1991 Meeting
- II. Confirmation of Dates for March, April and May Meetings
- III. Director's Report
- IV. Old Business
  - A. State Historic Preservation Grants - Revisions to Application and Manual
- V. National Register Preliminary Review
  - A. Glendale Farms, Cornwall
  - B. Brookside, Hartford
  - C. Hardy House, Bradford
- VI. Working Lunch
- VII. New Business
  - A. Review of FY91 Application for Historic Preservation Fund Annual Appropriation (10 a.m.)



STATE OF VERMONT  
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MINUTES

February 20, 1991

Members Present: Glenn Andres  
Townsend Anderson  
Larry Brickner-Wood  
Barbara George  
David Lacy  
Neil Stout

Members Absent: Martin Tierney

Staff Present: Eric Gilbertson  
Nancy Boone  
Jane Lendway (10:00 - 11:05)  
Giovanna Peebles (10:30 - 12:30)

The meeting was called to order at 10:00 a.m. by the vice-chairman. It was held in the Attorney General's Conference Room, Pavilion Building, Montpelier, Vermont.

I. Minutes of January 16, 1991 Meeting

Ms. George noted an error in the last paragraph of Section VII. It should be State Register, not National Register.

In reference to Section IV B., Mr. Lacy raised the question of the need for boundaries on archeological properties to gain credibility with the public. He noted that lack of boundaries may be an inconvenience, but "credibility" can rely on a professional explanation of the significance of a site, without need for boundaries. Mr. Anderson stressed that he feels that the legal community and the legislative "public" need to know the extent of a resource to support it.

Ms. George moved acceptance with the correction noted for Section VII. Mr. Stout seconded. Unanimous.



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## VII. New Business

### A. Review of FY91 Application for Historic Preservation Fund Annual Appropriation

Ms. Lendway explained that to meet deadlines, the Application had been submitted already, conditional upon subsequent approval of the Council. She stressed that changes can be made if the Council wants to make any changes. She noted that we have \$24,000 more Federal dollars than last year, and that that may be held over, or used to cover inflationary increases in operating and personnel budgets. Ms. Lendway summarized the highlights of Division activities in FY91. Ms. George asked about the exact dollar amounts of the Application and Ms. Lendway summarized the figures.

Ms. George asked how the Work Plan interrelates with the Division's other plans. Ms. Lendway responded that they contain information on the same Division goals, activities, etc., tailored to the format of the entity that is requesting the plan. She noted that this Application basically outlines how the office will run in the year.

Ms. George noted that it would be easy to add in next year that we will publicize or promote each of the things we accomplish.

Mr. Lacy questioned the appropriateness of the acreage figure in the Archeological Survey section of Attachment A. He said that he plans to report survey sites covering 20,000 acres. Mr. Gilbertson noted that it is okay to accomplish more than the target figures in Attachment A.

Mr. Lacy questioned if we are going to fill the Review and Compliance position. Mr. Gilbertson responded that we have hired Sue Jamele.

Mr. Lacy questioned whether the Division plans to tie into the State GIS network in developing computer capability. Mr. Gilbertson responded that we are working on integrating the two.

Ms. Lendway noted that the Review and Compliance figures reported in Attachment A represent only 50% of the actual activity that we will undertake. The other 50% will be reported in the Continuation Grant application.

Mr. Brickner-Wood motioned approval as submitted. Ms. George seconded. Unanimous.



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#### B. Adjustment to CLG Grants

Ms. Lendway noted that Rockingham will not be using about \$15,000 to do a feasibility study of a building on the Island. A modest amount may be used on another project in Rockingham. Ms. Lendway is meeting with the CLG in March to discuss options. She asked if the Council would approve reallocating up to \$3,000 to the Bennington CLG to print more copies of the Bennington review handbook. Dr. Andres asked how the \$3,000 figure was determined. Ms. Lendway said that the town has determined that the print job will cost about \$4,000. Mr. Brickner-Wood so moved. Dr. Andres seconded.

Mr. Anderson asked what will happen to the remainder of the money if Rockingham only uses a small portion of their \$15,000 grant and Bennington uses \$3,000 of the money. It will be returned to the Feds.

The Council unanimously approved reallocation of \$3,000 to Bennington.

#### VII. New Business

##### C. New England Land Associates project in Duxbury

Mr. Anderson had attended the hearing on the Duxbury subdivision project and wanted to express some serious concerns about how preservation issues were being treated. There apparently is still time to present testimony, evidence, etc. Mr. Anderson summarized the project. He said that two major questions arose at the hearing. The first was why should the developer have to pay for archeological studies? The same question was not being asked of natural resource surveys. Ms. Peebles noted that this is the first Act 250 case in which the developer is being asked to pay for wetland and wildlife studies too. Usually the Agency of Natural Resources does their own surveys using their staff. Mr. Anderson stressed that it is wrong for natural resource surveys to be considered and treated differently than archeology surveys.

The second question was whether drawing lines on a map constitutes development. Subdivision lines are a first step in eventual sale of the land and sale could be followed by many activities that would never require an Act 250 permit, but would have the potential for destroying resources. Mr. Anderson noted that drawing the lines would allow you to quantify the potential loss of archeological resources. He feels that the project should require a permit, and that the master permit should foster protection of resources.



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Mr. Anderson raised a third concern. The Environmental Board rejected the 1967 Camel's Hump Museum Planning report on the area because it was based on hearsay--oral history. Mr. Anderson noted that rejection of oral history as valid evidence is a terrible precedent to set.

Mr. Anderson feels that the issues in this case are so important that the Division should pursue them legally.

Ms. Peebles noted another case that also raises questions of setting precedent for cultural resources under Act 250 and expressed serious concern over pursuing precedent that will foster protection of resources. Ms. Peebles suggested that she and Mr. Anderson talk with the Land Use Attorney about the issues in the Duxbury case. Mr. Gilbertson suggested drafting written material too.

#### D. Other Preservation Issues

The Council engaged in a wide ranging discussion of preservation issues. Mr. Gilbertson noted that while people accept that all deeryards, and other identified resource areas must be preserved, preservation is being asked to set priorities because people feel that not all cultural resources should be preserved.

Mr. Anderson suggested that there is a need for a vocal preservation advocacy group outside government. Mr. Anderson and Mr. Gilbertson noted the Preservation Trust is unlikely to assume that role, although they could.

Ms. Peebles reported on a meeting she had yesterday with an intern at the Legislative Council who is researching preservation and development. Ms. Peebles ultimately suggested that there be a legislative study committee to review preservation, similar to the Wisconsin study.

Ms. Peebles brought the Council up to date on Archeology Section implementation of the policy on notifying towns and property owners in State Register review. Ms. Peebles noted that an important case, concerning the Cohos Trail in Berlin, is coming up in an Environmental Board appeal. The Council asked that the Division bring available information to the Council at the March meeting for review.

Mr. Gilbertson commented that Division staff is so busy taking care of business, that there is never enough time to do all the public outreach, education, etc. activities that we should be doing.



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Mr. Anderson asked whether there could be a summit meeting to discuss the issues that had been raised at the meeting today.

Ms. Peebles noted that the Council could become more involved in Environmental Review. Mr. Brickner-Wood suggested that the Division provide a summary sheet about Environmental Review issues and projects at each meeting. The Council supported the idea.

Discussion returned to the idea of a legislative study committee. Council members wondered if this is the year for such a study. Mr. Brickner-Wood expressed concern that in a high risk year like this, you might risk damage to the program.

## II. Confirmation of Dates for March, April and May Meetings

The Council confirmed the following dates for upcoming meetings:

March 27 in Montpelier, April 16 in Chittenden County, and May 15 (location to be determined).

## V. National Register Preliminary Review

### A. Glendale Farms, Cornwall

Ms. Boone presented Survey photographs of the property and a copy of a 19th century engraving of the farm, and summarized its history. She noted that it appears to meet both Criterion A, for historic importance for association with sheep breeding, and C, for architectural merit. Ms. Boone noted that the owner is investigating the possibility of organizing an ownership entity to hold the barns, possibly with help from the Vermont Land Trust. Mr. Brickner-Wood noted that his wife, Dea Brickner-Wood, works for the Land Trust in this region, and therefore, he would not participate in the Council's preliminary determination of eligibility for the property. Other Council members noted that the property does appear eligible for the National Register.

### B. Brookside Farm, Hartford

Ms. Boone presented slides of the exterior and interior of the main farmhouse, and other buildings on the property. She noted that a fire in 1963 had destroyed the historic agricultural outbuildings, and that she felt that the house would best be considered as an individual building. The house has been owned by the same family since its construction in 1775, and there

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are excellent written records about how the house evolved over time. Some significant interior features like massive gunstock posts remain intact. The Council felt that the property does appear eligible for the National Register.

C. Hardy House, Bradford

Ms. Boone presented slides of the property and the Survey form on the property. The Council felt that its loss of original interior features and loss of historic setting had compromised the building. They felt that although it clearly merits inclusion in the State Register, it did not meet the threshold of architectural significance for the National Register. Historic significance of the property was not considered because the history of the house is not known.

IV. Old Business

A. State Historic Preservation Grants - Revisions to Application and Manual

Discussion of this item was postponed until the next meeting when the Historic Preservation Grants Manager could be present.

III. Director's Report

The State budget remains as he last reported it.

Mr. Gilbertson summarized the background of the new Agency Secretary, Frank McDougall. As a banker, he was an active supporter of preservation in Lowell, Massachusetts. He understands the relationship between historic preservation and economic development and tourism. Mr. Gilbertson noted that he had invited Mr. McDougall to attend a future Council meeting.

The motion was made by Mr. Brickner-Wood and seconded by Ms. George that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 2:45 p.m.

Respectfully submitted,

Nancy E. Boone

Division for Historic Preservation





STATE OF VERMONT  
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

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**DIVISION FOR HISTORIC PRESERVATION**

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**NOTICE**

The Advisory Council on Historic Preservation will hold a meeting on Wednesday, March 27, 1991, beginning at 9:30 a.m. in the Division for Historic Preservation Offices, 58 East State Street, Montpelier, Vermont.

**AGENDA**

- I. Minutes of the February 20, 1991 Meeting
- II. Confirmation of Dates for April, May and June Meetings
- III. Director's Report
- IV. Old Business
  - A. State Historic Preservation Grants - Revisions to Application and Manual
  - B. Grant to Brownington Congregational Church
- V. State Register Review
  - A. Cedar Hill Health Care Building, Windsor (10:30)
  - B. Bordertown Farm, Brattleboro
- VI. Working Lunch
- VII. New Business
  - A. Environmental Review Update (11:00)
  - B. Addition to Shelburne Town Hall



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MINUTES

March 27, 1991

Members Present: Glenn Andres  
Townsend Anderson  
Larry Brickner-Wood (10:05-12:10, 2:00-4:45)  
Barbara George  
David Lacy (left at 4:30)  
Neil Stout

Members Absent: Martin Tierney

Staff Present: Eric Gilbertson  
Nancy Boone  
Robert McCullough (10:30-12:20)  
Giovanna Peebles (12:30-1:05)  
Sue Jamele (12:30-1:05)  
Mary Jo Llewellyn (2:20-4:45)

Others Present: Paul Deevel, Paul Carroll, and  
Mary Horn (10:30-12:00)

The meeting was called to order at 10:00 a.m. by the vice-chairman in the Division for Historic Preservation Conference Room.

I. Minutes of February 20, 1991 Meeting

On page 3, item VII C., Mr. Anderson noted that the minutes should indicate that he was speaking as a private citizen.

Ms. George moved acceptance with the correction noted for item VII C. Dr. Stout seconded. Passed unanimously as amended.

II. Confirmation of Meeting Dates

The next meeting will be held April 18, in Shelburne. The date for the May meeting was confirmed for May 15. The June meeting will be Wednesday, June 19.



### III. Director's Report

Mr. Gilbertson summarized the staff cuts necessitated by state budget cuts. The Division will lose three permanent employees: Susannah Zirblis, Resource Planner; Allen Yale, State Historic Sites Specialist; and Hugh McCaslin, Business Manager. Division services will be affected.

He summarized the final result of the Division reorganization effort. He noted that there are still some serious inequities in the final result, but the Division cannot pursue any further changes because all grievance avenues have been exhausted.

Senator Moynihan is introducing federal legislation to give bonus funding for federal transportation projects that preserve and enhance cultural and scenic resources.

David Tansey, representing the Landmark Trust of Britain, recently met with Mr. Gilbertson and Ms. Boone to discuss the Trust's purchase of Naulauka in Brattleboro. He noted that the Trust wants to restore the property to Kipling's time, and this would entail removal of later historic additions.

Mr. Gilbertson discussed H.585, Section 22, the legislation that will set up a Summer Study Committee on environmental review and historic preservation. He noted that he thinks it will yield a positive result. The committee proposed in the legislation does not include a Council member. Mr. Gilbertson noted that it should, or that Advisory Council members should testify before the Committee. Ms. George volunteered to pursue an amendment that would add a Council member to the Committee.

Mr. Gilbertson reported on his appearance before the Senate Institutions Committee regarding purchase of land in Highgate for reburial of human remains. More negotiations are necessary.

Mr. Gilbertson reported on the NCSHPO annual meeting that he attended last week. The federal government plans to reduce paperwork in Historic Preservation Fund programs. Mr. Gilbertson noted that outside of New England and the Northeast, the mood of preservation offices around the country is positive.

### V. State Register Review

#### A. Cedar Hill Health Care Building, Windsor

Mr. McCullough summarized the project and showed slides of the property. Mary Horn, owner of the



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property and developer of the project, added some information on the history of the building. The original house on the property was built in the 1780's-90's and it later burned. The current house was built 1858-59. The front porch and porte cochere were added around 1928. The interior has been modified to meet nursing home facility regulations. The interior stairway has been closed off. The porch is divided internally into 3 spaces. The building has been a nursing home for 28 years. Their proposed project is to extend that use.

Ms. Horn noted that the flat roof on the porch is a real maintenance problem. It has to be shoveled and that poses a danger to staff. The plan to raise the porch area to 2 stories would eliminate the snow problem and provide needed living room space upstairs.

Ms. Horn delivered letters from Cedar Hill, the town and the town historian. The letters noted two other items. The Agency of Transportation is requiring a widening of the driveway which conflicts with preservation of the porte cochere. The letters and Ms. Horn also noted that she had been told by a local person in Windsor that the building was considered around 1975 for the State Register and it was rejected at the time because of alterations. Ms. Boone checked the National Register request files and the Division's old town files and could not find any record of a review. The Survey and the National Register for Windsor were done in 1974-75.

The owners have tried to locate old photos of the house, but have not been able to find any.

The building would be converted to a community house/congregate care facility. Mr. Carroll pointed out that the existing facility does not meet current regulations. The clients of the home include many people with Alzheimer's disease with a wandering tendency. Building a 1-story facility would alleviate functional problems with the current facility. He said that the old building was a simple farmhouse. The porch was built to accomodate farmhands who stayed at the house. He emphasized the problems inherent in the flat-roofed porch. He noted that the new facility will house 4 more beds which will help the finances of the nursing home.

The architect summarized the proposed plans for the property and showed detailed floor plans and elevations. He noted that the Agency of Transportation has closed off the possibility of using another driveway for truck deliveries. Therefore, they can only use the drive heading to the porte cochere. The



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port cochere is too low to accomodate trucks. The Council raised the question of directing truck traffic to the right side of the porte cochere. The architect did not believe that there would be enough room.

Ms. George asked about changes since 1940. The house has been sided in vinyl. The date of the porch enclosure is unknown. The interior has undergone many changes. Storm windows have been added to the exterior.

Mr. Anderson asked how the design process had gotten so far without contact with the Division. The architect responded that he did not think the building was historic.

Paul Deeval, contractor, noted that the porte cochere roof is in very bad shape and the beam has deflected.

Mr. Anderson noted that it is very difficult to be asked for a decision on State Register eligibility at such a late point in project development.

Ms. Horn asked for an explanation of the Council's and Division's roles in the review process. Mr. Anderson explained.

Ms. George noted that she had not heard a good argument on why it should not be eligible for the State Register.

Dr. Andres noted that the building is remarkably intact for such a dramatic change of use.

Mr. Carroll asked what criteria are applied in reviewing projects such as this that add to old buildings.

Ms. George noted that it is the changing of the facade of the old building that will negatively effect the building and not the addition of the wing.

The contractor asked if the Council would still feel that the building should be eligible for the State Register if the porte cochere were removed in the project. The Council responded that they must consider the building's current condition, not what may or may not happen to change it in the future.

The Council and the owner concluded that all pertinent information had been covered. The Council thanked the owner and architect and contractor for coming. They left.

The Council summarized the known facts about the building for

the record. The Council noted the historic features of the building that remain. The massing is intact. Fenestration remains. The massing of the wing, corner boards and cornice returns, and the slate roof remain. The Council noted that the property is a reasonably intact example of a typical 2-story, center hall, Vermont vernacular form with period upgrading. The members noted that the massing of the large farmhouse is completely readable and that the porch and porte cochere are distinguishable additions that are also historic. The immediate landscape (the cedar trees, the drive, and the porte cochere) also speaks of the period of its development. Dr. Stout moved that because of these things, the Council has determined that the property is historic and is eligible for the State Register of Historic Places. Mr. Anderson seconded. Motion passed unanimously.

Dr. Stout moved that the proposed alteration will have an adverse effect on the historic character of the property. Furthermore, the Council believes that this adverse effect will be undue. The applicant did not attempt to mitigate the adverse effect. Mr. Anderson seconded. Unanimously carried.

### III. Director's Report

Ms. Peebles noted that H.585, Section 22 has passed the House Institutions Committee. She spoke of the need to try to have an Advisory Council member added to the proposed committee in the bill.

### VII. New Business

#### A. Environmental Review Update

Ms. Peebles introduced Sue Jamele to the Council. Members had received prior to the meeting a summary prepared by Ms. Jamele of recent environmental review activity. Ms. George commented that it was very helpful to see the breadth, depth, and frequency of Division environmental review comments. Ms. Peebles spoke of her plans to upgrade the usability of the environmental review database.

Mr. Lacy discussed the archeological sensitivity predictive model briefly. It will be discussed in more detail at next month's meeting.



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#### IV. Old Business

##### A. State Historic Preservation Grants - Revisions to Application and Manual

Ms. Llewellyn passed out revised procurement guidelines to supplement the manual revisions that were sent to the Council prior to the meeting (copy attached to record copy of minutes.) Ms. George asked how the cost of the project is determined, to know when the \$10,000 threshold is reached. The members felt that if the Division's part of a large project totals \$10,000 or more (i.e. the Division gives a grant of \$5,000 or more), then the provision should apply. The Council encouraged the Division to continue trying to find the specific law that applies to open competition in state grant projects.

Mr. Anderson suggested that there are more cases where non-historic materials may be appropriate than is suggested by the wording on page 4 of the Manual. He raised the question of whether grantees should be allowed to use new materials if the historic appearance of a building or building element is preserved. Ms. Boone passed out Preservation Brief #16, and suggested that the Council discuss the topic in more detail next month. The wording in the Manual can be adjusted then, if necessary. The Council agreed.

In Section 9 on page 6, the words "matching share" should be changed to "grant."

At the April meeting, the Council will discuss the grant limit that will be used in this year's grant.

On page 7 in the instructions for Section 14, we will add a sentence emphasizing the types of slides that are needed, i.e. the content of the slides.

The Council suggested several other minor word changes, as noted on the pages attached to the record copy of the minutes.

#### V. State Register Review

##### B. Bordertown Farm, Brattleboro

Ms. Boone showed slides of the property, summarized its important features and showed photographs. She had prepared a survey form for the property prior to the meeting. The owner requested that the property be placed on the State Register. Ms. Boone also summarized the Vermont Agricultural Business Center project which will be developed at the site.

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Dr. Stout moved to place the property on the State Register.  
Mr. Lacy seconded. Unanimous.

## VII. New Business

### B. Addition to Shelburne Town Hall

Mr. Brickner-Wood summarized the background of the project and showed slides. He noted that the project is controversial locally. He wants feedback from the Council on the concept of adding on to the town hall, and on the design of the addition. The project includes new drainage work, window repair, step repair, and improvement to the basement entrance to the police department. He showed some preliminary elevations of the connector that would link the old town hall and the new town offices. Mr. Brickner-Wood noted that he would like a Division staffperson and a Council member to attend a local meeting on the project on April 16. Ms. George suggested that showing examples of successful additions to historic buildings to local citizens might help illustrate that successful additions are possible. Dr. Andres noted that an addition to the town hall would extend and renew the life of the building, it would bring it back to life, and that is a very important preservation objective. Members pointed out that the Secretary's Standards clearly allow compatible new additions.

Mr. Anderson suggested that having a Council member at the public meeting might distract attention from the issue, because people might question Mr. Brickner-Wood's influence since he is a Council member. A Division staff member will attend the meeting.

## VII. New Business

### C. Grant for Staff to Review Archeological Sites for State Register

Mr. Lacy suggested that there might be grant money available through the National Park Service for a staffperson to review archeological inventory farms.

Ms. George moved that Mr. Lacy be authorized to investigate the possibility for a grant. Mr. Brickner-Wood seconded. Passed unanimously. Mr. Lacy will report back to the Council.



#### IV. Old Business

##### B. Grant to Brownington Congregational Church

Mr. Gilbertson and Ms. Llewellyn described the history of the project. The Council had received a letter from the church requesting that the grant be modified to pay just for the reproduction etched glass. They would then install the glass in new sash that they would pay for. Mr. Anderson suggested that the Division show the grantees the Secretary of the Interior's Standards that requires repair rather than replacement whenever possible. The money was granted with the understanding that they would repair the windows and the Division determined that it is feasible to repair the windows.

The Council reviewed the letters from the church and the comparative costs of repair versus replacement. They noted that restoration is repair whenever possible, and this is a restoration program.

