



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 21, 1993, beginning at 9:30 a.m. in the fourth floor conference room, 135 State Street, Montpelier, Vermont.

AGENDA

- 9:30 I. Minutes of the December 16, 1992, Meeting
- 9:40 II. Confirmation of Dates for February, March, and April Meetings; Agenda for February Meeting
- 9:45 III. Director's Report
- 10:05 IV. National Register Final Review and Designation
A. Isaac Raymond Farm, Woodstock
B. Witherell Farm, Shoreham
C. Asa May House, West Fairlee
- 10:30 V. National Register Preliminary Review
A. Roxbury Fish Culture Station, Roxbury
B. Bennington Fish Culture Station, Bennington
C. Salisbury Fish Culture Station, Salisbury
D. Bald Hill Fish Culture Station, Newark
E. West Halifax Historic District, Halifax
F. Ledyard Bridge, Norwich
- 11:15 VI. State Register Review and Designation
A. Eagle Quarry Site, Poultney
B. 14 Pitkin Street, 16-18 Decatur Street, Burlington
C. Discussion on Council Review of State Surveys for Designation to State Register
- 12:00 VII. Working Lunch
- 1:00 VIII. Advisory Council Report
- IX. New Business
- 1:15 A. Environmental Review Update
- 11:00 - 11:15 B. Waterworks Restaurant Greenhouse Addition, Winooski
- 1:25 C. Division Testimony on Behalf of the Advisory Council in Act 250
- 1:45 D. State of the Division Report
- X. Old Business



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

MINUTES

January 21, 1993

Members Present:

Townsend Anderson, Chair, Citizen Member (left at 4:40)
Barbara George, Vice-chair, Citizen Member
Glenn Andres, Architectural Historian
Thomas Keefe, Architect
Neil Stout, Historian

Members Absent:

David Lacy, Historic and Prehistoric Archeologist

Division Staff Present:

Eric Gilbertson, Director (9:40 - 11:45; returned 1:20)
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Curtis Johnson, Architecture Survey and Publication Manager
(10:30 - 11:05; 11:25 to end)
David Skinas, Survey Archeologist (10:30-10:45; 2:00 to end)
Giovanna Peebles, State Archeologist (1:45 - 4:30)
Jane Lendway, Preservation Planner (2:00 to end)
John Dumville, Historic Sites Operations Chief (2:00 to end)
William Jenney, Regional Sites Administrator (2:00 to end)
Audrey Porsche, Regional Sites Administrator (2:00 to 4:30)
Mary Jo Llewellyn, Preservation Grants Manager (2:00 to end)

Visitors:

David Ely (Item IX.B; 11:05-11:25)
Dick Corley (Item IX.B; 11:05-11:25)

The meeting was called to order by the chairman at 9:45 a.m. It was held in the fourth floor conference room at 135 State Street, Montpelier, Vermont.

I. Minutes of the December 16, 1992, Meeting

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

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

The following dates were set: February 23, March 30, and April 27.

III. Director's Report

Mr. Gilbertson reported that the FY'94 budget process seems to be progressing. The Division has looked into charging fees for the investment tax credit program, but has found out from the National Park Service that this is not allowed. Mr. Gilbertson and Mr. Dumville will begin testimony on the capital budget on January 22. The state grants are in the budget for \$200,000 and the barn grants for \$100,000, but that the funding for the Mount Independence Visitor's Center was taken out of the proposed budget. He said the latter might cause some disappointment for the local supporters of the Mount Independence site.

Mr. Gilbertson said that a consultant, Meg Ostrum, recently gave a presentation on the new design proposals for the state rest areas. The theme is "Tours and Detours," and there will be a lot of emphasis on cultural resources.

The Agency of Development and Community Affairs has a new general counsel, Robert Martin. He replaces Barbara Ripley, who was recently appointed to become Commissioner of Labor and Industry. This means that a new State Historic Preservation Officer will have to be appointed.

Mr. Gilbertson said the diver who was caught stealing artifacts off the bottom of Lake Champlain in 1991 was recently found guilty in the Addison Circuit District Court of the offense charged. The sentence has not yet been set.

Mr. Skinas and Art Cohn, Director of the Lake Champlain Maritime Museum, were guests on the Vermont Public Radio program, "Switchboard," on January 20th. The discussion was on Vermont's underwater heritage.

Mr. Gilbertson reported that Ms. Gilbertson has been collecting newsclippings that mention the Division or its programs. For the six month period from July to December 1992, there were over 160 articles. This exercise has shown that the Division does get good publicity, rather than bad press, for its activities in a wide variety of publications.

Last week the Consulting Archeology Program at the University of Vermont sponsored a meeting for all archeologists working in Vermont. About 30 people attended. Mr. Gilbertson noted that the archeology field in Vermont has expanded considerably over the years.