The Council expressed disappointment that the grantee appears unwilling to follow the guidelines of the program.

Dr. Stout moved that the request to modify the grant be denied. Mr. Brickner-Wood seconded. The motion passed unanimously. The Division will write to the church to inform them of the Council's decision and to ask if they wish to accept the grant for window sash repair, or if they wish to decline the grant.

Ms. Boone raised the question of awarding the grant funds to an alternate if the church declines the grant. She noted that the Council had selected 2 alternates: Springfield Art and Historical Society and Adamant Credit Union, in that order. Ms. Boone noted that the credit union has been very actively seeking other restoration funds since they were not funded previously. She questioned whether the Council might want to award the credit union a grant now.

Mr. Brickner-Wood suggested that Ms. Llewellyn investigate whether Springfield Art and Historical Society could use \$1,000, the amount that would be left over if the Council reallocated the Brownington grant to Adamant.

Mr. Anderson questioned the advisability of reordering the alternates after the selection process was complete. Mr. Brickner-Wood responded that since there is only 1 point difference in the scoring between the projects, he would not like the Council to be too rigid in considering reassignment of grant funds to an alternate. Division staff noted that the

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Adamant Co-op has been very active since the grant selection meeting in pursuing other ways to rehabilitate their building.

The Council concluded that if Springfield has not started the work, they should be the first alternate. If the project has started, the grant money would go to Adamant.

Dr. Stout motioned. Mr. Brickner-Wood seconded.

Meeting adjourned at 4:45 p.m.

Respectfully submitted,

Nancy E. Boone

Division for Historic Preservation





STATE OF VERMONT  
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

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**DIVISION FOR HISTORIC PRESERVATION**

*Preserving Vermont's historic, architectural and archeological resources*

**NOTICE**

The Advisory Council on Historic Preservation will hold a meeting on April 18, 1991, beginning at 9:30 a.m. in the conference room of the Shelburne Municipal Building, 2135 Shelburne Road, Shelburne, Vermont.

**AGENDA**

- I. Annual Meeting: Election of Advisory Council Officers
- II. Minutes of the March 27, 1991, Meeting
- III. Confirmation of Dates for May, June, and July Meetings
- IV. Director's Report
- V. Old Business
  - A. 1992 State Grants Program Guidelines
  - B. Philosophy of the Use of Substitute Materials
- VI. National Register Final Review
  - A. Montgomery Ward Building, Burlington
- VII. Working Lunch
- VIII. State Register Review
  - A. White Farm, Jericho
- IX. New Business
  - A. Presentation on Town Halls in Vermont by University of Vermont Historic Preservation Graduate Students (Irasburg, Pawlet, Reading, Royalton, Salisbury, St. Albans Town, and Woodbury Town Halls) 10:30 a.m.
  - B. Environmental Review Update



STATE OF VERMONT  
ADVISORY COUNCIL ON HISTORIC PRESERVATION  
PAVILION OFFICE BUILDING  
MONTPELIER  
05602

MINUTES

April 18, 1991

Members Present: Glenn Andres  
Townsend Anderson (joined at 10:00)  
Larry Brickner-Wood  
Barbara George  
David Lacy  
Neil Stout  
Martin Tierney

Staff Present: Eric Gilbertson  
Nancy Boone  
Elsa Gilbertson (until 2:00)  
Mary Jo Llewellyn (2:00-4:50)  
Robert McCullough (9:30-11:00)

Others Present: Tom Bushey  
(9:45-11:00) Pat White  
Russell Smith  
John White

The meeting was called to order by the Chairman at 9:40. He thanked Dr. Andres for chairing the past two meetings in his absence.

II. Minutes of March 27, 1991 Meeting

The Council reviewed the minutes of the March meeting. Ms. George noted that Naulakha was misspelled. She asked if Mr. Brickner-Wood wanted the minutes to note in VII. B that he was speaking in his capacity as Town Manager, and he did. Ms. George moved acceptance as corrected. Dr. Andres seconded. Minutes accepted unanimously as corrected.

III. Confirmation of Dates for May, June, and July Meetings

The May meeting was confirmed for May 15. Ms. Boone asked if the Council could set aside two June dates for grant selection. The Council chose June 20 and June 27, beginning at 8:30. The July meeting was set for July 10.



VIII. State Register Review

A. White Farm, Jericho

Bob summarized the project involving the historic barn on the White Farm. The project, a subdivision requiring an Act 250 permit, calls for demolition of the barn.

John White noted that the previous barn on the site burned with the owner inside. Mr. White's father built the current barn in 1930-31. The barn ceased being used for dairying 4 years ago. It is an 80 acre farm now and they will retain the bulk of it for a Christmas tree operation. The site of the barn covers 2 proposed house lots. He passed out several letters.

The letter from a realtor/builder noted that it was in extremely bad condition. He concluded that it would cost 200% more to save it than to construct a new facility.

The White's might reuse some of the frame for another building for the tree farm.

Tom Bushey questioned why the Council and the Division are involved in the project. Mr. McCullough explained the law.

Mr. Stout questioned whether the barn would meet modern dairy requirements and regulations. John White responded that it would not.

Mr. Tierney summarized the Council's involvement.

Pat White noted that planning for the lots has already cost so much (up to \$30,000) that to redraw the subdivision now, would add cost that would eliminate their return from the project. The project is 14 lots plus the farmhouse lot.

Ms. Boone read a letter from the Town Zoning Administrator.

Ms. Boone asked if the building could be picked up and moved. Pat White said that if it was picked up, it would collapse.

Mr. Stout noted that he believes that agricultural context is of paramount importance in considering significance of a barn. Development of the subdivision will destroy the context. He felt that therefore, preserving the barn in place should not be required.

Mr. Gilbertson asked what is across the road. There is a 21-unit development and some open land. Mr. Gilbertson characterized the building as being on the "verge of collapse." Pat White said that the barn is not now used other than for junk storage. The roof leaks badly.



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Mr. Anderson asked about how integrity comes into play in assessing significance and treatment options. Ms. Boone responded that if a property lacks the physical integrity to continue to convey its significance, it may be thought to have lost its significance.

Mr. Tierney suggested that the property appears eligible for the State Register, but due to the poor structural integrity of the barn the removal of the barn would not constitute an undue adverse effect.

Mr. Anderson questioned whether the Council could accept an opinion on structural integrity from someone other than a structural engineer. He noted that if the barn is structurally unsound, then the owners should not be discouraged from demolition.

Mr. Anderson moved that the farm (house and barn) appear eligible for the State Register. Ms. George seconded. Mr. Stout noted that he doesn't think that the property is eligible because of change in context, and change in use. He felt that it is not significant enough for the State Register. Mr. Tierney noted that the Advisory Council must evaluate the current condition and context of a building.

The Council voted on the motion: Mr. Anderson, Dr. Andres and Ms. George voted "yes." Mr. Lacy, Mr. Stout, and Mr. Brickner-Wood voted "no." Chair voted "yes." Motion carried.

Mr. McCullough characterized the barn as repairable but with serious problems caused primarily by an original design flaw. The posts were set in concrete and they are rotting. The roof is leaking badly according to the owners. Mr. McCullough said that the middle of the barn interior appears to be sinking, causing the walls to sink.

Russell Smith noted that there is dry rot in the upper structural members.

Mr. Gilbertson noted that the letter from the developer/contractor is not very specific. Mr. White noted that the side wall is buckling out a foot. The roof beams have rotted at the connections to the side walls in some areas. They currently have braces in place inside.

Mr. Anderson suggested that you have to consider a building's ability to produce an economic return in considering the feasibility of repairing buildings that are in poor structural condition.

Mr. Stout moved that due to the state of disrepair of the barn, based on the information we have been given, its demolition would not constitute an undue adverse effect. Mr.



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Brickner-Wood seconded. All Council members voted "yes", except Mr. Anderson. Motion carried.

#### IX. New Business

- A. Presentation on Town Halls in Vermont by University of Vermont Historic Preservation Graduate Students (Irasburg, Pawlet, Reading, Royalton, Salisbury, St. Albans Town and Woodbury Town Halls)

Ms. Gilbertson introduced the presentation and summarized the UVM's class's work on developing the context on town halls in a Multiple Property Documentation Form. The graduate students presented a slide show on the development of town halls in Vermont, from the early 18th century meetinghouse form to early 20th century classical town halls. Seven students then made short presentations on individual town halls included in the project (listed above). The Council thanked the students for a fine presentation.

#### VI. National Register Final Review

- A. Montgomery Ward Building, Burlington

The Council had been given copies of the nomination prior to the meeting. Ms. Gilbertson presented photos and summarized the significance of the building. She noted that it appears to meet two National Register criteria. Criterion A - for commercial development in urban areas, and, Criterion C - for being a good example of chain store design. She went on to note that the nomination meets National Register nomination priorities #'s 6, 11, 12, and 14.

Mr. Stout moved that the building be nominated to the National Register. Dr. Andres seconded. Unanimous approval.

#### IV. Director's Report

Mr. Gilbertson referenced the State Historic Preservation Act in commenting that the Council is a forum for discussing state undertakings that may be deleterious to historic resources. He noted that he thinks that the state act allows the Council the flexibility to weigh public benefit in decisions involving historic resources. Mr. Gilbertson quoted several recent environmental review projects that illustrated a point that the Division and the Council should be sensitive to the appearance of our decisions to the public.

Dr. Andres cautioned against letting subjective, political factors influence professional historic preservation decisions. We would then lose credibility in the long run. Mr. Gilbertson responded that we must not alter objective, professional evaluation, but rather, we must be able to articulate the



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reasoning in tough decisions well. Mr. Anderson commented that he thinks that people don't always listen well, particularly if they want an outcome that they are not getting. Mr. Anderson again offered to involve the Council in explaining and justifying historic preservation decisions made by the Division.

Mr. Gilbertson noted that the Agency may begin joint, concerted efforts to help small towns with revitalization efforts. Mr. Gilbertson has a meeting next week with Agency officials to discuss directing some Community Development funds to historic preservation.

Mr. Stout suggested drafting written guidance for people who come before the Council to assist them in knowing what evidence to present and what kinds of factors the Council cannot consider. Mr. Tierney noted that the Council today and other days has consistently gone the extra mile to explain procedures and decisions and to be responsive to parties coming before the Council.

#### V. Old Business

##### A. 1992 State Grants Program Guidelines

The Council decided to set the cap for grants this year at \$7,500.

Ms. Llewellyn described a proposal to allocate part of the State Grants appropriation to a small number of grants which would have to meet federal grant requirements. The Division obligated itself to transfer the cost of administering the Grants program to federal funds by July 1, 1991, as a required budget-cutting measure to save state dollars. The amount of the grants awarded under federal guidelines would have to be at least \$30,000, enough to match Ms. Llewellyn's position. Ms. Llewellyn and Ms. Boone outlined a proposal to allocate three \$10,000 grants out of the State Grants appropriation. Applications for the special grants would be scored along with all the other applications but top scoring special grant applicants would then be considered separately, before selection of the regular grants. Applicants for the special grants would be considered again in the regular grants selection process if they did not receive a special grant. Ms. Llewellyn explained that there would be only one application form, with a separate section in which an applicant could provide information on what they would do with the funds above the \$7,500 cap of the regular grant program. It was suggested that the special grants could even go as high as \$15,000, which would be double the cap amount of the regular grants.



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Mr. Gilbertson suggested that the set-aside amount could be a total of up to \$45,000, not necessarily in three \$15,000 projects. Mr. Anderson suggested that keeping it simple--three \$15,000 grants--would work well from the point of view of advertising and promoting the program. The Council concurred that the special grants would be three \$15,000 grants.

#### IV. Director's Report (continued)

Mr. Gilbertson reported that there has been no progress on the reappointments/appointments of Dr. Andres, Ms. George, and Mr. Lacy. He will investigate Mr. Lacy's appointment with the former governor's assistant, to see if she can remember what happened to Mr. Lacy's appointment proclamation.

Mr. Gilbertson reported on two unexpected additions to the Capital Budget:

\$50,000 for purchase of land in Highgate, to be owned by the Division, for reburial of Abenaki human remains;

\$40,000 for restoration of the Island Pond Railroad Station.

Mr. Gilbertson noted that he had inspected the windows at the Brownington Congregational Church and he thought they were clearly repairable. He noted that he had extended the deadline for the Church's decision on accepting the grant (to repair and not replace the window sash) so that the Church could meet with the Council in May if the Church wishes.

Mr. Gilbertson reported that the new owner of the Equinox, the Guinness corporation, is planning work at the Equinox and he will meet with them along with Frank McDougall and the Governor.

Mr. Gilbertson invited the Council to the Summer White House workshop on May 5 in Plymouth.

Mr. Gilbertson summarized the satellite mapping work that is going on at Chimney Point.

#### IX. New Business

##### B. Environmental Review Update

The Council members had been sent a report on recent environmental review projects prior to the meeting.

Ms. George asked why we weren't having the Marshall's Office do an easement with the Preservation Trust. Ms. Boone explained that given the fact that we had never worked with the Marshall's Office before, and they had no familiarity with the



process, and it was a simple sale and not a development project, she wanted to help them in a positive way, and wanted to do the simplest thing possible to protect the property.

#### IV. Director's Report (continued)

Mr. Gilbertson reported that he had lunch with Agency of Transportation Secretary Garahan and he suggested the idea of repairing historic bridges, instead of building new ones, as a cost effective way to grapple with improving the safety of the state's bridge infrastructure.

Mr. Brickner-Wood moved that the Council formally thank the three employees who are leavaing--Susannah, Allen and Hugh-- for their valuable service and noted that the Council accepts their RIF-ing with regret and hopes that the positions can be reinstated in the future. Mr. Anderson seconded. Passed unanimously.

#### I. Annual Meeting: Election of Advisory Council Officers

Mr. Brickner-Wood nominated Mr. Tierney for chair. Dr. Andres seconded. Mr. Tierney said that he wanted the Council to know that he may be away for an extended period (up to 4 or 5 months) beginning 6 months from now, and he noted that he did not think that a chair should be away for that long.

Ms. George said that two years ago the Council decided that Dr. Andres should rotate to the chairmanship in the next election. Dr. Andres said that he did not recall that. He went on to note that he has new professional responsibilities that may take him away from regular attendance at the meetings for the next year. He said that he could not chair the Council next year. Mr. Tierney said that he did recall the idea of rotation, now that Ms. George reminded them. Mr. Tierney said that if the Council wanted him to, he would serve.

Ms. George moved that Dr. Andres be vice-chair. Mr. Stout seconded. Dr. Andres said that he would prefer not serving as vice-chair this year. He declined the nomination.

Mr. Brickner-Wood nominated Mr. Anderson. Ms. George seconded. Mr. Anderson said that he had concerns about his having to remain more restrained about strongly expressing his opinions while chairing a meeting. The Council noted that his opinions are very valuable. They suggested that he serve and see how it works out.

Mr. Tierney asked for additional nominations. None were heard.

Ms. George moved that nominations be closed. Dr. Andres seconded. The slate of officers, Mr. Tierney as chair, Mr.



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Anderson as vice-chair, was unanimously elected.

V. Old Business

B. Philosophy of the Use of Substitute Materials

The Council had read Preservation Brief #16 before the meeting. Ms. George noted that the concept of unavailability of similar materials justifying introduction of substitute materials seemed sound. Mr. Gilbertson stated that pressure-treated wood may be appropriate in locations exposed to weather. Mr. Tierney noted that the presence of pressure-treated wood signifies a repair in an honest way. Mr. Anderson argued for flexibility in cases that may require substitute materials. He suggested that Preservation Brief #16 offers reasonable guidance and some good language.

Mr. Gilbertson noted that in the case of concrete bridges, one could argue that recasting in concrete may be more desirable than repairing in a substitute material.

Ms. Llewellyn asked about the use of glu-lam beams in church steeples. Mr. Anderson noted that in such an instance, where visual quality is not an issue because it is covered and not accessible, it should be okay. Mr. Gilbertson noted that new wood does not have the structural strength of the originals, and glu-lam does have that strength.

Mr. Tierney noted that some things have a dynamic history--change through repair is part of the character of the piece. He noted that he likes to have recent repairs visually distinct. You want to avoid "faking" appearance of historic fabric. It is very disappointing when it is discovered.

Mr. Anderson noted that not allowing or encouraging replacement in kind discourages retention of traditional crafts.

Mr. Anderson suggested that the Grants Manual should have a section on "Substitute Materials" that reiterates the principles outlined in Preservation Brief #16. It should also note that certain architectural features like slate roofs and wood siding are important and they should be preserved if possible. If any materials are damaging the structure, then replacement may be appropriate.

Mr. Lacy suggested that the applicant could be given an opportunity to justify the need for a substitute material.

Mr. Gilbertson noted that availability of craftsmanship could be a factor. The Division will incorporate these inclusions in the Grants Manual.

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Dr. Andres moved to adjourn. Mr. Anderson seconded.  
Unanimously passed. The meeting adjourned at 4:50.

Respectfully submitted,

Nancy E. Boone  
Division for Historic Preservation





STATE OF VERMONT  
ADVISORY COUNCIL ON HISTORIC PRESERVATION  
PAVILION OFFICE BUILDING  
MONTPELIER  
05602

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on May 15, 1991, beginning at 9:30 a.m. in the conference room, second floor, Kellogg-Hubbard Library, corner Main and School Streets, Montpelier, Vermont.

AGENDA

- I. Minutes of the April 18, 1991, Meeting
- II. Confirmation of Dates for June, July, and August Meetings
- III. Director's Report
- IV. Old Business
- V. National Register Preliminary Review
  - A. Jackson House, Woodstock
  - B. Tunbridge Village Historic District, Tunbridge
- VI. Working Lunch
- VII. State Register Review and Designation
- VIII. New Business
  - A. Selection of FY'91 Certified Local Government Grants (10:00)
  - B. Presentation on National Register Criteria and Evaluation and Bulletin 15: How to Apply the National Register Criteria for Evaluation
  - C. Environmental Review Update



STATE OF VERMONT  
ADVISORY COUNCIL ON HISTORIC PRESERVATION  
PAVILION OFFICE BUILDING  
MONTPELIER  
05602

MINUTES

May 15, 1991

Members Present: Martin Tierney  
Neil Stout  
Barbara George  
David Lacy  
Glenn Andres

Members Absent: Townsend Anderson  
Larry Brickner-Wood

Staff Present: Eric Gilbertson  
Nancy Boone  
Elsa Gilbertson  
Jane Lendway (until 12:00)

Visitors: Frank McDougall, Jr. (10:15-11:00)  
Barbara Ripley (10:15-11:00)

The meeting was called to order by the chairman at 9:50 a.m. It was held in the conference room at the Kellogg-Hubbard Library in Montpelier, Vermont. The Council thanked Ms. Lendway for arranging for the meeting space.

I. Minutes of the April 18, 1991 Meeting

Dr. Stout made the motion, which was seconded by Ms. George, that the minutes be approved as written. The motion passed unanimously.

II. Confirmation of Dates for June, July, and August Meetings

The following meeting dates were set: June 27th; preliminary grants meeting of subcommittee on July 8th starting at 9:00 in Montpelier; grants selection meeting on July 23rd starting at 8:30 at the Maple Corner Community Center in Calais; and a tentative cancellation of August meeting.



Mr. Gilbertson reported that the historic sites are having two exhibit openings soon. June 15th is the Summer White House opening at Plymouth, and June 22nd is the opening of an exhibit on Native Americans and the French in Vermont at Chimney Point. The Advisory Council discussed having a meeting at either place and agreed to pursue going to Plymouth in June and Chimney Point in September.

### III. Director's Report

Mr. Gilbertson said that for the Plymouth historic site the tour bus reservations to date are up from 113 reservations this time last year to 244 this year.

There is no legislative report since nothing has been done by legislature since the last meeting. Mr. Gilbertson reported that the Division is working hard with the Agency of Transportation on historic bridges, particularly metal truss bridges. Of the approximately 150 metal truss bridges in Vermont surveyed in 1986, 30 have been lost to date and we are scheduled to lose about 30 more. The Division and the Agency of Transportation are working cooperatively on this. Ms. Boone said the legislature has passed a bridge strategy--money is being set aside for repair of town-owned bridges. About 25 bridge projects a year are estimated. Over the next fifteen years they expect to put in \$300 million. Ms. Boone said the Federal 106 environmental review process would not come into play as it would be state money rather than federal. She said the Division is trying to get the Agency of Transportation's input on what the Division's role will be. The Agency of Transportation will do an in-house priority list of projects.

Mr. McDougall, Secretary of the Agency of Development and Community Affairs, and Ms. Ripley, Agency counsel, came to the meeting at 10:15 a.m. They were introduced to the Advisory Council.

Ms. Boone continued that the idea with the bridge strategy is to turn the administration of these bridge projects over to the town. She pointed out that under state historic preservation law, the Division and the Advisory Council have a role in the review process for state-funded projects. It was asked if there would be educational outreach. Ms. Boone noted that the focus lately has been on metal truss bridges, but the Agency of Transportation says most of the bridges on the first year list for repair will be covered bridges. The Agency of Transportation is working in some cases on putting in alternate route bridges to deflect heavy loads from covered bridges.

Ms. George asked who should be called for more information about this program. The answer was Warren Tripp at the Agency of Transportation. She also asked if a bridge was put on the National Register, would it give it an advantage and maybe get some federal money too? Ms. Boone said the priority list is for bridges in the worst shape and that there wasn't



other federal money available. Mr. Gilbertson stressed the need for preventive maintenance, even just hosing down bridges at the end of each winter.

Mr. Lacy asked if the Agency of Transportation is hiring an archeologist and if that position could also be a cultural resource person to help in this process? Mr. Gilbertson replied that he thought the archeologist may have been dropped from the budget this year. It would be a big help to have good information from the Agency of Transportation, would speed up the review process, and would save the Agency of Transportation money. Mr. McDougall, Agency Secretary, said the Development Agency has borne the brunt of these inefficiencies and said Mr. Gilbertson is doing a good job in getting information out.

Mr. Gilbertson talked about making bridges part of the cultural attractions of the state and also about keeping a bridge yard where bridges being replaced could be moved to and then perhaps used elsewhere. He said he would try to talk more soon with the Agency of Transportation secretary. He said Transportation makes decisions based on engineering principles, sufficiency ratings, and other standards. He noted that the state already has fewer (highway) metal truss bridges than covered bridges.

Dr. Stout said metal truss bridges to a lot of people look obsolete and that such things as a good newspaper article on them would help raise awareness. Ms. Boone said the Division is working on educational programs, including posters like "Vulnerable Vermont."

Mr. Gilbertson said that when a bridge is being demolished, the Agency of Transportation has to do some mitigation, such as documenting the bridge. One idea is that as part of a mitigation effort, a poster and publications on bridges could be produced. Mr. Lacy said bridges could be tied to other popular images of historic resources. Mr. Gilbertson also pointed out that wooden bridges are infinitely repairable, but it is much harder to repair metal truss bridges and concrete bridges.

Mr. Gilbertson also reported that this is National Historic Preservation week. The new Vermont Historic Preservation newsletter will be out soon. He then showed the three Historic Preservation public service announcements developed for the advocacy project last year by the UVM Historic Preservation graduate students. WCAX has been running them during news hour. He also said that WCAX-TV did their news broadcast on May 14 from Chimney Point, as part of the Addison County week for their bicentennial series.

Mr. McDougall suggested giving the WCAX-TV station recognition for this bicentennial series. Ms. George suggested the awards program of the Preservation Trust of Vermont. Mr. Gilbertson also suggested some national award. Ms. Gilbertson suggested they be nominated for an American Association for State and Local History award.

(revised as per 6/27/91 meeting)



other federal money available. Mr. Gilbertson stressed the need for preventive maintenance, even just hosing down bridges at the end of each winter.

Mr. Lacy asked if the Agency of Transportation is hiring an archeologist and if that position could also be a cultural resource person to help in this process? Mr. Gilbertson replied that he thought the archeologist may have been dropped from the budget this year. It would be a big help to have good information from the Agency of Transportation, would speed up the review process, and would save the Agency of Transportation money. Mr. McDougall, Agency Secretary, said the Development Agency has borne the brunt of these inefficiencies and said Mr. Gilbertson is doing a good job in getting information out.

Mr. Gilbertson talked about making bridges part of the cultural attractions of the state and also about keeping a bridge yard where bridges being replaced could be moved to and then perhaps used elsewhere. He said he would try to talk more soon with the Agency of Transportation secretary. He said Transportation makes decisions based on engineering principals, sufficiency ratings, and other standards. He noted that the state already has fewer metal truss bridges than covered bridges.

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The Division is asking the governor to proclaim this week as Historic Preservation week. Mr. McDougall said the governor wanted the proclamation to be more specific to Vermont. Mr. Gilbertson said the Division would work on it and suggested Historic Preservation week in Vermont be during the week of the two sites exhibit openings--June 15 to June 22. Mr. Lacy said if the Forest Service knew in advance, he would do an awareness program for the employees.

Dr. Stout said he would like the minutes to show that the Advisory Council recognizes the particular personal input Mr. Gilbertson had in doing the public service announcements. The National Trust for Historic Preservation also helped by doing one solicitation letter. They gave \$5,000 to the project. Mr. McDougall said the PSAs could be run again during the Vermont preservation week.

Mr. McDougall and Ms. Ripley left the meeting at 11:00. He said he was glad to come to the Advisory Council Meeting.

#### VIII. New Business

##### D. Other

Ms. Lendway talked about having the slide presentations that were done for the Historic Preservation workshops made into videotapes. She's working with Perceptions Inc. in Charlotte on this project. The tapes will be duplicated, distributed, and marketed. Two videos have been done to date: the Agricultural Program and the Architectural Style Show. The Council appreciated this news. Ms. Gilbertson said the latter was part of a Yankee intern project several years ago. The show complements the Teacher's Guide and Rutland County book. She said she and Curtis Johnson hoped to do a presentation to the Council on it soon.

##### A. Selection of FY'91 Certified Local Government Grants

Ms. Lendway gave some background information on the five Certified Local Governments in Vermont. To date the Division has had enough money to meet the needs of all the CLGs each year. In the past few years in fact, they haven't used all the funds available. Each state office must set aside 10% of its federal allocation for CLGs, so the Division has had to send money back to the federal government. Ms. Lendway is trying to recruit more communities to become Certified Local Governments. She is now working with Rutland, especially because they have a big planning project, and also Burlington.

This year grant applications were received from Williston and Bennington. She said the CLGs do a great deal in communities besides overseeing CLG grant projects. In March, for example, Waitsfield approved a \$25,000 conservation fund, a direct outgrowth of the rural resource activities of the CLGs. This fund will allow them to purchase easements and options on rural

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resources identified in their rural resource plan.

The Shelburne CLG was going to submit an application, but it was turned down by the selectmen.

Ms. Lendway asked that the grant applications be reviewed in two categories. There is \$37,200 to be granted and \$15,734 in grant requests. Of this, \$6,465 is for pre-development activities. Category 1 uses the existing eligibility criteria and Category 2 uses the expanded eligibility criteria.

Category 1: Williston is in the process of completing a three part project-- 1) Williston village plan, 2) archeological sites sensitivity map, and 3) update of the Williston Village National Register Historic District. This year they want to do an oral history and video project. They are asking for \$3,000. In staff review, the Division felt the total budget of \$6,000 is too low.

Bennington wants to do an archeological sensitivity map (for \$3,895) and to develop a teaching program, particularly as it relates to Bennington history, architecture, and archeology. They would use existing materials and make them particular to Bennington. They are asking for a total of \$2,482.

Ms. Lendway gave the Council the CLG grants selection criteria ranking sheets that need to be filled out for each project. She explained that last year the Division had a second round of grant awards. She said this would be done this year too. They will be chosen at the June meeting. The Division staff has talked about broadening the criteria that now exist for the CLG grant program. The next level of priority could be the development of plans and specifications for buildings in the community that the municipality has determined to be important. The last priority would be construction projects for municipally-owned properties that are listed on the National Register. She said the Division wants to broaden the criteria officially this year. The Advisory Council went over the grants selection criteria ranking system for the Williston and Bennington applications.

Bennington - 1, 4, 5, 6, 7	Total: 5 points
Williston - 4, 7	Total: 2 points

The Division for Historic Preservation recommends as a condition for Williston grant that they spend more time to be sure they work on the budget and that the budget is adequate.

Ms. Lendway asked the Council to decide on the two pre-development grant applications received--if they want to award them now or wait until the second round. They don't strictly meet the current criteria. She then explained the pros and cons of awarding these grants now. She said there is no competition currently for the rest of funding for this year, so the Division preference is to consider pre-development applications now.

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Dr. Andres made the motion, which Dr. Stout seconded, that the Council consider pre-development projects as eligible for CLG grants at this meeting. The motion passed unanimously.

Category 2: Williston has applied for \$750 on behalf of the Federated Church to develop plans for the restoration of the steeple.

Bennington has applied for \$5,715 to hire architectural services to carry out the recommendations in the CLG-sponsored handbook, on such as issues as redundant signage downtown, street lighting, design recommendations for the rear spaces of buildings that are public areas, and recommendations for underutilized upper floor rooms in Center Bennington.

Williston:	4, 5, 6, 7	Total	4 points
Bennington:	4, 5, 6, 7	Total	4 points

Dr. Stout made the motion, which was seconded by Dr. Andres, to expand the CLG grant criteria to include pre-development projects as the next priority, and restoration projects of a municipally-owned National Register-listed buildings as the last priority. The motion passed unanimously.

Ms. Lendway said sometime it would be nice for the Advisory Council to know more of what the CLGs are doing. The Council agreed. Perhaps there could be a meeting in a CLG community, with a commission member or CLG staff person present to give a presentation. The Council asked the Division staff to suggest such a meeting time. Ms. George suggested getting the Bennington handbook mentioned in Preservation Forum.

Ms. George asked why the Advisory Council didn't get copies of the applications. Ms. Lendway explained that the projects and applications were very straight forward. Ms. George asked about the Green River watershed project and if it was the same as the Mad River project?

### III. Director's Report (cont.)

Mr. Gilbertson said that one good thing that may come out of the summer study committee on archeological review is developing rules on items in the Vermont Historic Preservation Act. Mr. Tierney asked about the rules making process. Mr. Gilbertson answered that rules can supplement, clarify, and explain law, but that they cannot change the law. Rules are drafted, and then reviewed by attorneys; there is a public notification process; and then the legislative rules committee reviews them and votes the rules up or down. Mr. Gilbertson said he sees the potential of having rules to help in controversial cases, rather than in the day to day activities of the Division.

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VIII. New Business

C. Environmental Review Update

Ms. Boone said there was no environmental review update this month, but that it would be available next month.

B. Presentation on National Register Criteria and Evaluation and Bulletin 15: How to Apply the National Register Criteria for Evaluation

Ms. Gilbertson explained that one of the duties of the Division is to keep the Council informed of developments and directions in the National Register program. She showed the National Park Service slide show on the National Register criteria. She then distributed Bulletin 15.

Ms. Gilbertson reviewed the types of National Register forms available for use in nominating properties. She distributed a list of Multiple Properties Documentation Forms completed or in progress in Vermont, along with a list of their associated property types.

She then summarized the role of the historic contexts from the Vermont Historic Preservation Plan in the nomination process. The Division provides context information to nomination preparers and encourages preparers to explicitly note associations with the contexts identified in the Plan. She noted that as new information is developed for a nomination, it is fed back into the context, which may be revised as a result.

The Council discussed context as a basis for nomination. Mr. Lacy stressed the need to look at what information buildings can supply about how people lived and interacted with each other, in addition to the visual contributions that they make. Ms. Boone suggested that the context provides a framework for evaluating the knowledge provided by a single building and building on that knowledge.

Dr. Stout pointed out the limitations of the 50 year rule.

V. National Register Preliminary Review

A. Jackson House, Woodstock

Ms. Gilbertson presented the pictorial information that had been supplied by the owner. She then summarized the history of the property and showed slides of the property. The Council wondered what changes have occurred to the back of the building. The Council asked if historic photos of the building are available. The Council requested more information before completing an evaluation, namely photos of the back and copies of historic photos, and more information on the statement that this was the oldest Bed and Breakfast in the area.



B. Tunbridge Village Historic District, Tunbridge

Ms. Gilbertson passed out a sketch map of the village. She noted that most of the buildings date to between 1809 and the 1850s, making it an old village. She showed slides of the potential district.

The town plans to use many volunteers in helping to compile historic background information and photos for the nomination, and then hire a qualified architectural historian to complete architectural descriptions and prepare the nomination form.

The Council concurred that the district appears eligible for the National Register.

Dr. Andres made the motion, which was seconded by Dr. Stout, that the meeting be adjourned. The motion passed. The meeting was adjourned at 3:35 p.m.

After the meeting, Mr. Gilbertson showed the Council the Division's Agricultural video program. The Advisory Council commended the Division on the program.

Submitted by:

Elsa Gilbertson  
Nancy E. Boone

Division for Historic Preservation





STATE OF VERMONT  
ADVISORY COUNCIL ON HISTORIC PRESERVATION  
PAVILION OFFICE BUILDING  
MONTPELIER  
05602

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on June 27, 1991, beginning at 9:30 a.m. in the Wilder House, Plymouth Notch Historic District, Plymouth, Vermont.

AGENDA

- I. Minutes of the May 15, 1991, Meeting
- II. Confirmation of Dates for July, August, and September Meetings
- III. Director's Report
- IV. Old Business
  - ( 2:00 ) A. Environmental Predictive Model Used to Determine Archeological Sites Sensitivity
- V. National Register Preliminary Review
  - A. Cobb School District #4, Hardwick
  - B. Wales Jackson House, Woodstock
  - C. Wilson and Hephribeth Carpenter House, Ira
- VI. Working Lunch
- VII. New Business
  - (10:00) A. Selection for Second Round of FY'91 Certified Local Government Grants
  - (10:40) B. Teacher's Guide and Architectural Styles Videotape
  - (11:10) C. Putney Federated Church, 1990 State Grant
  - (11:20) D. 1991 Grants Selection Process
  - ( 1:30 ) E. Environmental Review Update
  - F. Manual for State Historic Preservation Review Boards
  - G. Tour of 1924 Summer White House and Plymouth Historic District



STATE OF VERMONT  
ADVISORY COUNCIL ON HISTORIC PRESERVATION  
PAVILION OFFICE BUILDING  
MONTPELIER  
05602

MINUTES

June 27, 1991

Members Present: Townsend Anderson  
Glenn Andres  
Barbara George  
David Lacy  
Neil Stout  
Martin Tierney

Members Absent: Larry Brickner-Wood

Staff Present: Eric Gilbertson  
Nancy Boone  
Elsa Gilbertson  
Jane Lendway (10:00 - 1:30)  
Curtis Johnson (10:00 - 1:30)  
Mary Jo Llewellyn (10:00 - 1:30)  
Suzanne Jamele (1:30 - 3:00)  
Giovanna Peebles (1:30 - 3:00)  
William Jenney (12:00 - 12:45; 3:15 - 4:00)  
Mark Shiff (3:30 - 4:00)

The meeting was called to order by the chairman at 9:55 a.m.  
It was held in the Wilder House, Plymouth Notch Historic  
District, Plymouth, Vermont.

I. Minutes of the May 15, 1991 Meeting

Dr. Stout made the motion, which was seconded by Dr. Andres, that the minutes be approved with the following changes (which were pointed out by Ms. George): p.3, paragraph 2--changing spelling to principles and clarifying that the metal truss bridges are highway bridges; p.4, D. Other, changing spelling to complements; p.5, clarifying that the two categories were existing eligibility criteria and expanded eligibility criteria; p.6, paragraph 4, adding the word "the" in "Dr. Stout made motion"; and p.6, paragraph 6, adding the word "the" in "if it was same as the Mad River project?" The



motion passed unanimously.

## II. Confirmation of Dates for July, August, and September Meetings

The following meeting dates were set: grants preliminary review on July 8, at 9:00 in the Division office in Montpelier; July 23 at the Maple Corner Community Club in Calais; a cancellation of the August meeting; and September 24 at the Chimney Point Historic Site in Addison.

## VII. New Business

### A. Selection for Second Round of FY'91 Certified Local Government Grants

Ms. Lendway gave each Council member a summary of the grant applications for the second round of CLG grants for FY'91 (copy attached to record copy of minutes) and the scoring sheets for the three categories of projects (listed in priority order)-- 1) survey, National Register, planning, and public education; 2) pre-development; and 3) development. She then reviewed the selection criteria. She also explained the basic criteria all projects must meet.

Ms. Lendway said there was \$21,382 to award, and \$20,600 in grant requests. She explained the project proposals. The Council then reviewed the proposed projects in order of priority and filled out the scoring sheets. Dr. Stout suggested in categories 2 and 3 (where more than one point can be granted for each criteria) that under funding, a 50% match be awarded one point, 65% match be awarded two points, and 80% or more match be awarded three points.

The Council then reviewed the applications under each category.

Projects submitted under priority 1 category:

A) Williston: The CLG re-examined the cost of the video project for which they were awarded funding in the first round of FY-91 grants and are asking for an additional \$500.

Points: 1 point each for items 4, 5, 6, and 7 Total: 4 points

B) Rockingham: They are applying for \$3,750 for an educational project to do a videotape/oral history recording of Robert Ashcroft, an expert on the Adams Grist Mill and Rockingham's agricultural heritage.

Points: 1 point each for items 3, 4, 6 Total: 3 points

Projects submitted under priority 2 category:

A) Mad River Valley Planning District: Mr. Anderson declared



for the record that he has been approached by the senior citizen's group to possibly be the development director on this project. He then left the room for the entire discussion, review, and scoring on this application. He did not vote on this project. The project is for a feasibility study for the re-use of the General Wait House in Waitsfield for shared elderly housing and the barn for a senior citizen's center. A planning study last year determined the need for more elderly housing in Waitsfield village. They've also applied for a grant from the Housing and Conservation Trust Fund.

Points: 1 point each for items 1, 2, 3, 4, 5 Total: 5 points

Mr. Lacy suggested this might be a project where there might be some interesting archeological deposits on the property. Mr. Anderson then returned to the room.

Projects submitted under priority 3 category:

A) Rockingham: Ms. Llewellyn told the Council about the issues regarding the roof of the Rockingham Meeting House. The project is to replace the roof with wooden shingles and to hold a hands-on workshop on shingle roofing with the Preservation Institute for the Building Crafts.

Points: 1) 3; 2) 2; 3) 3; 4) 2; 5) 1; 6) 1; 7) 2 Total: 14

Dr. Andres made the motion, which was seconded by Dr. Stout, that in light of the grant assessments the following grants be awarded:

Williston	\$ 500		
Rockingham	3,700	\	
	10,000		> 15,100
	1,400	/	
Mad River Valley	5,000		
Planning District			
TOTAL	<hr/> \$20,600		

Mr. Anderson abstained from the voting. The motion carried.

#### B. Teacher's Guide and Architectural Styles Videotape

Mr. Johnson gave the Council members copies of the teacher's guide for The Historic Architecture of Rutland County. He explained that the work on this guide was started by Catherine Rigby, a Yankee intern at the Division in 1987, and finalized by Ms. Gilbertson. He said the guide, although developed to go with the Rutland book, has activities that can be used in schools throughout the state. This spring the Division sent the guide and a timeline on Vermont history and architecture to all the social studies teachers in the state. Mr. Johnson reported that teachers have been responsive to the guide so far. Ms. George suggested sending out a flyer about it to all the elementary teachers in the state. Mr. Johnson said the



Division would have information available at the teacher's convention this fall. Dr. Andres asked if the Division could do a workshop at this convention, rather than just a booth with materials. Division staff said they would be interested in doing such a thing, but that their time was limited.

Mr. Johnson then explained the background behind the architectural styles program. It also was begun by Catherine Rigby and worked on by Ms. Gilbertson. Mr. Johnson finalized it. He reported that Susannah Zirblis narrated it. He said that the program is available as a slideshow with a cassette tape or on a videotape. The Preservation Trust of Vermont assisted in funding the videotape version of the program. He then showed the Council the videotape. The Council complimented the staff on the program. Mr. Anderson suggested that the locations of the buildings be identified, perhaps with a footnote in the corner of the slide or view. The Council said the staff who worked on this should receive a credit at the end.

Ms. Lendway reported the Division is in the process of converting the rest of the slideshows Susannah Zirblis developed for the Historic Preservation Plan workshops into videotapes. She explained how this work would be funded. Dr. Andres made the motion, which was seconded by Ms. George, to change the scope of work for Rockingham's FY'90 Certified Local Government grant to six videotapes and slide presentations to be finished by the end of FY'91. The motion passed unanimously.

#### C. Putney Federated Church, 1990 State Grant

Ms. Llewellyn first reported that for the FY'90 New Haven Mills church project the lowest bid is for \$10,000 more than they have available. She suggested giving them more time to raise the money so they can use their grant. The Council agreed.

Ms. Llewellyn reported that for the FY'90 grant for the Putney Federated Church they had applied to do work on the sills and drainage, and would do steeple work with their own money. Now they would like to do the steeple work with the grant money. She reported that an architect who is a member of the congregation feels that the steeple is a more critical need. The Council agreed it would be acceptable to switch the project. They also said the finial replacement is heartily endorsed, but noted that they will have to raise more money for this work as the finial replacement is above the cost of the grant.

#### D. 1991 Grant Selection Process

Ms. Llewellyn gave Council members a packet of information about the grants this year, including the grants selection criteria and two sample scoring systems. The federal process requires a point system when awarding grants. The Council reviewed the materials. She said 74 applications had been



received.

Mr. Anderson said that none of the grants selection criteria speaks to the need of the project. It was suggested that this be added as another point category next year, as it is too late to add it for this year. He said he felt several of the point categories are problematic, as many projects would get the top number of points or no points at all. Dr. Andres said it would be important for every Council member to be at the preliminary review meeting because otherwise there will be too much to discuss and decide upon at the grants selection meeting. Mr. Anderson suggested that in the grant application summaries Ms. Llewellyn prepares, she should address each of the point categories. He said it would be like a checklist of items. Ms. Boone noted that under the old summary format some of these categories are already addressed. Dr. Andres suggested including a map of Vermont in the packet of information sent to the Council before the meeting. The map would note the locations of all the grant projects. Mr. Gilbertson said it was important to remember that in order to keep the grants administration position this year (by using federal funds), the Division had to commit to using the federal procedures for grants. He said next year he can tell the legislature that these federal procedures create an undue burden, and use this to help get state funding for the grants administrator position.

The Council reviewed the two types of scoring sheets proposed, and agreed to use the chart system. The discussion was continued after the working lunch.

#### VI. Working Lunch

Mr. Jenney, historic sites administrator for the Plymouth Notch Historic District, joined the Council for lunch and talked about some of the activities at the site this summer.

#### III. Director's Report

Mr. Gilbertson thanked Dr. Andres for his review of The Historic Architecture of Rutland County in the June issue of the Journal of the Society of Architectural Historians.

Mr. Gilbertson and Ms. Boone told the Council about a meeting they had on historic highway bridges with the Agency of Transportation on Monday, June 24. The secretaries of AOT and the Agency of Development and Community Affairs were at this meeting. Ms. Boone said there was a big difference in opinion between AOT and the Division on the number of bridges to be preserved. The Division's goal, after a review of the bridges by Robert McCullough and Ms. Boone, is that 71% of the remaining historic bridges in the 1985 bridge survey should be preserved. Since many bridges have been lost since 1985, this amounts to about 50% of the bridges covered in the survey. AOT



felt that 71% was a high amount. AOT will be reviewing their process on bridge replacement.