Ms. George asked Mr. Gilbertson if Council members should tell their legislators to support the budget for the Division. Mr. Gilbertson said there was a lot of public interest in the Mount

Independence Visitor's Center, but thinks that perhaps with Sen. Jeffords proposed Lake Champlain heritage corridor legislation there might be the opportunity for some federal funding for a visitor's center. He said once there is a visitor's center the Division will need to have more money in the operations budget in order to run it. The Division has hired David Carris to run a design competition for the visitor's center. The final selection is in the beginning of March.

Mr. Anderson asked about filling the vacant position on the Advisory Council. Mr. Gilbertson said he has discussed it with Mr. McDougall recently, and will talk to him again about it.

Mr. Gilbertson gave the Council a copy of his weekly report to the Agency.

IV. National Register Final Review and Designation

The Council received copies of the nominations before the meeting.

A. Isaac Raymond Farm, Woodstock

The nomination meets National Register nomination priorities 6, 8, and 12, and is being nominated under the Agricultural Resources of Vermont MPDF. The Council noted several small changes to be made. Dr. Andres made the motion, which was seconded by Dr. Stout, to approve this nomination under criteria A and C. Mr. Keefe said this nomination raises interesting questions about integrity and eligibility since most of the buildings on the property date from 1940. Ms. Gilbertson said the theme of abandoned Vermont hill farms "rescued" by well-to-do out-of-staters in the 1930s and 1940s is identified in the MPDF and State Historic Preservation Plan. Discussion followed on the fifty year rule of thumb for eligibility. The motion passed unanimously.

B. Witherell Farm, Shoreham

The nomination meets National Register nomination priorities 8, 9, 11, and 12, and is being nominated under the Agricultural Resources of Vermont MPDF. Dr. Stout made the motion, which was seconded by Ms. George, to approve the nomination under criteria A and C. Discussion followed. The motion passed unanimously.

C. Asa May House, West Fairlee

The nomination meets National Register nomination priorities 6 and 12. Dr. Stout commented that there were errors in the citations. Dr. Andres made the motion, which was seconded by Ms. George, to approve the nomination under criterion C. Dr. Andres said the house had a lot of new windows from the 1960s, and expressed concern about the recent altering of the roof form on the rear addition in the "L" in back of the house. Discussion followed. The motion passed.

VI. State Register Review and Designation

A. Eagle Quarry Site, Poultney

Mr. Johnson said there is an Act 250 jurisdictional question about this property, and asked the Council to confirm that the property is on the State Register. He said the Council had placed the survey of Poultney on the State Register on May 7, 1980. This is the most important archeological site associated with slate quarrying in Vermont. Dr. Stout made the motion, which was seconded by Mr. Keefe, that the Council affirms that the Eagle Quarry in Poultney is listed on the State Register and that it is a significant historical site. Mr. Johnson said the site is particularly significant because it only operated between 1852 and 1874. Dr. Andres noted it is similar to Mineral Point, Wisconsin, a lead mine run by Welsh miners. Mr. Johnson said his understanding is that the new owners want to operate the slate quarries again. Mr. Skinas said the site is a finite occupation with no disturbance, and is very important for what it can tell us. The motion passed unanimously.

B. 14 Pitkin St., 16-18 Decatur St., Burlington

Mr. Johnson said 16-18 Decatur Street was being dropped from the agenda. He and Ms. Boone have made a site visit to 14 Pitkin Street. This is an environmental review project. The building wasn't included in the survey of Burlington, but they feel it is clearly eligible for the State Register. Ms. Boone explained the urban form concept of surveying. The Council looked at photos of the building. Ms. George asked if a survey form could be filled out for the property, as she felt it was very important to have forms for whatever is placed on the State Register. Ms. George made the motion, which was seconded by Mr. Keefe, to place 14 Pitkin Street on the State Register, with the understanding that a survey form will be filled out for the property. Mr. Johnson said the Division would do a survey form some day. The motion passed unanimously.

V. National Register Preliminary Review

E. West Halifax Historic District, Halifax

The question of National Register eligibility for West Halifax has come up in the context of a bridge replacement project for the Agency of Transportation (AOT). Mr. Johnson explained that in 1980 the Advisory Council had said that West Halifax village did not appear eligible as a district. Since that time the community has restored the historic schoolhouse in the village. The Council reviewed the photographs and map provided by the AOT historic preservationist. Discussion followed. Dr. Stout made the motion, which was seconded by Ms. George, that based on present conditions the Council concurs West Halifax Village appears to be eligible for the National Register as a historic district, and therefore reverses its 1980 opinion. The motion passed unanimously.

IX. New Business

B. Waterworks Restaurant Greenhouse Addition, Winooski

Ms. Boone provided some background information on the project. At the June 1992 meeting, the Council looked at a proposal to add a greenhouse addition to the Prime Factor restaurant at the Champlain Mill. The Division had long held the position that this would be an adverse affect. The Council reached the consensus that such an addition would not be an adverse affect, providing it met certain conditions. Since then the restaurant has been sold, and the greenhouse has not been built. Now the Waterworks restaurant in the Champlain Mill would like to close in their deck with a greenhouse. The deck was built in the early 1980s. The new project does not come under any regulatory review, but the owners said the City of Winooski would be interested in knowing the opinion of the Council on this proposal. The Council reviewed a drawing of the proposed project and photographs of the Mill and the deck. Mr. Keefe asked if the addition would leave some permanent scars on the building. Mr. Ely noted that the Waterworks is located in an annex, which was built in the 1950s and is not a historic part of the Champlain Mill. Mr. Anderson recommended to the Council that if their inclination is to approve this they make a strong statement about cumulative impact of changes to the Mill. Discussion followed.