Mr. Gilbertson said the AOT secretary is interested in finding alternate uses for bridges. Most of the bridges are owned by towns. Ms. Boone said the frustrating thing is that while the Division has provided AOT with a list of bridges that were significant, AOT has not yet given the Division the name of one bridge that can be preserved from a technical standpoint.

Mr. Gilbertson said his time recently had been taken up with the Precision Museum in Springfield. Ed Battison, the director, has recently resigned, particularly over the issue of some designs for the east wing. Mr. Gilbertson reviewed plans for the designs, on which they had been ready to go to bid. The Division holds covenants on the building. He said he rejected the designs because of serious problems.

Mr. Gilbertson reported that U.S. Senator Leahy has asked for more money for federal historic preservation appropriations. He asked the Council to write a letter to Senator Leahy to support Leahy's actions.

Mr. Gilbertson gave the Council the brochures done by the University of Vermont Historic Preservation program this past year as part of their advocacy project. The brochure was done for the Division.

Mr. Gilbertson reported on the two exhibit openings at the state-owned historic sites in June--the summer White House and tourist cabins at Plymouth on June 15 and at Chimney Point in Addison on June 22. He reflected that in the last two years the Division has opened seven new exhibits at the sites, has done slide programs and videotapes, has published a prize-winning book, and accomplished many other notable things. He noted the dichotomy between these accomplishments and the budget problems this year. He said all the historic sites but Chimney Point, Plymouth, and Bennington are being cut back by ten hours a week, and that no purchasing, repairs, or painting can be done beyond the absolute necessities in this coming year.

## VII. New Business

### D. 1991 Grants Selection Process (continued)

Ms. Llewellyn gave the Council summaries from five previous grant application and copies of the scoring chart. She then led the Council through a test of the scoring system, using these previous projects. She showed the Council slides from these projects and they used the proposed scoring system to see how it worked. Mr. Anderson asked for a discussion on criteria 9 through 12. Mr. Gilbertson asked if the Division should write down examples that would show the point ranges for each criteria. Mr. Anderson asked regarding leveraging, if people got points if they had more than 50% of the total project cost

As amended per 7/23/91 meeting.



for a match. Mr. Tierney suggested not scoring the leveraging and geographical distribution in the first run through the scoring, and that these could be used as factors in breaking ties, etc. Mr. Lacy suggested putting the total column before leveraging and geographical distribution, so they could be discussed later. The Council agreed that under "solutions to common problems", most applications would receive a "0" for that item. The Council agreed that for criteria 10 and preserving National Register-eligible features, the interpretation is that it is not just limited to the feature being repaired. After going through the sample applicants, Ms. Boone reported on the scores. They showed a point spread, and the Council agreed the system would probably work. They noted that everyone needed to do their homework before the grant selection meeting.

#### E. Environmental Review Update

Ms. Jamele had sent the Council the environmental review update package before the meeting. The status report is for all projects between April 8 and May 31, 1991. She presented the information to the Council and went over the sample review letters in the package. She also explained some of the different types of environmental review issues. Dr. Stout complimented the Division on the clear language in the Memorandum of Agreement.

Ms. George suggested sending Division information, such as the Division brochure just done by UVM, with some of the environmental review letters. Mr. Gilbertson said that might work with some select issues. Ms. Jamele said she would give the Council copies of an archeological report to show an example of an archeological study done as a result of environmental review. Discussion followed. Dr. Andres noted the large number of bridge and roadwork projects. Ms. Peebles talked about the Burlington Coast Guard project. Regarding archeological studies for the Agency of Transportation, the Division has talked about trying to hire an archeologist for the Division who would be funded by state and federal highways. Mr. Lacy asked if the Division did a summary every year to show what has been reviewed and how many projects have been affected by Division comment. Ms. Peebles reported that she has been working on an Act 250 task force that was brought together by the Environmental Board. There are ten members on the committee. The group is looking to see how they can improve the Act 250 process. A draft report is due in about three weeks. She said the Division is the only group in state government that in the review process routinely sends copies of their correspondence and comments on projects to Towns and planning commissions. She will mail to the Council copies of the draft report of the Act 250 task force.



## IV. Old Business

## A. Environmental Predictive Model Used to Determine Archeological Sites Sensitivity

Ms. Peebles gave the Council copies of the booklet, Discoveries at the Oriole and Cold Crow Sites, prepared by Doug Frink and his firm, and a copy of the archeological report by Sheila Charles on the Ira Town Hall, which was done as part of their state grant project last year.

Ms. Peebles then gave the Council copies of the "Environmental Model for Predicting the Locations of Prehistoric Archeological Sites and for Determining Archeological Sensitivity of Land" and the checklist of environmental variables to determine sensitivity. She summarized the concept of predictive modeling and gave examples of some of the variables that are considered. It was pointed out that predictive modeling is also self-perpetuating because when looking for sites you look in places similar to where you've found sites before. Ms. Peebles said the environmental variable checklist was developed last winter by the Division in cooperation with practicing archeologists in the state. She then showed the Council the process of using the variable checklist by looking at two sample projects.

Ms. Peebles said she was concerned that it is not in any Advisory Council minutes that the Council has approved the concept of using the environmental predictive model. She would like to further refine the environmental variable checklist for the Champlain Valley, since there is so much more information on that area. Mr. Anderson said he thought that it would cause problems to have several standards for different parts of the state. Mr. Anderson said the Council should adopt one baseline. Mr. Gilbertson said a missing piece is having a broad-based archeological survey to test all the variables. Ms. Peebles explained further the need for having several models, and gave an example of where a refined model for the Champlain Valley would enable the Division to make a better comment. She said she also wants the archeologists practicing in the state to use the checklist in order to help test it.

Ms. Peebles then read a statement about the environmental predictive model and asked that the Council consider and approve it. Mr. Gilbertson suggested it be very specific and refer to Act 250 and criteria 8. He then explained the definition of historic site under Act 250 and said this currently excludes now-unidentified sites. The Council expressed some reservations in acting on her statement at this time. She then asked the Council to approve the concept that using an environmental predictive model is scientifically appropriate. The Council asked Ms. Peebles to draw up a policy statement they could act upon at the September meeting. Mr. Anderson made the motion, which was seconded by Mr. Lacy, that given the fact that only a small percentage of pre-historic archeological sites have been recorded in Vermont to date the

As amended per 7/23/91 meeting.



Council approves the concept of the use of an environmental predictive model for pre-historic archeological sites and that it is a scientifically appropriate method. The motion passed unanimously.

## VII. New Business

### F. Manual for State Historic Preservation Review Boards

Ms. Gilbertson gave the Council copies of the draft of the revised manual for state historic preservation review boards. She summarized the new sections of the manual. The manual includes information on the legal responsibilities of the review board and also suggests other things the boards can be involved in. She encouraged Council members to read the manual, and suggested that the Council read the section on the National Register before the September meeting, when there will be a number of final reviews of National Register nominations.

### V. National Register Preliminary Review

#### A. Cobb School District #4, Hardwick

Ms. Gilbertson showed slides of the school and summarized the historical information supplied by the owner. She then described the draft registration requirements being developed for the "Education in Vermont" Multiple Property Documentation Form. She noted this property appears to meet the registration requirements and to be eligible for the National Register under criteria A and C. Mr. Anderson asked for confirmation on the 1929 date of the window openings and sash. The Council felt the property does appear eligible for the Register, if the fenestration is historic.

#### B. Wales Johnson House, Woodstock

The Council had looked at this property for National Register eligibility at the previous meeting and had raised a question about exterior alterations. The owner supplied more photographs showing the house before renovation. Ms. Gilbertson noted what changes had been made. They were minimal on the front of the building. The rear has been changed with new dormers and a new addition where a chicken barn had been. Ms. Boone noted the interior woodwork boosted the property's significance because of its historical association with the lumber magnate. The Council concurred the property appears to be eligible for the National Register.

#### C. Wilson and Hephribeth Carpenter House, Ira

Ms. Gilbertson showed the Council historic information and photographs of this house provided by the owner. The house is a Cape Cod. She then noted the significant architectural features a Cape Cod should have to be nominated to the National

As amended per 7/23/91 meeting.



Register as a good example of its type. She pointed out the building has recently been changed by the addition of three dormers to the front roof slope and that inside the ceiling and walls have been removed on the upper floor. The Council determined that the property does not appear to be architecturally significant given these changes.

#### VII. New Business

##### H. Other

Mr. Lacy reported that the U.S. Congress has signed into law an expansion of the proclamation boundary of the Green Mountain National Forest so it now includes all of Bennington County. He said he would like to work with the Division to review State and National Register information on architectural, historic, and archeological sites in the county so they are aware of significant properties if an opportunity arises to buy them.

Ms. George reported that Naulaka, Rudyard Kipling's home in Brattleboro, has recently been purchased by Great Britain's Landmark Trust.

##### G. Tour of 1924 Summer White House and Plymouth Notch Historic District

Mr. Jenney led the Council on a tour of the Summer White House and the tourist cabins. He introduced the Council to Mark Shiff, Restoration Supervisor for the sites. The Council complimented the Division, Mr. Jenney, and Mr. Shiff for their work on this restoration project.

Ms. George made the motion, which was seconded by Dr. Stout, that the meeting be adjourned. The meeting was adjourned at 4:00 p.m.

Submitted by,

Elsa Gilbertson  
Nancy E. Boone

Vermont Division for Historic Preservation





STATE OF VERMONT  
**ADVISORY COUNCIL ON HISTORIC PRESERVATION**  
PAVILION OFFICE BUILDING  
MONTPELIER  
05602

**NOTICE**

The Advisory Council on Historic Preservation will hold a meeting on July 23, 1991, beginning at 8:30 a.m. at the Maple Corner Community Center, Calais, Vermont.

**AGENDA**

- I. Minutes of the June 27, 1991, Meeting
- II. Confirmation of Dates for August, September, October, and November Meetings
- III. Director's Report
- IV. Old Business
- V. New Business
  - A. Selection of 1991 State Historic Preservation Grants
- VI. Working Lunch





STATE OF VERMONT  
ADVISORY COUNCIL ON HISTORIC PRESERVATION  
PAVILION OFFICE BUILDING  
MONTPELIER  
05602

MINUTES

July 23, 1991

Members Present: Townsend Anderson  
Glenn Andres  
Barbara George  
David Lacy  
Neil Stout  
Martin Tierney  
Larry Brickner-Wood

Staff Present: Eric Gilbertson (9:15 to 2:45)  
Nancy Boone  
Elsa Gilbertson  
Mary Jo Llewellyn

The meeting was called to order by the chairman at 8:55 a.m.  
It was held in the Maple Corner Community Center, Calais,  
Vermont.

I. Minutes of the June 27, 1991, Meeting

Dr. Stout made motion, which was seconded by Ms. George, to approve the minutes as corrected: on page 6, paragraph 5, add "by" after "hours cut"; on page 8, paragraph 3, change "adapt" to "adopt"; and on page 9, section V. B, add "appears" to "to be eligible". The motion passed unanimously.

II. Confirmation of Dates for August, September, October, and November Meetings

The following meeting dates were set: cancellation of the August meeting, September 24 at the Chimney Point Historic Site in Addison, October 22, and November 12.



## V. New Business

## A. Selection of the 1991 State Historic Preservation Grants

Ms. Llewellyn gave the Council copies of the summaries of the grant applications for this year (copy attached to the record copy of the minutes), the grants selection criteria, and a list of the special grant (\$15,000) applicants. The Council held a preliminary review of the applications on July 8. They received the scoring sheets in the mail before the meeting. The Council agreed to go through the applications one by one and score as they go along.

Ms. Llewellyn reported that one grant recipient last year did not use their grant. The money was offered to the first alternate--the Springfield Art and Historical Society. They were not able to accept it because they no longer have the match. The money will be offered to the second alternate, the Adamant Co-op. Therefore the Adamant Co-op application for this year will not be considered because they have received a grant from last year's money.

Ms. Llewellyn showed the Council slides of each project, explained what each application was for, and presented new information in response to questions raised at the preliminary meeting.

## 1. Masonic Hall, Bridport

The project is to do structural work on the belfry. After the grant work is done they would like to replace the slate on the belfry roof with lead-coated copper. The Council discussed this. Mr. Anderson noted the slate roof had lasted for one hundred years with probably little or no repair. The Council agreed the slate was an important part of the design of the building. Mr. Gilbertson suggested when they replace or repair the slate that they make sure to use stainless steel hangers. The Council asked how the roof on the belfry floor would be dealt with. They noted this was a very special condition and needed to be dealt with carefully, for example using flashing up the columns and providing for a diversion of water on the roof.

## 2. Holley Hall, Bristol

Mr. Gilbertson suggested since the area is so small they should use lead-coated steel, the best quality material available, rather than galvanized steel as it will not mean an appreciable difference in price.

## 3. Salisbury Congregational Church

Dr. Andres declared for the record that he would abstain from voting on this project as he is a member of this church. Mr. Wood asked about public accessibility for churches. Dr. Andres noted that with churches if the work is structural, the exteriors of churches are architectural landmarks and are accessible to everyone.



6. Weybridge Town Hall

Mr. Anderson declared for the record that he has been involved in this building in the past, but does not have any involvement in it at this time. The Council asked about the concrete facing on the basement wall. They said to make sure this concrete was not replaced after the repairs.

7. John Strong Mansion, Addison

Dr. Andres said he wished the DAR would get enough money to put on a metal roof instead of asphalt.

10. Congregation Beth El, Bennington

The application was received late, and therefore was not considered.

11. Rupert Congregational Church

They did not send slides, which are required, and did not call Ms. Llewellyn to make other arrangements. Therefore the application was not considered.

12. Lyndon Town Hall

The requested amount was adjusted to \$2,100, as some of the work they applied for is not eligible for a grant.

18. Parade Grounds, Fort Ethan Allen, Colchester/Essex

Mr. Anderson declared for the record that he would abstain from voting on this application. He left the room for the entire discussion and scoring.

20. Fire Station #3, Burlington

Ms. Llewellyn said there were some changes in this application. To fix one door rather than replace it would cost \$1,200 to \$2,500. They also will not bring the blocked-up door back to its original configuration. The new request is \$7,500 and their match is \$12,800.

23. Burlington YWCA

The Council said because the windows were for a code project they should not fund the window work with grant money. By taking this cost out they are not eligible for the \$15,000 grants. The Council considered them for a \$7,500 grant.

25. Shelburne Craft School

Mr. Wood declared for the record that he would abstain from voting on this project. Ms. Llewellyn reported that the Shelburne Town Manager (Mr. Wood) called to support the project. His call was in response to letters the Division sent to each Town to inform Towns of grant applications from their town and to solicit comments.



29. Grand Trunk Railroad Station, Island Pond, Brighton

Mr. Gilbertson reported that this year the state legislature appropriated \$40,000 for the repair of this station, contingent upon the title being transferred to the Town of Brighton. Mr. Wood said he would abstain from voting on this project. He stated it was not fair for municipalities to receive special appropriations from the legislature for such projects, and he felt he could not use the rating system to score this project.

31. St. Albans Historical Museum

Ms. Llewellyn reported that the Museum had received a grant last year and had signed the grant agreement. The grant agreement stipulates that for a period of five years after the grant, plans for changes to the building that affect historic features must be reviewed and approved by the Division. The Museum just ripped out one of the sets of stairs in order to make room for a Chamber of Commerce office. This was an error and should not have happened.

35. Stowe Community Church

Ms. Llewellyn provided additional information. Mr. Anderson suggested that epoxy might work with this project. Mr. Tierney agreed.

36. United Church of Strafford

Mr. Tierney suggested swales to address their problems. He said they could try it and see if it works. He and Mr. Anderson said they could also let the water come in, but provide a proper path for it to go out again.

39. Marvin Newton House, Brookfield

Ms. Llewellyn adjusted the amount of the grant request based on new information from the applicant regarding the plaster repair. The new amount would be \$1,825. This includes the roof and using wire lath and plaster, rather than blueboard and a skim coat. Mr. Anderson and Mr. Tierney suggested maybe this skim coat is not veneer plaster.

The Council broke for lunch at 12:30.

VI. Working Lunch

III. Director's Report

Ms. Boone reported that she had just learned from the Agency of Transportation that they would be funding a study of covered bridges and ways to repair them.

Mr. Gilbertson reported that on July 22, he, John Dumville, and Audrey Porsche went on a tour of Mount Independence in Orwell with U.S. Senator James Jeffords, National Park Service



historian Ed Bearss, and interested community members. The tour was initiated by Senator Jeffords, who is interested in looking into ways the federal government can help with the development and promotion of this site.

Mr. Gilbertson reported that he has spent some time since the last meeting continuing to work with the Precision Museum after the resignation of the director, Ed Battison.

Mr. Gilbertson said the Division had received bids for printing the Addison County book from several printers and that the costs were below what had been anticipated.

#### V. New Business

##### A. Selection of 1991 State Historic Preservation Grants (continued)

###### 41. First Congregational Church of Fair Haven

The work has begun; therefore the project is not eligible for a grant. Ms. Llewellyn reported that this church had received a grant from the Division a number of years ago to research the historic paint colors for this building. The church has now decided to paint it white.

###### 42. Shrewsbury Community Meeting House

Mr. Lacy noted there probably would not be any archeological concerns where the work is being proposed, because the ground was probably disturbed when the new addition was built.

###### 46. Rutland City Hall

Dr. Stout questioned whether this application was eligible for a grant since he feels this is routine painting. Ms. Boone read aloud the section in the grants manual about painting.

###### 49. Warren Municipal Building

Ms. Gilbertson asked if the applicants had asked the Mad River Valley Certified Local Government for advice before applying. Mr. Gilbertson said in the future the Division needs to require that applications for projects in towns that have Certified Local Governments be run by the CLG commissions. Mr. Wood suggested the burden should be on the applicant to contact the CLG as part of the application process. He said it could be listed as a requirement in the manual.

###### 52. Adamant Co-op, Calais

This was awarded an alternate grant from last year, and therefore the request for this year is withdrawn.

###### 57. Green River Covered Bridge, Guilford

Mr. Anderson asked if this project was for only repair or also



to upgrade the bridge. Ms. George said she would be opposed to paying for an upgrade.

58. Harris House, Dover

Ms. Boone reported on her site visit to the building. The historic interior walls (plaster and lath) have been recently removed in order to install new wiring. The wiring had been done through a Cultural Facilities grant last year.

59. First Congregational Church of Westminster

Slides and a map were not included with this application. Slides are a requirement for applications; therefore this application was not considered.

60. Marlboro Town House

Ms. Gilbertson noted that this is probably the oldest known town house in Vermont built as a town hall. It dates from 1823. Ms. Boone reported on her site visit to the town house. The Council discussed how the staining problem may have occurred. Mr. Anderson suggested that instead of doing the paint job and window stops they should do selective clapboard repair and wooden peg locks.

61. Rockingham Meeting House

It was noted that the Certified Local Government received a CLG grant for \$10,000 at the June 1991 Council meeting for this project.

71. Royalton Academy

Ms. Llewellyn clarified what they want to do to the door.

72. Bethel Town Hall

Dr. Andres asked if they could break out the cost of doing just the tower work. The figure was changed to \$6,250.

Ms. Boone then told the Council the scores for the applications for the special \$15,000 grants. The Council then discussed the scoring of the three highest scoring projects. They noted that the covered bridges each automatically got seven points because by the nature of their design they are handicapped-accessible.

Ms. Boone then listed the scores for the other projects and added the totals for all applications that received a preliminary score of 100 or more points. Mr. Lacy assisted in determining which projects might need archeological testing, so the Division could make a rough estimate of the amount of money to reserve from the \$200,000 grant program for archeological testing. Ms. Boone then added the totals for applications with scores of 93 or more, and then added those with scores of 92.

The Advisory Council discussed the National Register eligibility of the caboose of the Passumpsic Railroad, which



received a score of 92. Ms. Gilbertson and Ms. Boone said the cabooses had to meet National Register criteria consideration B. Ms. Gilbertson read the section in the National Register Bulletin 15 on resources designed to be moved. She stated that a railroad car needed to be in an historically appropriate setting. Since the Passumpsic Railroad is a small modern track, it is not in a historically appropriate setting. She said the Division consulted yesterday with Vermont's National Register reviewer at the National Park Service about this case. Based on the information available, it was the opinion of the reviewer that the cabooses does not appear eligible for the National Register. Ms. Boone cited two examples the reviewer gave of cases in New England of other railroad cars, one that was on the Register and one that wasn't eligible. It was agreed that the cabooses does not appear to be eligible for the National Register and therefore was not eligible for a grant.

The Council concurred that the following properties appear to be eligible for the National Register:

The Salisbury Congregational Church (individually eligible), Fire Station #3 in Burlington (individually eligible as an example of a fire station), the Calais Recreation Center (as a contributing member of an eligible East Calais Village historic district), the Marlboro Town House (individually eligible as an excellent example of a town hall), and the West Hartford Library (individually eligible as an example of a library).