The Council concurred that they find the proposal to add a greenhouse to the Waterworks deck acceptable with the caution that this does not encourage wholesale additions to the Champlain Mill that would obscure its historic character; that they find the existing deck is not very visible to the public because it is screened by trees and is relatively far away from the bridge; and that the greenhouse should be installed so it will have a minimum impact on the building and so it can be reversed at any time.

V. National Register Preliminary Review (cont.)

F. Ledyard Bridge, Norwich

Mr. Johnson reported that this property has come up under environmental review. He said the New Hampshire SHPOffice at first said the bridge was eligible for the National Register. They now say it is not National Register eligible, because it is an example of a type of technology that is still in use today. The Division is also evaluating the project. The proposal is to replace this 1936 concrete and continuous plate girder bridge. The Ledyard Bridge is an early example of plate girder bridge technology, but engineers believe it is not safe. Mr. Johnson noted that the Division does not have good context information for this type of bridge, but that the Division wants to ask the Council if the bridge is eligible for the National Register at least for architectural merit. The Council looked at the photographs. Ms. George said that if the context were developed,

the bridge could be eligible. Dr. Andres stated the bridge has a number of architectural features that bespeak its period, including lamp posts, molded abutments, other molded elements, and arches in the girders. He said the bridge is self-consciously architectural. Dr. Stout made the motion, which was seconded by Dr. Andres, that the Ledyard Bridge appears to be eligible for the National Register under criterion C. The motion passed unanimously.

- A. Roxbury Fish Culture Station, Roxbury
- B. Bennington Fish Culture Station, Bennington
- C. Salisbury Fish Culture Station, Salisbury
- D. Bald Hill Fish Culture Station, Newark

Ms. Gilbertson and Ms. Boone explained the background of the project. The Department of Fish and Wildlife (DF&W) is doing long term planning for work on these four stations. The work will involve federal and state funds. DF&W will be doing National Register documentation on those stations that appear eligible, and if two or more are eligible they will also be preparing an MPDF. The Council received copies of the draft survey forms for the stations before the meeting. The Council looked at the photos of the stations. They agreed that they would not look at the contributing or non-contributing status of every element of each fish culture station at this time, as the research is still ongoing.

Ms. George made the motion, which was seconded by Mr. Keefe, that it is the consensus of the Council that the Roxbury, Bennington, and Salisbury fish culture stations appear eligible for the National Register; that the Bald Hill Schoolhouse should be further investigated as it may be eligible for the National Register as an example of a one room schoolhouse under the Education in Vermont MPDF; that the Bald Hill Fish Culture Station does not appear to be eligible because of its age but that it may become eligible for the National Register with the passage of time for historical merit; and that they encouraged the study of other fish culture stations in the state. The motion passed unanimously.

VIII. Advisory Council Report

Ms. George reported that in talking to someone at the Windham Regional Commission, she found out they would be interested in having people come to the Commission with ideas for nominating historic districts. Ms. George also handed out packets of information on the Preservation Trust of Vermont and brochures for the 11th annual workshop series of the Preservation Institute for the Building Crafts.

Dr. Andres reported on an issue in Middlebury regarding a historically and visually significant farmstead on Route 7 South. It is listed on the State Register and is the last intact farmstead on Route 7 between Middlebury village and East Middlebury.

Mr. Keefe reported that the Town of Bennington is considering building a central municipal building that would include the police station, town offices, and the fire station. This would mean that the buildings these offices and stations occupy now would be vacated. Many are historic buildings. He said that in Manchester a developer has had a proposal accepted that would include moving the historic Walker House.

Dr. Stout said Thomas Visser is suggesting that if there is licensing for lead abatement, people should receive some training in historic preservation.

Mr. Anderson said he is meeting with Mr. McDougall on Monday, January 25, and will bring up the issue of the appointment of a new State Historic Preservation Officer (SHPO). He encouraged the Council to be involved in the process. Ms. George asked if the Council should write down their ideas of what an SHPO should be. Discussion followed. Council members said if there was anything that they could do regarding the appointment of an SHPO, they would be willing to do it.

VI. State Register Review and Designation

C. Discussion on Council Review of State Surveys for Designation to State Register

Mr. Johnson gave the Council a list of what town surveys have and have not been reviewed and placed on the State Register. He said it was important to continue the designation process and noted that State Register listing was very helpful in the Act 250 process, etc. There are two ways to do the review--to bring survey books to the meetings or for Council members to come to the office, look at the surveys, and then make recommendations to the Council. Several members said they would volunteer to come into the office, although some can not work on it until this summer.