Mr. Wood made the motion, which was seconded by Dr. Stout, that the following applications be awarded, that the following alternates be chosen, and that the Division be awarded discretionary power to shift monies for minor changes to the grants:

Salisbury Congregational Church	\$7,500
Rokeby Museum, Ferrisburgh	7,500
Weybridge Town Hall	7,350
United Church of Dorset and East Rupert	7,500
Fairbanks Museum, St. Johnsbury	7,500
St. Johnsbury House	7,500
Fort Ethan Allen Parade Grounds, Essex/ Colchester	4,172
Brown's River Covered Bridge, Westford	1,000
Alice Ward Memorial Library, Canaan	440
Joslin Memorial Library, Waitsfield	7,500
Goddard College, Plainfield	6,000
Robinson Saw Mill, Calais	2,500
Calais Recreation Building	2,000
Westminster Town Hall	1,655
Marlboro Town House	1,000
Rockingham Meeting House	7,500
West Hartford Library, Hartford	582
Royalton Academy	7,500
Former Unitarian Church, Reading	6,000
Bridport Masonic Hall	7,500
Lunenburg Congregational Church	2,665
Gates Memorial Library, Hartford	7,500
Barre Opera House	7,500



Holley Hall, Bristol	1,025
Old Town Hall, Bethel	6,250
St. Albans Historical Museum	3,700
Southern Vermont College, Bennington	7,500
Burlington Fire Station No. 3	6,650
Castleton Federated Church	6,350
Flynn Theater, Burlington	15,000
Green River Covered Bridge, Guilford	15,000
Kidder Covered Bridge, Grafton	15,000

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TOTAL \$ 194,339

The alternates are the John Strong Mansion in Addison and the Tafts School in Burlington. The alternates for the \$15,000 grants are the Rockingham Meeting House (first alternate) and Rokeby in Ferrisburgh (second alternate). The motion passed unanimously.

The Council thanked the food committee. They also thanked Ms. Llewellyn for her work on presenting these grants. Ms. Boone asked the Council how they felt the scoring system worked. Dr. Andres said he would like a category in the scoring system that addressed the issue of the urgency of the project. The Council concurred. Mr. Anderson said we need to provide an incentive for people doing work before major problems happen, such as the Castleton Federated Church is trying to do. The Council suggested preservation planning be part of the consideration in the scoring.

The meeting was adjourned at 5:45 p.m.

Minutes submitted by,

Elsa Gilbertson  
Division for Historic Preservation





STATE OF VERMONT  
ADVISORY COUNCIL ON HISTORIC PRESERVATION  
PAVILION OFFICE BUILDING  
MONTPELIER  
05602

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on September 24, 1991, beginning at 9:00 a.m. at the Chimney Point Historic Site, Addison, Vermont.

AGENDA

- I. Minutes of the July 23, 1991, Meeting
- II. Confirmation of Dates for October, November, and December Meetings
- III. Director's Report
- IV. Old Business
  - A. Presentation on Environmental Predictive Model Used to Determine Archeological Sites Sensitivity and Adoption of Policy
  - B. 1991 State Historic Preservation Grants--Alternates
  - C. Memorandum of Agreement with State Buildings Division
  - 1:30 D. Architects Presentation on Old Mill Project, University of Vermont, Burlington
- V. National Register Final Review
  - 10:30 A. Slayton-Morgan Historic District, Woodstock
  - B. Redstone Historic District, Burlington
  - C. NAMCO Block, Windsor
  - D. Oak Hill Cemetery Chapel, Rockingham
  - E. Simeon Smith Mansion, West Haven
  - F. "The Gate of the Hills", Bethel
  - G. District No. 1 Schoolhouse, Somerset
  - H. Stratton Mountain Lookout Tower, Stratton
  - I. "Agriculture in Vermont" Multiple Property Documentation Form
  - J. Bates Farmstead, Richmond



V. National Register Final Review (cont.)

BRIDGE Multiple Property Submission

- K. The Marble Bridge, Proctor
- L. Middlebury Gorge Concrete Arch Bridge, Middlebury
- M. Jeffersonville Bridge, Cambridge
- N. Lamoille River Route 15-A Bridge, Morristown
- O. Nulhegan River Route 102 Bridge, Bloomfield
- P. Middlesex Winooski River Bridge, Middlesex
- Q. Stockbridge Four Corners Bridge, Stockbridge
- R. Williams River Route 5 Bridge, Rockingham
- S. Cold River Bridge, Clarendon

VI. Working Lunch

VII. National Register Preliminary Review

- A. East Arlington Village Historic District, Arlington
- B. Ely Boston & Maine Railroad Station, Fairlee
- C. Winfield Hastings Farm, Waterford

VIII. New Business

- A. Preliminary Discussion of Division FY'92 Initiatives
- B. Choose Representative for Legislative Study Committee
- C. Environmental Review Update
- D. Lost Cove Act 250 Project, Colchester
- E. Archeological Report Distribution
- F. Summary of Lake Champlain Management Conference and Grants
- G. Tour of Chimney Point Historic Site and Exhibit  
"People of the Dawn, People of New France"





STATE OF VERMONT  
ADVISORY COUNCIL ON HISTORIC PRESERVATION  
PAVILION OFFICE BUILDING  
MONTPELIER  
05602

MINUTES

September 24, 1991

Members Present: Townsend Anderson (9:25 to 4:15)  
Glenn Andres (left at 3:40)  
Barbara George  
David Lacy  
Neil Stout  
Martin Tierney

Members Absent: Larry Brickner-Wood

Staff Present: Eric Gilbertson  
Nancy Boone  
Elsa Gilbertson  
Audrey Porsche (3:45 to 4:15)

Visitors Present: Barbara Ripley  
Diane Gayer (1:30 to 2:15)  
Stephen Smith (1:30 to 2:15)

The meeting was called to order by the chairman at 9:15 a.m.  
It was held in the Chimney Point State Historic Site in  
Addison, Vermont.

Ms. Boone announced that agenda items IV. A, V. A, and VIII. E  
would be postponed until a later meeting.

I. Minutes of the June 27, 1991, Meeting

Ms. George made the motion, which was seconded by Dr. Stout,  
that the minutes be approved as written. The motion passed  
unanimously.

II. Confirmation of Dates for October, November, and December  
Meetings

The following meeting dates were set: October 22, November 12,

and December 17. Mr. Lacy offered to make a presentation at the October meeting on archeology. The Council said they would be very interested.

#### IV. Old Business

##### B. 1991 State Historic Preservation Grants--Alternates

Ms. Boone reported that at the July Council meeting the Council had listed two alternates for the State Historic Preservation grants. Both the John Strong Mansion in Addison and the Taft School in Burlington received the same score. Ms. Boone said the Council needed to decide which one would be the first alternate. Ms. Boone summarized the two projects. Ms. George asked about geographic distribution and also if there were a staff recommendation. Mr. Anderson said he leaned toward the Strong Mansion because it is one of Vermont's architectural jewels, and a grant would be an opportunity to educate the owners. Dr. Stout said he thought the work on the Taft School was also critical. After discussion, Dr. Stout made the motion, which was seconded by Ms. George, to make the Strong Mansion the first alternate and Taft School the second alternate. The motion passed unanimously.

##### C. Memorandum of Agreement with State Buildings Division

Ms. Boone said she had sent the Council copies of the draft Memorandum of Agreement (MOA) with the State Buildings Division, and then incorporated their comments in the next draft. She thanked the Council for their comments. The MOA is to spell out the environmental review process for State Buildings projects. Mr. Gilbertson said the initial reaction he got from John Zampieri, Commissioner of State Buildings, after a quick reading was concern about its length and detail. Mr. Gilbertson said he will be meeting with Mr. Zampieri to discuss the MOA, explain what it means, and assure him that it need not be a complex procedure. Mr. Tierney and Dr. Stout said they thought the MOA was good. Mr. Lacy suggested that the Division have a training session with engineers working on State Buildings projects to raise their awareness about historic preservation issues. Mr. Gilbertson said he thought that was a good idea. Mr. Anderson said item 3 in the MOA should be clearer, i.e. if there is a Division finding of an adverse affect they should not proceed. He said we should ask if the MOA substantially adds to the State Historic Preservation Act. He said it was imperative that State Buildings complies with the law and that if the MOA lays out a process to follow the only people that need to be happy with it is the Division because this is the law. Ms. Ripley noted that the law may not always describe a process to follow, so this MOA fills in the gaps so people understand what needs to be done to meet the law. Mr. Anderson suggested a 45 day comment period rather than 30 days, particularly if the Division wants to consult the Advisory Council on issues. Mr. Gilbertson and Ms. Boone agreed.



Ms. Boone asked the Council about item 7 (if parties can not agree on a mitigation plan, State Buildings shall deliver to the Division and the Council written documentation demonstrating to what extent, if any, the Division's comments have been incorporated and if not, how the alternative chosen is reasonable). She said since the law doesn't provide for any veto power by the Division or Advisory Council, item 7 was trying to resolve this. Dr. Stout asked if there was anything that stops State Buildings from delivering their documentation to the Division and starting work immediately after. It was suggested having a fifteen day waiting period, but Ms. Ripley said she thought this was not a good idea. Dr. Andres suggested delivering the reasons to the Division and the Advisory Council at a meeting of the Council. Ms. Ripley said she thought it should be left as it is, or add that they be delivered at a reasonable time prior to the commencement of the project. Ms. Boone said the duty of the Council is to advise the Governor, and that they can do this after getting the documentation from State Buildings. In item 7 Dr. Stout suggested adding the word "the", so it reads that the documentation be delivered to the Division and "the" Council. Ms. Ripley then suggested having the documentation be delivered to the Council so the Council can discuss it at a meeting before the work starts.

Ms. George made the motion, which was seconded by Mr. Lacy, that the Council approve presenting this draft MOA with the recommended changes to the State Buildings Division for consultation, and then submission to the Advisory Council for final approval at the October Council meeting. The changes are in item 3, changing the response time from 30 to 45 days, and in item 7 adding language that will insure that the written documentation by State Buildings can be discussed by the Advisory Council before commencement of the project. The motion passed.

#### V. National Register Final Review

The Council members were sent copies of all these nominations prior to the meeting.

##### A. Slayton-Morgan Historic District, Woodstock

The review of this nomination is postponed until a later meeting, because a question of ownership surfaced during the 30 day comment period.

##### B. Redstone Historic District, Burlington

Ms. Gilbertson summarized the significance of the property, and showed slides. The nomination, which was prepared by Thomas Visser, meets Division National Register priorities 6, 9, and 12. Ms. George asked why the water towers were included. Ms. Gilbertson said they were within the boundaries



of the estate and one was built to serve the expanding University of Vermont. Mr. Lacy noted that the oldest one allowed for development of this area, and Mr. Tierney called them vertical members on the landscape. Ms. Boone reported that a University representative called to say there might be an error in the correspondence between the UTM coordinates and the property boundary. She said the Division would check this before sending the nomination to Washington. Ms. George asked if the 1947 building could be contributing. Ms. Boone and Ms. Gilbertson explained that it would be difficult to do now without extensive documentation and justification, but that in a few years it would be 50 years old and could be contributing then. Ms. George asked if other areas of significance had been considered, such as landscape architecture or education. Ms. Gilbertson said they had been originally considered, but she felt they were not sufficiently developed and documented in the nomination to qualify in those areas. Dr. Stout made the motion, which was seconded by Dr. Andres, to approve the nomination under criterion C. The motion passed unanimously.

C. NAMCO Block, Windsor

Ms. Gilbertson summarized the building's history and significance of the property and showed photographs of it. She said the nomination, which was prepared by Leslie Donovan, meets National Register nomination priorities 4, 6, 7, 9, 12, and 14. Mr. Anderson made the motion, which was seconded by Ms. George, to approve the nomination under criterion C.

D. Oak Hill Cemetery Chapel, Rockingham

Ms. Gilbertson gave the Council copies of the Final Certified Local Government report (copy attached to record copy of minutes) for this property. The CLG and Rockingham Board of Selectmen approved the nomination. She noted the building had received a State Historic Preservation grant. Ms. George said that someday it would be nice to nominate the entire cemetery. Ms. Gilbertson agreed. This nomination, which was prepared by Hugh Henry, meets National Register nomination priorities 6, 13, and 14. Dr. Stout made the motion, which was seconded by Mr. Lacy to approve the nomination under criterion C. The motion passed unanimously.

E. Simeon Smith Mansion, West Haven

Ms. Boone summarized the history and significance of this property, and showed the Council photographs. The house was built c.1789 and has a c.1937 monumental portico. It was worked on at some point by William Sprats, noted Connecticut architect, although he probably didn't build it. She read verbatim a letter from the property owner, which asked for assurance that the nomination would be submitted under the name of "Simeon Smith Mansion" rather than "Simeon Smith House." The nomination, which was prepared by Hugh Henry, meets National Register nomination priorities 5 and 6. Ms. George asked about a site plan. The Division had received it after

(corrected as per 10/22/91 meeting)



copies of the nomination were sent to Council members. Ms. Boone showed the plan to the Council. Dr. Andres made the motion, which was seconded by Dr. Stout to approve the nomination under criterion C. The motion passed unanimously.

F. "The Gate of the Hills", Bethel

Ms. Gilbertson summarized the history and significance of this house, which was built for Mary Waller, a prominent early 20th century author. The nomination, which was prepared by Hugh Henry, meets National Register priorities 6, 11, and 14. Dr. Andres questioned whether the architecture of the house really has a "Dutch" connection as outlined in the nomination, or if it rather comes out of the Shingle Style. Mr. Anderson made the motion, which was seconded by Dr. Andres to approve the nomination under criteria B and C. The motion passed unanimously.

G. District No. 1 Schoolhouse, Somerset

Ms. Gilbertson explained that this nomination and the next one (Stratton Mountain Lookout Tower) are Federal nominations that technically do not require State Review Board review. They only require the approval and signature of the State Historic Preservation Officer. Mr. Gilbertson would like the Council to look at these nominations, which are from the U. S. Forest Service. Mr. Lacy asked whether he should remove himself from the discussion, as he is the one who initiated these nominations. The Council concluded that he would not vote, but could participate in the discussion. The nomination, which was prepared by Hugh Henry, meets priorities 6, 7, 8, 9, 14, and 15. Mr. Lacy explained the background of the preservation of this building, which originally was scheduled to be moved and modified by the Forest Service. It is the only historic building in the town of Somerset. Ms. George made the motion, which was seconded by Dr. Stout to support this nomination under criterion C and thank the Forest Service for nominating it and planning to preserve it. The motion passed. Mr. Lacy abstained from voting.

H. Stratton Mountain Lookout Tower, Stratton

This also is a federal nomination from the U.S. Forest Service. It was prepared by Hugh Henry and meets nomination priorities 6, 7, 8, 9, 14, and 15. Mr. Lacy explained that the Forest Service originally planned to truncate the tower and put a lookout platform on it. He then convinced them to preserve the existing lookout tower complex in place. Ms. George asked if the rubble of the old tower is included. Mr. Lacy said it is considered an archeological site. Ms. George made the motion, which was seconded by Dr. Stout to support the nomination under criterion C and thank the Forest Service for nominating it and planning to preserve the property. The motion passed, with Mr. Lacy abstaining.



# I. "Agriculture in Vermont" Multiple Property Documentation Form

Ms. Gilbertson said this Multiple Property Documentation Form (MPDF) was prepared by the Division and is based on the theme of "Agriculture" in the State Historic Preservation Plan. Council members noted that it is an excellent piece of work. Dr. Stout noted that some of the bibliographic items in the text should be included in the bibliography. He also made the following comments in the property types section: on p. F-22 some smokehouses are not fireproof but may be made of wood; on pp. F-24 and F-25 lean-tos are standard additions to barns; on p. F-36 after milking parlors come in a common modification of barns is removing the stanchions; and on p. F-66 he questioned whether or not corn cribs really were obsolete. He further noted that in reference to grist mills, they were important for grinding corn as well as wheat. Dr. Stout made the motion, which was seconded by Dr. Andres, that the "Agricultural Resources of Vermont" MPDF be approved with heartfelt thanks. The motion passed unanimously.

## J. Bates Farmstead, Richmond

Ms. Gilbertson summarized the history and significance of this property. The nomination, which was prepared by Gary Bressor and Reid Larson, meets nomination priorities 6, 9, 10, 11, and 12. It is being nominated as a "farmstead" under the Agriculture MPDF. She noted that the barn is a tax credit project that has received much praise from the Mid Atlantic Regional Office of the National Park Service. Ms. George noted that the nomination is not absolutely clear in stating which windows are new. Dr. Stout made the motion, which was seconded by Dr. Andres, that the nomination be approved under criteria A and C. The motion passed unanimously.

For nominations K through S, Ms. Gilbertson showed slides of these bridges. They are being nominated under the MPDF for "Historic Metal Truss, Masonry, and Concrete Bridges of Vermont" and all meet National Register nomination priorities 9, 10, 11, and 12.

## K. Marble Bridge, Proctor

This nomination was prepared by Heather Rudge. Mr. Anderson made the motion, which was seconded by Dr. Stout, to approve this nomination under criteria A and C. The motion passed unanimously.

## L. Middlebury Gorge Concrete Arch Bridge, Middlebury

This nomination, which was prepared by Lauren Stahl. Ms. Gilbertson said the Division received a letter from the Middlebury selectmen objecting to the nomination. She read the letter verbatim. The Town of Middlebury is not the owner of the bridge and their comments were made in the "chief elected local official" capacity. The State of Vermont, Agency of



Transportation (AOT), is the owner, and they did not object to the nomination. Ms. Boone explained that AOT had considered objecting to the nominations of the bridges they owned (bridges L through S), but an AOT employee effectively explained the consequences of National Register listing and had allayed the fears of the AOT officials. It was noted that the first sentence needs a grammatical correction. Mr. Anderson made the motion, which was seconded by Dr. Stout, to approve the nomination under criteria A and C. The motion passed unanimously.

M. Jeffersonville Bridge, Cambridge

This nomination was prepared by Lisa Hartmann. Dr. Stout made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. The motion passed unanimously.

N. Lamoille River Route 15-A Bridge, Morristown

The nomination was prepared by Elizabeth Pritchett. Ms. George noted that there may be material in the nomination that is repetitive (already covered in the Bridge MPDF). Ms. Gilbertson responded that the information is not incorrect to include, and that this was a learning experience for the preparers. Dr. Andres made the motion, which was seconded by Mr. Anderson, to approve the nomination under criteria A and C. The motion passed unanimously.

VI. Working Lunch

IV. Old Business

D. Architects Presentation on Old Mill Project, University of Vermont, Burlington

Ms. Gayer of the University of Vermont (UVM) and Mr. Smith of Northern Architects made the presentation. Ms. Gayer said they have completed the design development phase of this project, and are beginning the permit process and the fund raising. If that goes according to schedule construction may start in the spring of 1993 and be finished in about eighteen months. Mr. Smith presented the scheme, which is essentially the same as when last presented to the Council. He reported that Thomas Visser of the Architecture, Conservation, and Education Services, Historic Preservation Program, UVM, is completing an analysis of the exterior and interior paint of Old Mill. Mr. Smith showed elevations of the project and large scale models of some of the proposed finishes for details of the rear wall of Lafayette. He said a major concern was how the connector will tie into Old Mill, and showed a large scale model of the proposed connection. The buildings have to be separate for seismic reasons, and will have a joint about ten inches wide. The plan is such that Old Mill and the connector will not touch



each other physically or visually. The connector cornice picks up on the proportion and detailing of the front cornice of Old Mill. This is still being worked on. The connector gets narrower as it rises. Mr. Smith noted the uses on each floor of the connector. He said they were working on trying to create a public space on the back side of Lafayette since this is now not a very friendly space.

Mr. Tierney asked if the through traffic space in the connector should be treated differently, perhaps as an indoor street. He said he very much liked the entrances and connections.

Ms. Boone asked what UVM now needs from the Division regarding this project. Mr. Gilbertson asked about the attic spaces that are to be preserved. Mr. Smith said they were pretty well detailed at this point. Mr. Gilbertson asked about the impact on the rear one story projection of Old Mill. Mr. Smith said it would all be visible from the inside of the connector. Mr. Anderson asked how rain would be removed. Mr. Smith explained how it would be done.

Mr. Gilbertson noted that the color selection of the brick is critical. Mr. Tierney agreed and asked to review this issue in the construction document phase and also during construction. The architects said they can set up any schedule for Council review. Ms. George said the things the Council has already reviewed regarding this project were major, and asked what else would there be for the Council to review? Mr. Tierney said the Council isn't commenting on design per se, but on what affects historic preservation issues. Ms. Gayer and Mr. Smith said they would like input from the Council on the fourth floor rooms that are to be retained.

Ms. Boone then summarized the Council concerns: another review at the construction document phase and during the construction phase, the choice of brick, restoring the fourth floor rooms, materials, and any conceptual or major changes to the plans presented today. It is the consensus of the Council that as presented this is a good project.

Mr. Gilbertson noted the windows on the upper floor of Old Mill should be reviewed. Mr. Smith said they are proposing Marvin windows in the original configuration, and repairing other original windows and adding storms. All windows are to be operable. Ms. Gayer said that the first Burlington hearing on this project is October 7. Mr. Smith asked what kind of involvement the Council wanted during the construction phase. Mr. Gilbertson said the Council should be involved when the architects realize that something will be significantly different than what has previously been presented to and approved by the Council. It was suggested that regarding the fourth floor rooms to be retained, perhaps there should be another site visit.

The Council complimented the architects on their large scale models and thanked them for their excellent presentation. Mr.



Anderson asked how they felt about Lafayette. Mr. Smith said it was cheaper to save what they were going to save, rather than starting from scratch. Mr. Anderson said he didn't think the rear wall of Lafayette should be the same brick as the back of Old Mill.

V. National Register Final Review (cont.)

O. Nulhegan River Route 102 Bridge, Bloomfield

This nomination was prepared by Betsy Loftus. Ms. George made the motion, which was seconded by Dr. Andres, to approve this nomination under criteria A and C. The motion passed unanimously.

P. Middlesex-Winooski River Bridge, Middlesex

The nomination was prepared by Gene Barfield. Dr. Stout made the motion, which was seconded by Ms. George, to approve this nomination under criteria A and C. The motion passed unanimously.