IX. New Business

A. Environmental Review Update

Ms. Peebles reported that the Federal Energy Regulatory Commission has officially initiated consultation with the Division on hydroelectric relicensing. She gave the Council copies of the letter.

C. Division Testimony on Behalf of the Advisory Council in Act 250

Ms. Boone and Ms. Peebles reported that this issue came up as a result of the Gerbode Barn Act 250 case in St. Albans. The Division's motion to alter in this case was denied. Some Division staff met yesterday with Stephanie Kaplan and Michael Zahner at the State Environmental Board to ask what the Division

can do to clarify its role on testifying on behalf of the Council in Act 250. Their opinion was that there was no authority for the Division to testify for the Council, and they suggested the Division get legislative establishment for Division testimony on behalf of the Council. This could be done either by changing Act 250 or the State Historic Preservation Act, but the Environmental Board is not very interested in opening up Act 250. Mr. Anderson said that by trying to change either of these laws there is a lot more for historic preservation to lose than there is to gain, and he suggested an interim process with the Council to get around the problem. Ms. Peebles said another way to solve the problem would be for the Division to establish rules and regulations but that we would need a ruling from the Attorney General's office on whether or not you can delegate responsibilities through regulations. Ms. Boone and Ms. Peebles said the immediate solution to the problem is for the Division to take to the Council everything that comes up on Act 250. There was discussion on what kinds of issues would need to be taken to the Council, how it would work, and the problems regarding archeologically sensitive areas. Ms. Boone suggested that the Division work on the details of how this might work, and make a suggestion to the Council. Mr. Anderson suggested a form letter with fill-in-the-blanks to cover most cases. The Council agreed that opening up the Act 250 law may entail great risk for historic preservation. Dr. Andres asked if there were any other bodies in state government in a similar situation. The staff replied that there probably were none.

D. State of the Division Report

Mr. Anderson provided some background for the discussion, saying the Council had asked at the last meeting for this report. Mr. Gilbertson began the report by providing information on the history of the Division. He discussed how the Division developed from the Board of Historic Sites, how its responsibilities evolved and grew, the differences between the state and federal programs and what the two programs do, the sources of funding over the years and how that has changed, the growth and decline of staff, the growth and decline of the ability to hire temporaries, and the growing technical requirements for all the work the Division does. He showed the Council graphs and charts that illustrated many of these points. He also showed samples of early and recent tax act projects, surveys, National Register nominations, and Advisory Council minutes to illustrate how these programs have grown. He discussed the requirements that have been added over the years, including environmental review, various federal grant programs, NPS 49, etc. He noted that in the past about half the funding for Division programs was state funded and half federal funded. Now only about 30% is paid for by state funds. Mr. Gilbertson said that in the past the Division was able to help fund projects in communities that had a building and long-lasting effect. He gave the example of Hardwick. The Division gave Hardwick a grant to do a plan and National Register work, which resulted in a lot of investment to carry out the plan. He noted that today with the barn grants there is not much survey information on barns, so it is difficult

to analyze these barns for the grants. He gave the Council two information sheets on the state and federal appropriations by year for the Division. Mr. Gilbertson said there is a continual and growing public interest in historic preservation, but continually dwindling resources. He said the reason the Division can continue to operate at all is because of the longevity, dedication, and great institutional memory of the staff. He said the Division has been very creative in trying to find other ways to fund activities. Last year it got over \$100,000 in other funding.

Mr. Gilbertson also said he has received a draft of the report on the Division, done by an Agency contract. Mr. Anderson asked if the Council will get copies of the report. Mr. Gilbertson said he would give the Council copies.

After Mr. Gilbertson, the four section chiefs gave presentations on their areas. They discussed new directions in each section, the efforts at problem solving, and then what each section is not doing that it used to do because of budget and/or staffing cuts. Everyone noted that there was little or no professional training, no opportunity for out-of-state travel, and no opportunity for research and writing. There is also little or no clerical support. The business manager and one secretarial position has been lost, and another secretarial position has only been filled by temporaries for months. This has meant that much of the support services and bill paying has fallen on the shoulders of the remaining secretary, Lanora Freedom.

Ms. Lendway gave a presentation on Federal Administration, the Certified Local Government (CLG) program, and the Vermont Historic Preservation Plan. She discussed the trends and problems with administration. Since the loss of the business manager position, Ms. Lendway has had to spend much of her time in the administration part of the federal program. She said the Division has increasingly been driven to preserve its program by developing innovative matching share projects and that this past year the Division relied on \$50,000 in volunteer match to make up for general fund cuts. In the CLG program, she said the CLG commissions were eager to learn more about historic preservation but that the Division has not been able to provide much more than the most basic training. Ms. Lendway has very little time to work on the CLG program. Progress on the State Historic Preservation Plan has come to a near halt because of the loss of the preservation plan position and so much of Ms. Lendway's time is spent on administration.