Q. Stockbridge Four Corners Bridge, Stockbridge

The nomination was prepared by Lisa Phinney. Mr. Lacy made the motion, which was seconded by Dr. Andres, to approve this nomination under criteria A and C. The motion passed unanimously.

R. Williams River Route 5 Bridge, Rockingham

The nomination was prepared by Michele Praught. Ms. Gilbertson gave copies of the review by the Rockingham CLG Commission (copy attached to the record copy of the minutes). The CLG and Selectmen approved the nomination. Dr. Andres made the motion, which was seconded by Mr. Lacy, to approve this nomination under criteria A and C. The motion passed unanimously.

S. Cold River Bridge, Clarendon

Ms. Gilbertson read verbatim a letter from the Clarendon selectmen objecting to this nomination. The Town of Clarendon does not own this bridge, and the selectmen are commenting as chief elected local officials. AOT is the owner and did not object to the nomination. The nomination was prepared by Alfred Holden. Dr. Stout made the motion, which was seconded by Mr. Lacy, to approve this nomination under criteria A and C. The motion passed unanimously.

III. Director's Report

Mr. Gilbertson reported that he has been working on the court case of the theft of underwater artifacts near Mount Independence this summer.



Mr. Gilbertson reported on the issue of historic highway bridges. The Division (DHP) has had to work with AOT on a one by one basis regarding preservation of these bridges. In June the DHP sent a list of seventy priority bridges to AOT, and AOT has not yet responded to this list. He said AOT has not seen this as a planning and negotiation process. In talking to an AOT planner he found out that AOT has no real process to plan for bridge repair or replacement. Mr. Gilbertson noted a case recently that when AOT went with town officials to look at two bridges on their top list of bridges to be replaced, they decided the bridges didn't need to be replaced. Mr. Gilbertson said he needed to work with AOT to integrate historic preservation issues at an early stage in the AOT planning process. He said AOT is concerned they can't use federal money to repair historic bridges because these bridges don't meet American Society of State and Transportation Officials standards. Mr. Anderson asked about the positions of Senators Leahy and Jeffords on this. Mr. Gilbertson and Ms. Boone said you can indeed use federal funds for bridge repair work. Mr. Gilbertson reported that the AOT process is improving. For example, there is now a scoping process where everyone involved with the bridge meets to discuss the issues. The DHP is also working on a Memorandum of Agreement with AOT on historic highway bridges. Mr. Anderson commented that the general perception out in the field is that the DHP held up the Smith Store Bridge replacement at the edge of Waterbury village because of archeology. He said this isn't true, but is concerned that that perception is there and that these are the perceptions that are killing us. Mr. Gilbertson noted that only twice on a bridge project the Division has required data gathering and recovery. He would like to meet with a team from AOT and look at the seventy bridges the DHP has identified as priority bridges. He is also trying to get AOT to really analyze section loss, as he feels whether or not to replace or repair a bridge depends on where the section loss is.

Mr. Gilbertson then reported on the Abbott Block project in Brattleboro. The DHP had agreed to the demolition of three buildings (two of which were historic) so this project could succeed. The project developers went ahead with the demolition before the papers were signed and before the buildings were documented. Because of that the Federal Department of Housing and Urban Development and the Federal Advisory Council on Historic Preservation would not sign the Memorandum of Agreement (MOA) on the project. The DHP managed to put together an MOA on the project that all parties could sign just before the deadline. If the MOA hadn't been signed the developers of the project would have lost half a million dollars in funding and the project would have died.



## VIII. New Business

D. Lost Cove~~r~~ Act 250 Project, Colchester

Mr. Gilbertson explained the background of the project. The Council had received copies of correspondence regarding the project in the mail. He said it was a very historic site, including a brickyard, wharf, and historic shipwreck. In the Act 250 process the owner questioned the authority of the DHP to testify under Act 250 in this case. Ms. Peebles has asked the Attorney General's office for an opinion on the issue as spelled out in a letter written by the owner's attorney. Mr. Gilbertson said he and Ms. Peebles testified at the hearing. The final agreement was that the developer agreed to hire an archeologist, as the DHP had previously asked him to do. Mr. Gilbertson said the DHP had made three site visits and had really limited the area that required archeological study.

## B. Choose Representative for Legislative Study Committee

Mr. Gilbertson said that in this past legislative session, the legislature passed legislation asking the DHP to study our environmental review process. This was to be done by a review committee. He listed the members of the committee. He said it has been difficult to get the committee going, but that now all the members have been selected except for the Advisory Council member. He thinks there will be two or three daytime meetings, with each meeting lasting most of a day (although it will be up to the committee chair to decide). The chair is yet to be selected. Ms. George suggested the Council member be someone who is familiar with the review process. Mr. Gilbertson said the position was to give Council input to the committee. The Council suggested Mr. Anderson be the Council member. The final report of the committee is to be completed by January 15, 1992. Mr. Anderson said he would do it if the Council would like him to do it, although his time is limited, as he feels very strongly about this issue. Ms. George made the motion, which was seconded by Dr. Stout, that the Council unanimously beg Mr. Anderson to be the Council member of the study committee and that he be gratefully thanked for serving on it. The motion passed unanimously.

## A. Preliminary Discussion of Division FY'92 Initiatives

The Council had received copies of a preliminary outline of initiatives before the meeting. Mr. Gilbertson said this year the DHP was asking for Council input earlier in the process. He said there may be federal money this year to give out in subgrants, since there is no state match for it. Mr. Lacy commented that in paragraph three regarding improving the Act 250 process, it implies that something is wrong with the process. He suggested changing the wording to avoid the negative implication. Mr. Lacy made note of the Forest Stewardship program and explained it briefly. Mr. Gilbertson asked for more information from Mr. Lacy about the program, and said he thought it was something that would be important for



the DHP to comment on as all these projects require a public management plan. Ms. George suggested a better format for these initiatives for the Historic Preservation newsletter.

G. Tour of Chimney Point Historic Site and Exhibit "People of the Dawn, People of New France"

Ms. Porsche, Regional Sites Administrator, gave the Council a tour of the exhibit at the Chimney Point Historic Site. The exhibit was opened this summer. She showed the Council what had been done so far, explained the reasons for it, and commented on possible future plans. The Council complimented Ms. Porsche on the exhibits and the work she has done here.

VII. National Register Preliminary Review

A. East Arlington Village Historic District, Arlington

Ms. Gilbertson summarized the history of the village and gave out copies of a historic map and a current sketch map with the potential boundaries of the district. She showed slides of the buildings in the village and noted that it appears to be eligible for the National Register under criteria A for its industrial heritage and C for architectural merit. She described the justifications for the proposed boundary. The Arlington Townscape Committee has received the first grant ever awarded by the Bennington Region Preservation Trust to fund half the cost of this nomination. The Council concurred that East Arlington village appears eligible for the National Register.

B. Ely Boston & Maine Railroad Station, Fairlee

Ms. Gilbertson summarized the history of the building and showed slides provided by the owner. She said it appears eligible under criteria C as a good example of a railroad station. Mr. Gilbertson commented that this was a very busy station as it was the one used by the Ely Copper Mine. The Council concurred that it appears eligible for the National Register.

C. Winfield Hastings Farm, Waterford

Ms. Gilbertson showed photos of the property supplied by the owner and summarized its history. The property includes a round barn, which was the last one designed by Lambert Packard. She said this property appears to meet the registration requirements for a farmstead under the "Agricultural Resources in Vermont" MPDF. The Council concurred that the property appears eligible for the National Register under criteria A and C.



VIII. New Business (cont.)

C. Environmental Review Update

The Council received copies of the information before the meeting.

H. Other

Ms. George mentioned the Preservation Trust of Vermont historic preservation awards and encouraged people to nominate worthy candidates.

Ms. George made the motion, which was seconded by Dr. Stout, that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 4:55 p.m.

Submitted by,

Elsa Gilbertson  
Nancy E. Boone

Division for Historic Preservation



RECEIVED SEP 23 1991

Certified Local Government  
National Register Final Review Report

RECEIVED SEP 23 1991

Name of SHPO Vermont Division for Historic Preservation  
Name of CLG Commission Rockingham Certified Local Government Commission  
Name of Property Oak Hill Cemetary Chapel  
Address off Pleasant St. Bellows Falls, VT 05101  
Owner town of Rockingham

Date of Notification by SHPO July 22, 1991  
Date of Final Review by CLG Commission September 17, 1991

The CLG agreed with the SHPO to expedite the review period for this nomination.

yes \_\_\_\_\_ (date of agreement) \_\_\_\_\_ no xx

Charles J. Higgins  
Signature of CLG Commission  
Chairperson

G. L. Smith  
Signature of Chief Elected  
Local Official

The CLG provided the following opportunities for public participation in the local review of this nomination:

The C.L.G. and the town of Rockingham scheduled public review of this nomination at two consecutive regular selectboard meetings; July 23, and July 30th.

Were any written comments received by the CLG? yes \_\_\_\_\_ no xx  
(Please submit copies with this report.)

Did the CLG seek the assistance of the Division for Historic Preservation in evaluating the eligibility of this property for the National Register? xx yes \_\_\_\_\_ no \_\_\_\_\_

RECOMMENDATION OF CLG COMMISSION:

Approval xx

Denial \_\_\_\_\_ (See reasons on reverse side of this sheet)

Charles J. Higgins  
Signature of CLG Commission Chairperson

9/18/91  
Date

RECOMMENDATION OF CHIEF ELECTED LOCAL OFFICIAL:

Approval xx

Denial \_\_\_\_\_ (Specify reasons below)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

G. L. Smith  
Signature of Chief Elected Local Official

9/20/91  
Date

Additional Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of transmittal of this report to SHPO 9/19/91  
Date of receipt of this report by SHPO \_\_\_\_\_



Name of Property Oak Hill Cemetary Chapel  
Address off Pleasant St. Bellows Falls, VT 05101

Date National Register nomination form received by CLG July 22, 1991

Was nomination form distributed to CLG Commission members? yes

yes xxx no

Was a site visit made to the property?

yes (date) no xx

comments C.L.G. Commisioners and town officials have visited  
this site many times prior to final review.

*J* National Register Criteria Met: (Specify Historic Contexts)  
A-Historic Association

B-Association With Famous People

C-Architectural Merit

XX Architecture and Patterns of Community  
Development

D-Likely to Yield Important Information

Exceptions To Criteria Apply:

Cemetery

Birthplace

Grave

Religious Use

Moved Property

Reconstructed Property

Commemorative Property

Less Than 50 Years Old

Criteria Considerations Apply:

Level of Significance: Local State xx National xxx

Possesses Sufficient Integrity: Yes xx No xxx

Additional Comments:

RECOMMENDATION:

approval xxx

denial (specify reasons)



Certified Local Government  
National Register Final Review Report

Name of SHPO Vermont Division for Historic Preservation  
Name of CLG Commission Rockingham Certified Local Government Commission

Name of Property Williams River Rte. 5 Bridge  
Address U.S. Route 5 over Williams River.  
Owner State of Vermont

Date of Notification by SHPO July 22, 1991  
Date of Final Review by CLG Commission September 17, 1991.

The CLG agreed with the SHPO to expedite the review period for this nomination.  
yes \_\_\_\_\_ (date of agreement) \_\_\_\_\_ no x

Amos J. Stinger M. L. L. L. L.  
Signature of CLG Commission Chairperson Signature of Chief Elected Local Official

The CLG provided the following opportunities for public participation in the local review of this nomination:  
The C.L.G. and the town of Rockingham scheduled public review of this nomination at two consecutive regular selectboard meetings; July 23, and July 30.

Were any written comments received by the CLG? yes \_\_\_\_\_ no x  
(Please submit copies with this report.)

Did the CLG seek the assistance of the Division for Historic Preservation in evaluating the eligibility of this property for the National Register? x yes \_\_\_\_\_ no \_\_\_\_\_

RECOMMENDATION OF CLG COMMISSION:

Approval xx  
Denial \_\_\_\_\_ (See reasons on reverse side of this sheet)

Amos J. Stinger 9/18/91  
Signature of CLG Commission Chairperson Date

RECOMMENDATION OF CHIEF ELECTED LOCAL OFFICIAL:

Approval xx  
Denial \_\_\_\_\_ (Specify reasons below)

M. L. L. L. L. 9/20/91  
Signature of Chief Elected Local Official Date

Additional Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of transmittal of this report to SHPO 9/20/91  
Date of receipt of this report by SHPO \_\_\_\_\_



Name of Property Williams River Rte. 5 Bridge

Address U.S. Route 5 over Williams River.

Date National Register nomination form received by CLG July 22, 1991  
Was nomination form distributed to CLG Commission members?

yes xx no     

Was a site visit made to the property?

yes      (date)      no xx

comments     

National Register Criteria Met: (Specify Historic Contexts)  
A-Historic Association

B-Association With Famous People

C-Architectural Merit

xx Transportation and Automobile Travel

D-Likely to Yield Important Information

Exceptions To Criteria Apply:

Cemetery     

Birthplace     

Grave     

Religious Use     

Moved Property     

Reconstructed Property     

Commemorative Property     

Less Than 50 Years Old     

Criteria Considerations Apply:

Level of Significance: Local      State xx National     

Possesses Sufficient Integrity: Yes xx No     

Additional Comments:

RECOMMENDATION:

approval xx

denial (specify reasons)





STATE OF VERMONT  
**ADVISORY COUNCIL ON HISTORIC PRESERVATION**  
PAVILION OFFICE BUILDING  
MONTPELIER  
05602

**NOTICE**

The Advisory Council on Historic Preservation will hold a meeting on October 22, 1991, beginning at 9:30 a.m. in Room 17, The Statehouse, Montpelier, Vermont.

**AGENDA**

- I. Minutes of the September 24, 1991, Meeting
- II. Confirmation of Dates for November, December, and January Meetings
- III. Director's Report
- IV. Old Business
- V. National Register Final Review
  - A. Slayton-Morgan Historic District, Woodstock (10:30)  
(pending waiver of 30 day notice)
- VI. National Register Preliminary Review
  - A. Southview Complex, Springfield
  - B. Monroe House, Shelburne
  - C. "Gray Barns", Norwich
  - D. Howden Hall, Bristol
- VII. Working Lunch
- VIII. State Register Review and Designation
  - A. Clay Hill Rural Historic District, Hartland
  - B. Clay Hill Farm, Hartland
  - C. Review and designation of the surveys for Hyde Park and Johnson, Lamoille County
- IX. New Business
  - A. Presentation by David Lacy on Archeology
  - B. Environmental Review Update





STATE OF VERMONT  
ADVISORY COUNCIL ON HISTORIC PRESERVATION  
PAVILION OFFICE BUILDING  
MONTPELIER  
05602

MINUTES

October 22, 1991

Members Present: Townsend Anderson  
Glenn Andres  
Barbara George  
David Lacy  
Neil Stout  
Martin Tierney

Members Absent: Larry Brickner-Wood

Staff Present: Eric Gilbertson (arrived 10:10)  
Nancy Boone  
Elsa Gilbertson  
Curtis Johnson (10:15 - 12:30)  
Jane Lendway (11:30 - 12:30)  
Mary Jo Llewellyn (11:30 - 12:30)  
Giovanna Peebles (11:40 - 12:30; 3:30 - 4:30)

Visitors Present: Barbara Ripley (9:30 - 2:00; 3:10 - 4:30)  
Andrew Broderick (item VI.A 2:00 - 3:20)  
Kim Nichols (item VI.A 2:00 - 3:20)  
Polly Nichol (item VI.A 2:00 - 3:20)  
Elisabeth Kulas (item VI.A 2:00 - 3:20)

The meeting was called to order by the chairman at 9:45 a.m.  
It was held in Room 17, the Statehouse, Montpelier, Vermont.

II. Confirmation of Dates for November, December, and  
January Meetings

The following meeting dates were set: November 12, December  
19, and January 21.



I. Minutes of the September 24, 1991, Meeting

Dr. Stout noted that where "criteria" was used in the singular it should be changed to "criterion". Mr. Lacy said that on page 5 the statement he made regarding the former plans to demolish the Somerset Schoolhouse should be corrected. He said the former plans were to move and modify the building rather than demolish it. Ms. George made the motion, which was seconded by Dr. Stout, to accept the minutes as amended. The motion passed unanimously.

III. Director's Report

Mr. Gilbertson gave the Council members copies of a brochure on the twenty-fifth anniversary of the federal historic preservation program.

He reported that his primary concern recently has been preparing the FY'93 budget. He said it looks very difficult. The agency has been asked to prepare a budget that is 5% less than this current year's budget and because of a number of mandatory increases (such as salary steps, health insurance, etc.) there may be what amounts to a 15% to 20% cut in state funding for the Division. This might lead to a total loss of federal funding. He said he has written a memo to the agency secretary about the impacts of these possible cuts on our budget. He noted that last year the Division had a state budget of \$526,000, and that same year the Division generated \$680,000 in income from non-state sources. He stressed that in the big picture the Division is a money maker, not a money taker. He did note that for the first time he feels the Division has some support from the agency.

Mr. Gilbertson said he recently received a certificate from the National Park Service stating that the Division is a certified historic preservation program.

The proposed Memorandum of Agreement (MOA) with State Buildings that was written by the Division for Historic Preservation has been sent to the Attorney General's Office for review. Ms. Ripley said she would work directly with the Attorney General's Office on the MOA.

Mr. Gilbertson said he is trying to find a way to promote the state-owned historic sites through the Travel Division. He noted that heritage tourism is the fastest growing sector of the tourism industry. Discussion followed. Ms. George said she attended a session at the National Trust conference on heritage tourism and had some materials for the Division on the subject.

Mr. Lacy asked if the Council could do anything to help the Division in the budget process. Mr. Gilbertson said he would let the Council know when he gets further into the process. Mr. Tierney stressed that Mr. Gilbertson let the Council know



if there is anything the Council can do. Mr. Anderson encouraged Mr. Gilbertson to promote Division programs, especially aggressively promoting the tax credit program. Dr. Stout noted that the New York Times recently had an article about foreign tourists in America. Many go to New England to see the cultural sites. Dr. Andres noted that the Division's Rutland book is one of the most well-traveled books around the country promoting the state's historic resources.

#### VIII. State Register Review and Designation

##### A. Clay Hill Rural Historic District, Hartland

Mr. Johnson told the Council about the book a group of Hartland volunteers recently wrote and published--In Sight of Ye Great River. He explained the project, how the Division was involved in it, and passed around a copy of the book.

Mr. Johnson said the request to look at this potential rural historic district (the historic School District No. 5) came from twenty-seven property owners in the area. He noted that to date there are no state register rural historic districts, except those that are on or have been determined eligible for the National Register. The Council received a packet of information about Clay Hill in the mail. Mr. Johnson also handed out copies of the Beers 1869 map for the area, a property lot map, and a map with the historic lot lines drawn over the current property lot map. He provided some background on the agricultural areas in Hartland, particularly in the Connecticut River and Ottauquechee River drainages. He noted that all but three of the sites in District No. 5 on the 1869 map are extant, and there are also several historic archeological sites. He pointed out that the landscape is subdivided, that the current property lines in general don't match the historic lot lines, but that the roadways have not changed and that they are generally lined with stone walls. He said there weren't many stone walls for field demarcation, but said it appeared that board fencing was commonly used historically. The early farmhouses are strong architecturally, but there are more houses that are non-contributing (due to age) than are contributing.

Mr. Lacy asked if there was a rule of thumb on the ratio of contributing to non-contributing resources. Ms. Boone explained the difference between village and rural districts, and said there was no rule of thumb. He also asked if it mattered that the area might be substantially subdivided ten years from now. Ms. Boone said the Council had to look at the area as it exists today.

Mr. Johnson then showed slides of the landscape and buildings in the area, and pointed out the historical, architectural, and agricultural character. Mr. Anderson asked why the Quechee Road was not included. Mr. Johnson explained that road was not connected topographically to this area and was in a



different historic school district. Dr. Stout noted the non-contributing properties were not very intrusive and asked how much land had grown over. Mr. Johnson pointed out the areas that had grown up extensively. Ms. George said she felt there were many intrusions here, especially in comparison to other parts of the state. Mr. Tierney said it was harder to sense the cohesiveness of a rural district than a village district. Dr. Andres said in the slides he saw a series of individual farms that might be eligible, rather than a historic district. Mr. Anderson suggested that if this area was put on the State Register as a rural historic district it might mean that much of the state could also be eligible. Dr. Andres said the Council needed to make clear in this case that there are many valuable resources here, but that they do not add up to a historic district. Dr. Stout asked if the decision could be tabled so a few Council members could make a site visit. Mr. Johnson explained why the people here needed to have an answer soon. Ms. Boone suggested at some future meeting scheduling time to go out as a group to look at some potential rural districts to further discuss rural district issues. The Council agreed that there are a number of significant buildings and open spaces here, but that they do not see the justification yet for a rural historic district.

Dr. Andres made the motion, which was seconded by Mr. Anderson, that based on the information the Council now has Clay Hill does not appear to have the cohesive elements that the Council would expect of a rural historic district, but that there are many individual elements that would merit inclusions on the State Register. Mr. Lacy suggested applying the environmental predictive model for prehistoric archeological sites to this area if it comes up again for review. The motion passed unanimously.

#### B. Clay Hill Farm, Hartland

The Council reviewed this farm for individual State Register designation. The house is currently listed on the State Register. Dr. Stout made the motion, which was seconded by Dr. Andres, to affirm that the entire Clay Hill Farm is placed on the State Register of Historic Places under criteria 1 and 16. The motion passed unanimously.