Ms. Boone then gave a presentation on the architecture section. She first gave the Council figures on the amount of outstanding projects in the areas of National Register, survey, tax credits, environmental review, state grants, flood grants, and barn grants. She then discussed those areas, as well as planning, and public outreach. Since the loss of the building preservation specialist position this past fiscal year, tax credit review has fallen way behind. There are no National Register grants for historic districts and no survey work, except through the CLG

program. Last year the number of grants awarded tripled. In the area of planning, there is no more involvement in Act 200 and very little local planning assistance. She also noted that because of the work load, this section is not able to do much public outreach.

Ms. Peebles reported on the archeology section. She discussed the areas of archeology survey, environmental review, planning, National Register nominations, and public outreach. She noted the large backlog in the survey and environmental review, the survey and National Register work generated through environmental review requirements, and how the demands on the services of this section have increased over the years. She said this section spends a great deal of time with the Abenakis. There is very little time for public outreach. Ms. Peebles noted the types and numbers of agencies that the Division has worked with to get them into compliance with environmental review laws and the effort to develop programmatic memorandums of agreement, but said there are still problems with other state and federal agencies that are out of compliance.

Mr. Dumville reported on the historic sites section. He discussed Heritage'91 (started in 1987) and noted the difficulty of doing long range planning that will be supported because of constant changes in State administration. The sites have lost two positions in the past two years--a regional sites administrator and the restoration specialist. It is very difficult to run so many buildings without a restoration/ maintenance position. The elimination of the business manager position has also been a severe impact on the accounting for the sites. The sites attract over 100,000 visitors a year. Mr. Dumville said State funding has been decreasing steadily, and this year 48% of the budget was funded from outside sources. The sites have been told to generate a lot more money each year in admission fees, sales, and sales tax, but he said this was unrealistic given the economy and declining admission figures for all cultural institutions around the state. Revenues earned at the two largest sites (Bennington and Plymouth) are used to help run all the sites, when they ought to be invested back into those two sites. A yearly maintenance fund of \$44,000 was cut to \$10,000 this past year, and the Division was told not to spend it as it would have to go toward personnel. Mr. Dumville compared the level of staffing with other Vermont museums, talked about changes in hiring seasonal temporaries over the years, the problem of backlogged bill payment, and mothballing undeveloped sites. Site administrators have developed new exhibits under Heritage'91, but that they do not have the time to train the seasonal temporaries to better answer the questions and needs of the public. He stressed that the sites are not profit-making and should not be treated as such.

Mr. Anderson thanked the Division for the presentation, said he was there to listen today and that there was a lot of material presented, and asked to continue the discussion at the next Council meeting. Dr. Andres suggested reducing the material on newsprint to a smaller size and sending copies to the Council.

The Division will do that. Mr. Gilbertson said the exercise of preparing for this presentation has been very useful for the Division.

Mr. Keefe congratulated the Division for what it is doing, and said it was a very energetic and efficient organization. He asked if the Division had a triage system, and Ms. Boone gave the Council a sheet of information. He suggested that how the publication was done (taking people off their regular duties to concentrate on one project) might be a model for getting other projects done. Ms. Boone said it would be more difficult now because the architecture section has one less staff person and the section can now only do essential work. Dr. Andres noted that making this effort for the Addison County book resulted in a high visibility project. Mr. Keefe said it seems like the federal regulations drive a lot of the process.

Ms. Peebles said the Division is looking at ways to tackle the environmental review issue and ways to reduce the time involved in it. Ms. Lendway said the Division would like to spend time on preservation education because that would pay off the most in the long haul, but because of the work load the Division hasn't been able to do much follow-up to any of its projects (such as the videos or its books). Mr. Gilbertson said the Division has been forced to deal with two year windows on planning since it is not the attitude of state government now to look at long range planning. Mr. Keefe suggested that the Division either needs to use the triage system to decide what to do or that everyone needs to go out and try to get more funding to do all the work that should be done, but he said politically this is not the year to do the latter. He asked if for the short short term do we just look at what we can cut. He said it is important to also look at the long term, and stressed that there needs to be a widespread grass roots effort to encourage the support of preservation.

Dr. Stout commented on one of the items in the triage system (responding to requests of administrators, legislators, etc.). He said responding to their requests often actually makes the problems worse because since these requests get answered they assume there is no problem.

Ms. George said she felt it was very important that the Council received the information presented today. She said in the past they have talked about doing a position paper and now that they understand more about the Division, she would feel much more comfortable in doing such a paper. She said this also is very good information for an annual report. She asked if there are things specific to the Council that the Council can do for the Division better than other people or groups could do. Mr. Gilbertson said the issue is not only money. He said there is the perception that the Division has too many staff, and suggested that the Council could be helpful by talking to legislators, other people, writing op-ed pieces, etc. It was stated regarding the sites that higher level people in state government should show some interest and come to exhibit openings, and that the Division needs help in bringing the sites

to the public and promoting them. The sites would like to be included in the various state systems of promotion, such as Vermont Life.