### IX. New Business

#### C. Presentation on National Trust Conference

Ms. Boone and Ms. George made a presentation on the National Trust conference in San Francisco they recently attended. The conference was geared toward addressing the needs of the upcoming century and looked at broad issues facing historic preservation. The conference was co-sponsored by the National Park Service, National Conference of State Historic Preservation Officers, and the National Advisory Council on Historic Preservation. Ms. Boone and Ms. George gave an overview of



what was presented. Ms. George said the Preservation Trust of Vermont had ordered cassette tapes of some of the presentations, and that they would be worth listening to as there were some excellent speakers. Discussion followed. It was noted that historic preservation needed to be a part of all kinds of public policy. Mr. Gilbertson mentioned the state survey being done by the Agency asking businesses what are the good and bad things about doing business in Vermont. He said the answer to the best thing about doing business in Vermont was living here. Mr. Anderson said it was critical to make Frank McDougall, Agency Secretary, and others understand the connection between that answer and the state's historic resources, and the need to protect these resources.

## VI. National Register Preliminary Review

### B. Monroe House, Shelburne

This was delayed until a later meeting, since the Division has not yet received the preliminary National Register review report from the Shelburne Certified Local Government commission.

### C. "Gray Barns", Norwich

Ms. Gilbertson read the letter of request from the owner. The Council reviewed the survey form, and photos of the property supplied by the owner. Several Council members questioned whether or not the buildings possessed significant architectural merit to meet the National Register criteria. They discussed the idea of asking for additional information on the interior of the buildings. Ms. Gilbertson noted that the barns, which are now apartments, could be classified as non-contributing. She explained that nominations for buildings of architectural merit need to include an analysis of the building in relationship to other buildings of the period and type within the area. The Council said the form would have to include this information to justify the nomination. They concurred that the property appears to be eligible for the National Register under criterion C.

### D. Howden Hall, Bristol

This review is at the request of the Bristol Historical Society and the Bristol Selectmen. They provided a videotape of the building. The Council reviewed the tape. Ms. Gilbertson read information supplied by the historical society on the history of the building and alterations to it. After reviewing the changes to the building, the Council questioned whether its integrity was intact enough to merit individual nomination. The Council concurred that Howden Hall did not appear to be individually eligible for the National Register, but said it would be a contributing element in a historic district. They noted that Bristol Village was an outstanding resource and strongly encouraged the Bristol Historical Society to consider



nominating Bristol Village to the National Register as a historic district.

A. Southview Complex, Springfield

Ms. Boone introduced the following people to the Council: Andrew Broderick, Director of the Rockingham Community Land Trust; Elisabeth Kulas, Assistant Director of the Trust; Polly Nichol of the Vermont Housing and Conservation Board; and Kim Nichols, representing the Springfield Board of Selectmen. Ms. Boone explained that the Division was reviewing the Land Trust's proposal for this property, and had commented that the complex may be eligible for the National Register. The main features of the project are adding pitched (hip) roofs to the buildings and applying insulation and vinyl siding on top of the exterior walls, both of which would have an impact the historic architectural character of the buildings.

Ms. Boone showed the Council slides of the buildings in the Southview complex and explained they were built in 1941-42 by the U.S. Government to house machine tool workers and others. She noted that other buildings relating to the machine tool industry, including worker housing, are in the Springfield Downtown Historic District, which is listed on the National Register.

Mr. Broderick handed out a plan of the complex. He noted the original features of the buildings and what has been changed over the years. He said other buildings like this across the street were torn down in the early 1980s. He gave the Council information on the proposed project, and presented information on the history of the complex and the current situation. He stated reasons why he hoped this complex won't be considered historic: he finds the historic architectural features of the flat roofing and siding with no insulation in the walls to be impractical; he has found no local support for designating this a historic site; there would be difficulty in finding funding to do the project if they had to preserve the historic features; and residential control (the residents played an important role in developing the project). The insulation is to make the buildings more energy efficient and the pitched roofs are to give people a more positive image of the complex.

Ms. Nichols expressed the concerns of the Springfield Board of Selectmen. She said the project as currently proposed is to give the residents pride in where they live and to provide greater efficiency.

Mr. Gilbertson commented that there seemed to be a misunderstanding of the process, explained the steps in the environmental review process, and said determining National Register eligibility and commenting on the project were two separate steps. He stressed that the Division looks for solutions to problems. He asked if they had considered membrane roofs rather than adding pitched roofs and high density foam insulation rather than adding insulation and vinyl



siding to the outside walls. They said they had looked into it. Ms. Nichols said that Southview has had a bad image in the past twenty years, is directly across from the high school and thus does not give a good image of the town to people coming to the high school. She said the proposed changes to the buildings were to change this reputation and image.

Mr. Tierney explained that the Council first had to review the historic character of the property. He said the Council members were also realists, and were concerned about the positive needs to continue using these buildings. Mr. Broderick said the Council needed to understand the political situation with this project. Mr. Anderson stressed that the Council is required to do the evaluation of significance by law, and as part of the evaluation process does not need to consider the political implications. He noted it was the same thing as identifying and evaluating wetlands. Ms. Boone commented that there was more flexibility when it comes to the treatment stage for historic resources than wetlands. She then asked if the Rockingham Land Trust had more historic information. Mr. Broderick said he thought the U.S. Government had developed the project and then sold it. Ms. Boone summarized the changes to the buildings.

Mr. Anderson asked if they had been aware of the historic significance of the complex earlier on, would they have not reached the same budget with a project that showed a sensitivity to the historic features? He said based on his experience he knew it could have been done.

Ms. Boone explained what could happen if the complex is determined to be eligible for the National Register. She said the project comes under both state and federal review, and explained the Memorandum of Agreement (MOA) process with the federal Advisory Council on Historic Preservation. She said the comments could range from not recommending the roof changes, to restoring the buildings by removing the siding for example, to mitigation by recording the complex before the changes occur. Mr. Anderson asked how long it takes to do an MOA. Mr. Gilbertson said it was about a month but could be less if the timing required it. Mr. Anderson stated that he regretted that had the historic significance been taken into account by the Land Trust earlier, the project could have been done so it would respect the historic integrity of the property and would have been done for the same amount of money. Dr. Andres said this complex was a perfect example of International Style site planning and housing at a vernacular level. He noted it is hard to get people to value this type of architecture, but gave an example of a complex in Germany that had been altered but was now being restored to its original appearance. The Council discussed the issue of changing public perceptions about buildings that are not easily recognized as being historic.

Mr. Gilbertson said he was concerned about the longevity of the vinyl siding, since it doesn't stand up very well over time.



Dr. Stout agreed. Mr. Lacy suggested that in the complex community center there be an interpretive exhibit of some kind to address the educational needs of awareness and appreciation for this historic architecture.

The Council chairman then took a straw poll to see if the Southview Complex appeared to be eligible for the National Register. Ms. George, Dr. Andres, Mr. Anderson, Mr. Lacy, and Dr. Stout all agreed the property appeared eligible for the National Register.

Ms. Nichols asked for future record what makes a property eligible. Mr. Anderson explained the criteria and what the Council looks at. Dr. Andres and Mr. Anderson cited specific reasons why this property appeared eligible and noted that this is what the original International Style was meant to be. Mr. Broderick asked if the Land Trust tries to develop the other part of this complex (not considered in this determination), should they assume that it might be eligible for the National Register. The Council said yes.

Mr. Lacy said for this project the minimum requirement should be that the property is documented and interpreted for the residents and perhaps also for a greater audience. Mr. Tierney suggested that several Council members could volunteer to work with the Division staff and the Land Trust to come up with a solution to the project. He noted that the siting, window placement, and modular aspects of the buildings are important. Dr. Andres said gable roofs would have been a more violent addition to these buildings than the proposed hip roofs. He suggested that if hip roofs are added to look at lowering the pitch. He said that if these roofs are be added over the existing roofs that technically this is not an irreversible change. Mr. Gilbertson said he would like someone to look at the proposed siding and insulation change because of the potential vapor barrier problems, and cited an example of a case in which the insulation was done improperly and thus rotted the structural system of the building. Mr. Broderick said he would be interested in any technical advice. Dr. Stout commented that the hip roofs are being added because of an issue of public perception, but that the vinyl siding will make the project look cheap again. Mr. Broderick said that in the planning stages they found wood siding would be too expensive. Mr. Broderick mentioned that one of the funding sources required adding the pitched roofs. It was asked who that source was. Mr. Broderick said it was the Vermont Housing and Conservation Board. The Council and Division staff expressed dismay at this, since the pitched roofs negatively impact the historic and architectural character of these buildings. Mr. Anderson expressed his concern that the Advisory Council be very clear on what they want regarding this project, because of the stage at which this project already is. He stressed that this situation should not happen again, and that this was a strong message to Ms. Nichol and the Vermont Housing and Conservation Board. Mr. Gilbertson said with this case the Division has to explore the issues and argue



reasonable alternatives. Mr. Anderson stated that it was too late to ask for changes in this project, as the plans have been drawn up and the funding obtained. Other Council members agreed. Mr. Gilbertson said now that the Council has said the complex is historic, the Division has to rationalize the process and the proposed project so the federal Advisory Council on Historic Preservation will approve it and so its federal funding will not be lost. Ms. Nichol said she and the Land Trust were astonished when they received the comment letter from the Division saying this complex may be National Register eligible, as they had no idea it was historic. She said she wanted to assure the Council and the Division that there wasn't an intentional effort to obstruct the process. All parties said they understood that.

The Council thanked the visitors for coming.

More discussion followed. The Council noted that historic preservation is one of the three goals of the Vermont Housing and Conservation Board and said they wanted to make sure that this did not happen again. The Council repeated their concern voiced at a previous meeting that this Board should have a member on it who represents the interests of historic preservation. Ms. Ripley said she was interested in pursuing this and said she would bring it up with Frank McDougall, Agency Secretary.

## IX. New Business

### B. Environmental Review Update

Ms. Peebles discussed the recent decision by the State Environmental Board on the New England Land Associates appeal of their Act 250 permit for their property in Duxbury. The Council received copies of this decision in the mail. She pointed out two sections under criterion 8 that were very important as precedent for historic sites issues, unless the case is overturned by the State Supreme Court if there is an appeal. She said the decision says historic and prehistoric sites are important, accepts the environmental predictive model, says that not all sites have already been found and listed on the State Register, and says the applicant who plans to subdivide is responsible for determining generalized archeological features and that when owners of the subdivided lots apply for permit amendments they would be responsible for identifying the particular historic and archeological sites and protecting them.

Ms. Peebles asked if one or two members of the Council should join the Division on a committee to work on legislation the Division would like to have changed. Mr. Gilbertson and Ms. Ripley said the deadline for submitting to the Agency ideas for legislation is November 1. It was agreed that because the time was short the Division will send the Council information on proposed legislation and get their feedback.



Ms. Peebles reported that in the area of environmental review, she doesn't see any lessening of activity because of the recession. She briefly discussed the hydroelectric facilities relicensing process. She expressed concern that the utilities are nowhere near completing what they need to do by their application deadline in December 1991.

A. Presentation by David Lacy on Archeology

Mr. Lacy gave some background information on archeology. He used the Homer Stone Quartzite Quarry in the Green Mountain National Forest in Wallingford to discuss some broader issues of why such sites are important and what we can learn from them. He showed the Council some of the artifacts from this site, and explained the process of making stone tools. He then showed slides of this large site, and explained what one can learn from such sites. Ms. Peebles suggested taking the Advisory Council on a field trip to some archeological sites. The Council thanked Mr. Lacy for his presentation.

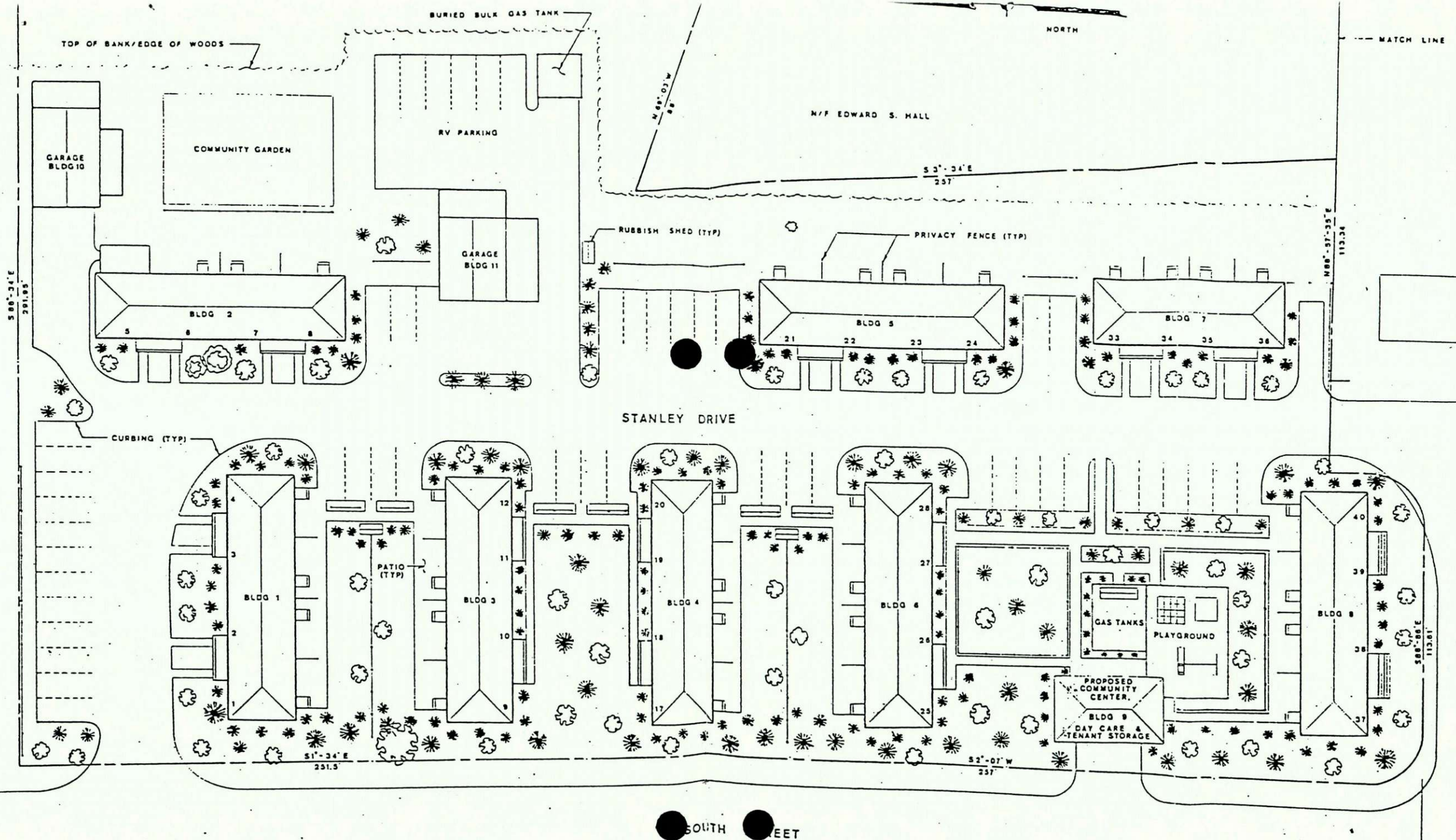
The meeting was adjourned at 4:30 p.m.

Submitted by,

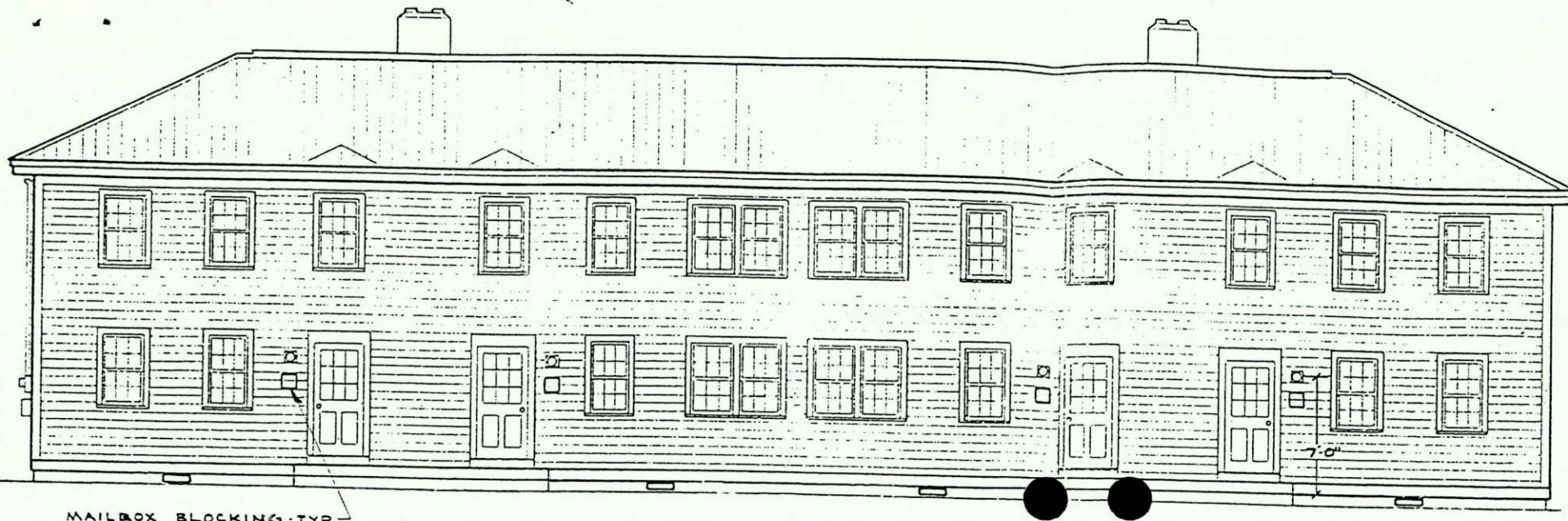
Elsa Gilbertson  
Nancy E. Boone

Division for Historic Preservation

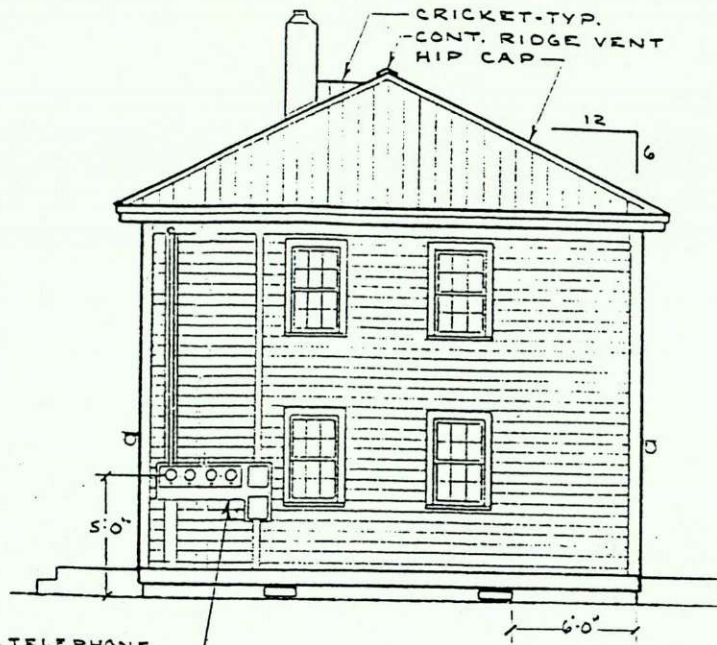






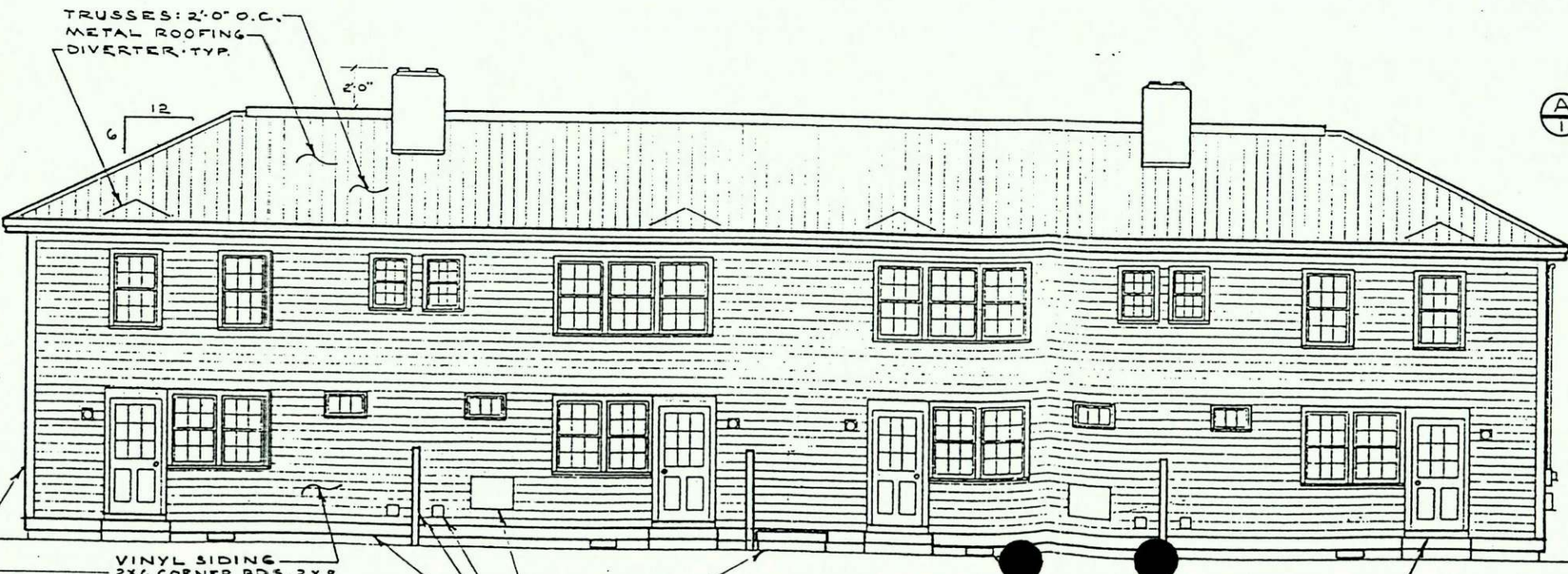


Front Elevation



Side Elevation

SERVICE, METERS, TELEPHONE  
(CABLE TV) MOUNTING BOARD  
W/ 2X6 & 2X4 VERTICAL RUNNERS  
SEE DRWG E-1 FOR DETAIL



Rear Elevation

# **Elevations**

Proposed Renovations of:

## **Southview Apartments**

South Street, Springfield, Vermont

Prepared For:

## **The Rockingham Area Community Land Trust**

Bellows Falls, Vermont

By:

## **Randall R. Ashworth Associates**

The Corner House • Church Street

Chester, Vermont, 05143 • (802) 876-2267

Project No: 01-130 Date: July 22, 1998





STATE OF VERMONT  
ADVISORY COUNCIL ON HISTORIC PRESERVATION  
PAVILION OFFICE BUILDING  
MONTPELIER  
05602

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on November 12, 1991, beginning at 9:30 a.m. in the Jury Room, Windsor Circuit District Courthouse, Railroad Row, White River Junction, Vermont.