Dr. Andres said he wished the Division could consider doing at least one thing a year in some categories of work, such as public outreach, rather than dropping the categories altogether. He said it would keep some things alive for later revival and expansion and would also be rewarding to the staff. He noted as an example the ADA workshop and how useful that was. Ms. Lendway brought up the idea that Division staff has been discussing informally about focusing all its programs in one place and doing the work well. She said this might be something the Council could help with, perhaps developing special grants criteria to be able to focus projects in one place.

Mr. Anderson repeated that he would like to continue this discussion at the next meeting. He said historic preservation has to look at win-win situations. In the process of prioritizing, we need to ask questions and do some critical analysis. He would like to put aside a certain amount of time at each meeting to continue this discussion. He thought the Council could put together a very creditable position paper. He said he hopes the Council can be a great asset to the Division in solving the problems and that it can demonstrate the importance of preservation to the long term goals of the state.

Mr. Keefe made the motion, which was seconded by Dr. Stout, to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 4:50 p.m.

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 February 23, 1993, beginning at 9:30 a.m. in the fourth floor conference room, 135 State Street, Montpelier, Vermont.

AGENDA

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| 9:30 | I. | Minutes of the January 23, 1993, Meeting |
| 9:40 | II. | Confirmation of Dates for March, April, and May Meetings; Agenda for March Meeting |
| 9:45 | III. | Director's Report |
| 10:10 | IV. | National Register Final Review and Designation
A. John Hamilton Farmstead, Bridport |
| 10:20 | V. | National Register Preliminary Review
A. Andrews Farm, Richmond |
| 10:30 | VI. | State Register Review and Designation
A. Ayers Street School, Lincoln School, Matthewson School, North Barre School, Ward 5 School, Barre City |
| | VII. | New Business |
| 10:55 | | A. Environmental Review Update |
| 11:15 | | B. Chittenden Bank Building, Montpelier |
| 3:30 | | C. Lead Paint Legislation Update |
| 11:45 | VIII. | Working Lunch |
| 12:45 | IX. | Advisory Council Report |
| | X. | Old Business |
| 1:00 | | A. Discussion on State of the Division Report |



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

February 23, 1993

Members Present:

Townsend Anderson, Chair, Citizen Member
Barbara George, Vice-chair, Citizen Member
Glenn Andres, Architectural Historian
Thomas Keefe, Architect
Neil Stout, Historian
Barbara Ripley, Citizen Member (not yet officially appointed;
9:55 - 11:30, 1:10 - 2:10)

Members Absent:

David Lacy, Historic and Prehistoric Archeologist

Division Staff Present:

Eric Gilbertson, Director (out 3:45 - 4:25)
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist (left at 4:30)
Giovanna Peebles, State Archeologist (1:20 - 2:50)
John Dumville, Historic Sites Operations Chief (1:20 - 3:45)
Jane Lendway, Preservation Planner (1:25 - 3:45)

The meeting was called to order by the chairman at 9:45 a.m. It was held in the fourth floor conference room at 135 State Street, Montpelier, Vermont.

I. Minutes of the January 23, 1993, Meeting

Ms. George made the motion, which was seconded by Dr. Stout, to accept the minutes, with the correction that on page 9, paragraph 2, the word "contact" be changed to "contract." The Council asked that future agendas have an item on updating old business right after the minutes. The motion passed unanimously.

X. Old Business

B. Update on Items from Previous Meeting

Ms. Boone said there has been no progress made on developing environmental review procedures for Act 250 since there has been a

lot of sickness at the Division this past month.

Mr. Anderson asked about the Southview project in Springfield and if the documentation has been turned in. Ms. Boone said that it has been received, and that the federal Advisory Council requested a Memorandum of Agreement on the project. Suzanne Jamele, Environmental Review Coordinator, wrote an MOA.

There has been no news from East Montpelier regarding the rural historic district issue, and there has been no response from State Buildings regarding the porch on the Council on the Arts building. Buildings did remove the inappropriate light fixture from the lobby of 133 State Street.

Mr. Anderson then told the Council that Ms. Ripley is going to be appointed to become the new member of the Advisory Council.

II. Confirmation of Dates for March, April, and May Meetings; Agenda for March Meeting

The following dates were set: March 30, April 27, and May 25. The March meeting will be in Burlington and there will be a lunch in honor of Martin Tierney. The April meeting may also be in the Burlington area, with perhaps a field trip to Fort Ethan Allen. Mr. Gilbertson reported that at the March meeting the Council will award the next round of Certified Local Government grants.

Mr. Anderson told the Council that the new general counsel for the Agency of Development and Community Affairs, Robert Martin, has been appointed State Historic Preservation Officer. Mr. Martin is unable to come to the meeting.

III. Director's Report

Mr. Gilbertson reported that he has testified on the capital budget before the Senate and House Institutions committees. He said there is a trend in state government to shift items from the general fund to the capital budget. At Plymouth the Division is proposing to do some videos, such as for the summer White House, to provide alternative accessible programs and services, but he said the committee didn't really like anything as short term as videos being in the capital budget. Mr. Gilbertson pointed out that without the videos there would have to be significant changes to the historic fabric of the building to provide handicapped accessibility. Several people in the House spoke in favor of the two grant programs.