AGENDA

- I. Minutes of the October 22, 1991, Meeting
- II. Confirmation of Dates for December, January, and February Meetings
- III. Director's Report
- IV. Old Business
- (11:00) V. National Register Final Review
  - A. Slayton-Morgan Historic District, Woodstock
- VI. National Register Preliminary Review
  - A. Monroe House, Shelburne  
(pending Shelburne CLG Commission preliminary review)
- VII. Working Lunch
- (9:45) VIII. New Business
  - A. Division for Historic Preservation FY'92 Work Plan
  - B. Lake Champlain Management Conference
  - C. Environmental Review Update
  - (12:30) D. Field Visit to Hartland, Rockingham, and Woodstock  
to Review Rural Historic Districts





STATE OF VERMONT  
ADVISORY COUNCIL ON HISTORIC PRESERVATION  
PAVILION OFFICE BUILDING  
MONTPELIER  
05602

MINUTES

November 12, 1991

Members Present: Glenn Andres (left at 2:00)  
Barbara George  
Neil Stout  
Martin Tierney

Members Absent: Townsend Anderson  
David Lacy  
Larry Brickner-Wood

Staff Present: Eric Gilbertson  
Nancy Boone  
Elsa Gilbertson  
Giovanna Peebles  
Curtis Johnson (arrived 11:30)  
Jane Lendway (9:30 - 10:15)

Visitors Present: Barbara Ripley  
Donna Martin (item V.A 10:30 - 12:15)  
Warren Dexter (item V.A 10:30 - 12:15)  
Robert Sincerbeaux (item V.A 10:30 - 12:15)  
Betty Sincerbeaux (item V.A 10:30 - 12:15)  
Barbara Sager (item V.A 10:50 - 12:15)

The meeting was called to order by the chairman at 9:35 a.m.  
It was held in the Jury Room, Windsor Circuit District  
Courthouse, Railroad Row, White River Junction, Vermont.

I. Minutes of the October 22, 1991, Meeting

Dr. Andres made the motion, which was seconded by Ms. George,  
to accept the minutes as written. The motion passed  
unanimously.



II. Confirmation of Dates for December, January, and February Meetings

The following meeting dates were set: December 19, January 21, and February 18.

VI. National Register Preliminary Review

A. Monroe House, Shelburne

This was postponed because the Shelburne Certified Local Government has not yet done their preliminary review.

VIII. New Business

A. Division for Historic Preservation FY'92 Work Plan

Ms. Lendway sent the Council copies of the draft Division work plan before the meeting. She explained that because of different methods of matching federal money this year, the Division needs to submit a work plan for FY'92 now in order to get approval for the match. She noted that the Division is also taking greater advantage this year of volunteer work for match. She said she would like approval from the Council on the draft work plan now. She will then give the Council a copy of the final work plan that will be done when the money is approved at the federal level.

Ms. Lendway explained that much of the work plan represents staff work. She passed out a chart (attached to the record copy of the minutes) showing what the Division did in FY'91 in the federal program. She explained how the figures were derived. She noted that on the chart in the "Information and Education" section, this amount of time is for educational programs that are coded specifically under that category on the time sheets of Division staff. There are many Division program areas that have informational and educational activities, but they do not appear under this section. Ms. George suggested that if this chart is going to be handed out, it should have a line on it explaining that it is the federal program. Ms. Lendway said the chart was not going to go to the public.

Ms. George asked about the key for "historic context-based" in the work plan. Ms. Lendway explained that this was required in the federal instructions for the work plan. Ms. George questioned the use of the asterisk, which means priority, and noted that many items were marked by an asterisk. Ms. Lendway explained that there were many things the Division has to do that are not in the work plan, so the starred items really are a priority.

Ms. George asked if the legislative study committee on environmental review could be added in the Review and



Compliance section of the work plan. Ms. Peebles said that was a good idea. Ms. George mentioned that Mr. Gilbertson had previously talked about doing a brochure on the maintenance of historic metal highway bridges, and asked if this also should go under Review and Compliance. Mr. Gilbertson said such a brochure would likely come about through the Agency of Transportation as a result of a mitigation measure. He and Ms. Peebles noted that if such a brochure were done, it could be added to the work plan and reported as a product.

Ms. George suggested that when projects are being done in partnership with other groups the name of the group or groups should be noted. Ms. Boone and Ms. Lendway said they did that where applicable. Ms. Lendway noted that there is no federal subgrant program currently listed in the work plan. She said the next issue of the Historic Vermont newsletter will contain an article asking the public what kinds of subgrants they would be interested in. She hopes to get some public feedback. She said it would take some time to develop a subgrant program with criteria to meet the federal regulations.

Ms. George made the motion, which was seconded by Dr. Andres, to accept with thanks the draft of the federal FY'92 work plan for the Division. The motion passed unanimously.

#### B. Lake Champlain Management Conference

Ms. Peebles gave the Council copies of materials relating to the Lake Champlain Management Conference. She said that cultural resources were originally left out of the planning process. She said that Vermont and New York State citizen advisory committees were formed in 1989 to establish priorities. The Lake Champlain Management Conference was also formed. It meets monthly. Ms. Peebles was appointed to the Technical Advisory Committee (TAC) of the Conference. She said the TAC met to suggest projects to be funded with the study money from the federal government, among other tasks. Among the projects that were funded were a submerged cultural resources project and the archeological resources on the farm project. She explained the background of the two projects. She said the long term goal of the Conference is to prepare a management plan for Lake Champlain.

#### III. Director's Report

Mr. Gilbertson reported that the Division will be moving from its current offices this coming year to state office space (the old boiler plant off Baldwin Street). The move will save the state the rental fees it pays for the current office space.

Mr. Gilbertson said the Division has submitted a new legislative initiative to be considered this year. It is a historic bridge fund that would be funded by the insurance money left after the Swanton Covered Bridge fire and Agency of Transportation money. The fund would be a safety valve in the



review process for historic highway bridges. He suggested that in mitigation measures for projects involving historic bridges some money from those projects be put into this historic bridge fund.

The Division has asked for \$100,000 in the state capital budget for FY'93 for grants for historic barns. This idea came up as a priority in a meeting on Vermont's historic barns that was sponsored by the Preservation Trust of Vermont. This amount of money is in addition to the \$200,000 being requested for the grants program for historic buildings owned by non-profits and municipalities. The barn grants would be matching grants, probably with a preference for barns on working farms or high priority barns. There may be either a few large grants or a number of small grants.

Mr. Gilbertson noted that the first meeting of the legislative study committee on environmental review, which is chaired by Richard McCormick of Bethel, will be on Monday, November 18. He said they will probably ask some people from federal agencies and developers to comment to the study committee.

Mr. Gilbertson reported that the Division has been doing a lot of public outreach recently. Mr. Johnson gave a presentation in Hartland and Ms. Gilbertson was one of the program leaders in the Sheldon Museum (Middlebury) fall workshop.

Mr. Gilbertson and Ms. Boone attended the travel and tourism conference last week. They said the conference was different than usual, with a focus on environmental and cultural resources. The guest speaker was Roger Clark of England. Mr. Gilbertson thanked Ms. George, who also attended the conference, for the loan of her display modules. He said it was very important for the Division to participate in the travel and tourism industry. Ms. Boone noted it was important for the natural, historic, and cultural resources groups to work together on tourism.

Ms. George asked Mr. Gilbertson to let the Council know on the progress of the historic bridge fund and the barn grants so the Council can write letters of support to their legislators. Ms. George asked what the Council could do to make these funds part of the administration budget recommendation. She also asked if there would be money available to administer these grants.

#### V. National Register Final Review

##### A. Slayton-Morgan Historic District, Woodstock

Ms. Peebles introduced the guests attending the meeting who had a special interest in the nomination. They were Donna Martin, Warren Dexter, Barbara Sager, Robert Sincerbeaux, and Betty Sincerbeaux. Ms. Peebles explained that the proposed nomination was the result of a very long process that has brought together several groups with divergent and sometimes



conflicting evaluations of the significance of this site. She said the final document represents a tremendous effort at consensus. The work was sponsored by the New England Antiquities Research Association. Ms. Gilbertson read verbatim the comment letter by NEARA in support of the nomination. She also noted that two minor corrections have been made in the nomination subsequent to distributing copies to the Council. Ms. Gilbertson said that the Division had previously notified Phillipa Crowe, daughter of the former owner (Irene Crowe, who passed away this fall), for consideration of the nomination at the Council's October meeting. The Division was then informed that Phillipa Crowe did not yet own the property, but rather that it was in the ownership of Irene Crowe's estate. The Division then notified the executor of the estate as the property owner about the nomination for this meeting. A letter from the executor was received at the Division's office on November 12, this morning, after the staff had left for the meeting. Ms. Sager stopped at the office to pick the letter up to bring to the meeting. Ms. Gilbertson then read verbatim to the Council the letter of objection from the executor.

Ms. Boone noted that the letter was received after the deadline of November 11 for objection letters and that the letter does not specifically state, as required by federal regulations, that the writer (the executor) is the owner of the property. She said the Division usually tries to be very accommodating when such irregularities arise in objection letters, and in this case suggested the Council proceed with reviewing the nomination and then ask the National Park Service for a determination of eligibility. In the meantime the Division would try to straighten out the ownership question. Ms. Gilbertson noted that the concerns raised in the objection letter are treated in the nomination in the appropriate sections, i.e. significance is treated in section 8.

The Council questioned why the executor would object to the nomination. Some speculated that perhaps he feared National Register designation because he did not understand the program. Ms. Peebles said she had a long telephone conversation with him explaining the National Register. Ms. Gilbertson said the nomination meets National Register nomination priorities 2, 5, 6, 11, 12, and 14. The Council, Division staff, and interested guests at the meeting agreed that the way to pursue the nomination was to submit it to the National Park Service for a determination of eligibility and then when the estate is settled have the owner write a letter withdrawing the objection so the property can be listed on the National Register. Dr. Stout made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A, C, and D. Dr. Stout said, speaking as the Council's historian, that the property clearly possesses historic merit and is worthy of National Register listing. The Council unanimously voted in favor of the nomination. Ms. Sager again thanked Ms. Peebles and Ms. Gilbertson for their work on this nomination, and for supporting it through the long process of arriving at a consensus in this document. Ms. Martin noted that NEARA



remains ready and anxious to assist in the nomination and protection of the site.

#### VII. Working Lunch

#### VIII. New Business

##### C. Environmental Review Update

Ms. Peebles gave the Council copies of some recent archeological reports.

The Council received a packet of environmental review information in the mail. Ms. Peebles noted that the Division has decided not to pursue changes to Act 250 and the State Historic Preservation Act this year, partially because of wanting to wait for the results of the legislative study committee. Ms. Peebles reported she served on the Act 250 task force. She said the Division needs to develop rules for our procedures.

Ms. Peebles noted that regarding the Middlebury village bridge project, Peter Thomas did a field inspection. His preliminary findings were that there was no potential for archeological sites as there had been a lot of fill and cutting at the site. She will give the Council copies of his inspection report. Ms. Boone said the town of Middlebury has formed a bridge study committee. She is the Division's representative on the committee. The committee has to meet every week through December and make final recommendations to the town selectmen in January. The committee is addressing the issues of putting in a new bridge in this historic area. Ms. Boone suggested bringing this issue back to the Council in December.

In response to a question from Ms. Boone, Ms. Ripley reported that she met with a lawyer from the Attorney General's office last week to discuss the proposed Memorandum of Agreement with State Buildings. They discussed omitting the whereas clauses and the flow chart on archeology, and just making references to the law and the chart. She will be getting some more specific feedback from State Buildings on the MOA this week.

##### D. Field Visit to Hartland, Rockingham, and Woodstock to Review Rural Historic Districts

Before the field visit, Mr. Johnson gave the Council some background information. This field visit came up as a result of the State Register review the Council did in October for the Clay Hill area in Hartland. At that meeting the Council and Division staff had expressed interest in discussing the issues of rural historic districts further. Mr. Johnson suggested that for this trip the Council not dwell on the differences between the State and National Registers. He suggested the following things to think about during the trip: context for



comparison; how to determine boundaries; what relationship do the boundaries have to the history of the place; how to evaluate integrity and determine how much of what was once there is now gone; and should resources be compared on a town, geographic region, county, or state level.

Council members Tierney, George, and Stout, Division staff, and Ms. Ripley traveled the route in one van. Dr. Andres followed the van separately by car until 2:00 when he had to leave the meeting. The trip went first to Hartland and the Clay Hill area; took a quick look at Quechee and the Division's Theron Boyd property; then proceeded to Woodstock, making particular note of River Road and the Morgan Hill area; then went to Springfield, stopping at the Southview Complex; then went to the Parker Hill Rural Historic District currently being nominated to the National Register in Springfield and Rockingham; and then returned to White River Junction, traveling partly along the Connecticut River. Along the way the Division staff pointed out properties recently listed on the National Register or in the process of nomination.

Mr. Johnson gave the Council copies of an excerpt on identifying changes and threats to integrity from the National Park Service bulletin on nominating rural historic landscapes, copies of the travel route, and copies of maps of Clay Hill and Parker Hill.

In the Clay Hill area the Council and Division staff discussed reviewing aerial photographs as an essential part of the evaluation process, differentiating between grown-up fields and wood lots, looking for orchards, looking for fields with integrity. It was noted that field lines and field patterns are usually defined by the topography. The Council noted the maple tree-lined roads, stone walls, tree lines at field edges, and evidence of actively managed farm property. Mr. Johnson asked, in looking across valleys such as in one section of Clay Hill, should you also include those visual elements in a district? How much do you look at and include? Properties viewed across a valley are part of the landscape as experienced on the opposite side of the valley. The Council noted that the Clay Hill leg of the proposed district seems different and apart from the Grout Road section.

Ms. George suggested that a Council member could field check the site of potential rural historic districts and contribute their personal insight during the slide show review of the district with the full Council. It was discussed whether or not rural historic districts be evaluated only for their agricultural context. It was agreed that they might also have industrial, commercial, and other historic contexts.

In driving along the River Road in Woodstock, the Council and staff noted that from the road it does not appear to be a National Register rural historic district and that it does not appear to be agricultural. Ms. Gilbertson suggested that it has a rural summer colony context. The Council was asked what



other kinds of rural historic districts might there be?

It was agreed that it is important to define continuity in a rural district. Continuity must be there or you could end up covering the whole state, just skipping over the non-contributing sections. It was discussed that the current visual characteristics of an area need to be compared to the past landscape use. The Council was asked if we should set somewhat arbitrary boundaries for rural districts, such as in the Burlington historic districts, where manageable sections are nominated as time and resources allow. Mr. Johnson asked the Council if, for example, three farms were enough to be a rural historic district, such as in the case of the first three farms seen in Clay Hill.

In Woodstock, Ms. Boone suggested looking at a stretch of road and evaluating integrity. Should something as small as three properties be called something other than a rural district? On the stretch of road looked at, Mr. Gilbertson noted that one small new house in a historic farmscape was not a problem because the rest of the landscape was intact. Ms. Boone asked what you should look for in a rural historic district. Mr. Gilbertson suggested looking at some of these areas with a forester. He said one looked for a strong sense of agriculture--intact fields, hillsides, agricultural buildings, etc.--and seeing how scattered new buildings are integrated into the landscape.

In looking at the Morgan Hill area of Woodstock, the question was raised as to how many of the stone walls are historic and how many are less than fifty years old. Ms. Gilbertson noted that the Division has just received a request from the Woodstock Planning Commission to review the National Register eligibility of Morgan Hill. She asked the Council what they wanted to see when they did National Register preliminary reviews of rural historic districts.

The Council and staff then proceeded to Springfield, looking at the Southview Complex (determined eligible for the National Register at the October meeting) on the way to the Parker Hill Rural District. Ms. Gilbertson pointed out the features of the Parker Hill district. On the return to White River Junction, the van passed by the Skitchewaug prehistoric archeological site in Springfield, which is rapidly being eroded away. Ms. Peebles explained the site and the serious erosion issues on the Connecticut River.

The meeting was adjourned at 4:35 p.m.

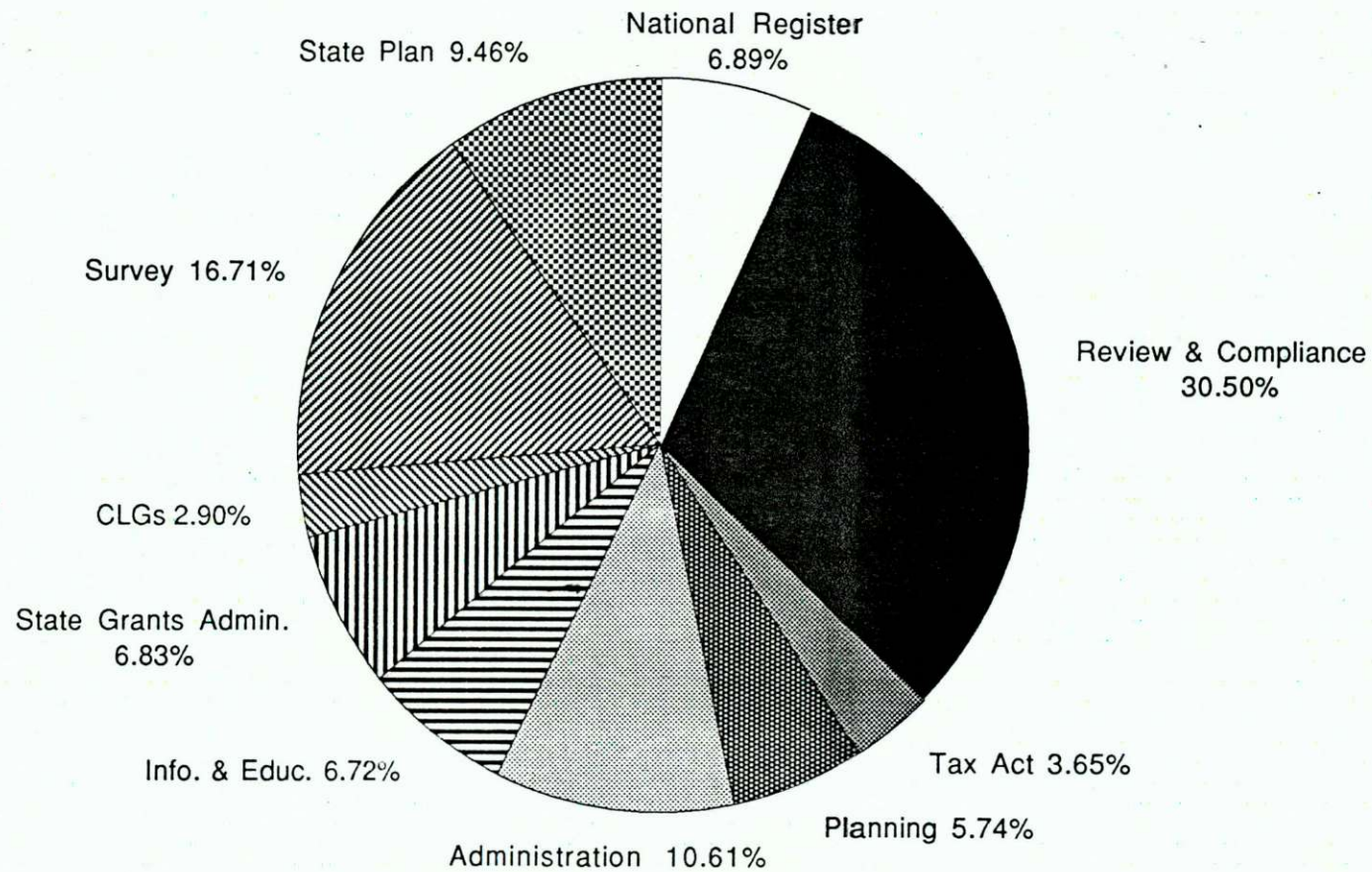
Submitted by,

Elsa Gilbertson  
Nancy E. Boone

Vermont Division for Historic Preservation



DIVISION FOR HISTORIC PRESERVATION  
FFY91 PERCENTAGE OF HOURS BY PROGRAM AREA



11/8/91





## STATE OF VERMONT

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AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

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Vermont Life Magazine 828-3241

TO: Advisory Council Members  
FROM: Elsa Gilbertson *Elsa*  
DATE: December 2, 1991  
RE: December Advisory Council Meeting

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The Division has decided to cancel the Council meeting on December 19, 1991, because there aren't enough items on the agenda to warrant a meeting. Maybe you could consider this as our holiday gift to you!

We look forward to seeing you again on January 21. In the meantime, have a happy holiday season and good new year.

cc: Barbara Ripley