The Division has a new secretary, Debra Sayer.

Historic Preservation Week is May 9 to 15.

Mr. Gilbertson reported on House bill 67, which would enable the Division to take over historic bridges that are part of Agency of Transportation (AOT) projects and that go off the system. A trust

fund would be set up. He, Jeff Squires, and Robert McCullough testified before the senate transportation committee on this bill.

Mr. Gilbertson spoke about the Middlebury in-town bridge project, and said that a good public process is being subverted by AOT.

Mr. Gilbertson showed the Council Victor Rolando's book, 200 Years of Soot and Sweat: The History and Archeology of Vermont's Iron, Charcoal and Lime Industries, and gave them brochures. Dr. Andres said there probably aren't many books in the United States on these industries, so this book will be a model for the country.

The National Park Service (NPS) informed the Division last week that there may be \$13 million available for a preservation job start program. Vermont may get from \$162,000 to \$197,000. The only eligible buildings are those actually listed on the National Register. It is expected that all money will have to be spent by September 30. The Mid Atlantic Regional office of NPS has asked states for a list of possible projects in Vermont. These lists will be used to lobby for the money. MARO will let us know by the beginning of March about the money. By the end of May the states will have to file reports saying where the money will be spent. The Division will have to develop selection criteria, scoring system, application, etc. The Council asked if the state sites could receive some of this money, and asked the Division to seriously consider this idea. Dr. Andres said it would be great to target some high profile private sector projects and help jump start the economy. This grant program has to be an effort to hire the unemployed, and is a time when being on the National Register, rather than being eligible for it, makes a difference.

Mr. Gilbertson mentioned the proposal being discussed to create a heritage center that would house the Vermont Historical Society, Travel, Vermont Life, the Division, the Secretary of State, and the Council on the Arts on the triangle of land by the interstate in Montpelier. He said he has a major problem with moving these kinds of attractions out of the downtown and that it is against the Governor's idea that state offices should be in downtowns.

The state historic preservation officers (or deputies) of New England and New York will be meeting in Springfield, Massachusetts, tomorrow to discuss issues and set an agenda for the next SHPO staff meeting in April. Mr. Gilbertson will also be meeting with a person from NPS regarding a heritage corridor on the precision tool industry in the Connecticut River valley.

Information was passed out on the National Trust Honor awards, a conference in March on ISTEIA, and an exhibit opening at the Vermont Historical Society.

IV. National Register Final Review and Designation

A. John Hamilton Farmstead, Bridport

The Council received copies of the nomination before the meeting.

The Council looked at photographs of the property. Ms. Gilbertson said the nomination meets nomination priorities 6, 9, 11, and 12 and is being submitted under the "Agricultural Resources of Vermont" MPDF. Dr. Stout made the motion, which was seconded by Mr. Keefe, that the nomination be approved under criteria A and C. Discussion followed on the eligibility of the property. Ms. Gilbertson discussed this farmstead in the context of other farms in Bridport. Dr. Andres noted a few typographical errors. The motion passed unanimously.

V. National Register Preliminary Review

A. Andrews Farm, Richmond

The Council looked at slides and the survey form for the property. It was their consensus that the property appears eligible for the National Register as a farmstead.

VI. State Register Review and Designation

A. Ayers Street School, Brook Street School, Lincoln School, Matthewson School, North Barre School, and Ward 5 School, Barre City

Ms. Boone told the Council that she recently presented testimony at an Act 250 hearing regarding the project to build a new Barre City school. These schools, which would be given up, were built between 1891 and 1914, a period of great civic growth for Barre City. She said she had testified that the schools were on the State Register but that on further checking it turned out that they were not on the Register. To clear up the record she asked the Council to place these schools on the State Register and determine their National Register eligibility. The Council looked at photographs of the schools. Ms. George made the motion, which was seconded by Mr. Keefe, that the Advisory Council place the Ayers Street School, Brook Street School, Lincoln School, Matthewson School, North Barre School, and Ward 5 School on the State Register of Historic Places and that the Council agrees that these schools appear eligible for the National Register. The motion passed unanimously.

VII. New Business

A. Environmental Review Update

Ms. Boone reported that the Division is trying to develop an MOA for Vermont housing groups that will have guidelines for housing projects of all kinds. She is working with the federal Advisory Council on this. The MOA will go into detail on the issues that often cause problems, such as windows. Mr. Anderson urged the Division not to compromise too much on these issues, especially since it appears there will be changes in policy at the federal level with the new head of Housing and Urban Development, Henry

Cisneros, who is supportive of historic preservation. The MOA will require a 36 CFR 60 qualified historic preservationist to handle reviews within the housing community (the details have yet to be worked out). Ms. Boone will send a draft copy of the MOA to the Council members for their comment.

Ms. Boone reported that the Division has recently finished up on the Cioffi barn Act 250 case in St. Albans. The barn will be repaired and the Franklin County Historical Society will have a display of agricultural equipment in the barn.

C. Chittenden Bank Building, Montpelier

Ms. Boone showed the Council drawings and site plans of the proposed Chittenden Bank Building, which would replace the current drive-in bank on State Street in Montpelier. The project is coming to the Council because the State may be a participant. If the State is involved the bank would build a five story building, two floors of which would be owned and used by the State. If the State is not involved, the bank would build a three story building. The Capital complex commission has reviewed the plans, and the money for the State's portion of the five story building is in the capital project. Ms. Boone said because it is in the capital budget, the plan should be reviewed by the Advisory Council. She learned about the project through the city planning commission, and it was the architect, rather than State Buildings, that has asked for the review.

Ms. Boone pointed out the differences in proportions between the two versions of the proposed building and how each version relates or does not relate to its neighbors. The Council concurred that the three story version is ill-proportioned. The building will be finished on all sides. The Council said the cupola was inappropriate. Dr. Andres said the cupola sets up a lot of competition with the tower on the Agriculture Building, and should be removed. He suggested that perhaps the front gable peak could go back to the main roofline. Mr. Keefe said it is important that this building is detailed nicely.

The Council concurred that they did not accept the three story version unless it is completely redesigned; that they want to see the plans again if it is redesigned; that the proportions, scale, and massing are completely off; that it is ill-suited to its site because of its size and shape; that it should make an attempt to relate to its two neighbors; and that it should not have a cupola. Regarding the five story version of the building, the Council concurred on recommending removing the cupola; and encouraged the architect to think of the vernacular details on the neighboring buildings and what makes those buildings wonderful and see how they can be interpreted in this design. The Council concurred that the choice of color, size, and pointing of the brick is crucial. The Council said they wanted to review the project again when the project plans get into the details of the building. The Division will write a comment letter to the architect about the project.

Mr. Anderson brought up the idea of trying again to get State

Buildings to comply with the State Historic Preservation Act. It was agreed that Mr. Keefe will write a letter for the Council to State Buildings reminding them of the need to comply with the State Historic Preservation Act. The letter will refer to this proposal and the Division comment letter.

IX. Advisory Council Report

Ms. George reported that the Preservation Trust of Vermont will be giving historic preservation books to the fifteen biggest public libraries in Vermont. This is being done in connection with Historic Preservation Week. She asked for suggestions of additions to the book list.

Dr. Andres discussed the Middlebury in-town bridge issue, and said he thought Ms. Boone had a real impact at the meeting held last week in Middlebury on the subject. Mr. Anderson said the reality is that AOT is ignoring a federally mandated process, and suggested that the Council support AOT planner Jeff Squires in his efforts at AOT. Mr. Anderson passed out copies of articles from the Addison Independent on the bridge, and a letter from Jim Wick regarding the Tunbridge bridge project. The Council concurred that Mr. Anderson would write a letter to AOT Secretary Garrahan, with a copy to Governor Dean, asking AOT to comply with the law (Section 106) and work better with communities on such projects. It needs to be made clear that design is part of the mitigation process. Mr. Gilbertson noted that the federal ISTEA money can be used for enhancement, but not mitigation. Mr. Anderson asked for a summary of the issues regarding the Tunbridge and South Royalton bridge projects. Mr. Gilbertson thinks we'll see a resurgence of fast track AOT projects in the near future.

Mr. Anderson suggested that at the next Council meeting there be a discussion on how to celebrate Historic Preservation Week. The theme is "Historic Preservation and Livable Communities." Ms. Boone suggested having the governor make a proclamation. The Council asked Ms. Ripley to work on this, and she agreed.

Mr. Anderson noted that there will be more Community Development Block Grant funding and discussed briefly what this might mean for Vermont.

Dr. Andres asked if everyone was aware that the "Barn Again" program was coming to Vermont. Ms. Boone said she and Mr. Gilbertson had met recently with Mary Humstone to discuss it, and that Ms. Humstone was meeting with various people in the state about it.

X. Old Business

A. Discussion on State of the Division Report

Mr. Anderson said the Council had asked for a follow-up on last month's discussion. The Division had sent each member copies of the newsprint pages of information that were presented last month.

Mr. Anderson asked for questions and comments from the Council. Ms. George said she had re-read the notes, didn't want to be micro-managing but rather wanted the staff to use the Council, for example to take the heat for making various decisions. She said she wanted the Council to support the Division in their hard decisions. Regarding the draft triage plan, she said she liked the ones dealing with work that is required by law and the ones that bring in money and promote economic development. She said it is important to give good service in the things the Division does and that there be the perception the Division gives good service, but she realized that is difficult to do everything needed given the short staffing and funding.

Mr. Keefe asked if the new federal administration is going to have an impact on what the Division will be asked to do and how it will be done. Mr. Gilbertson responded that federal grants and more CDBG funding are potentials for a greater work load and will mean the Division will not be able to do other things. Ms. Lendway noted that time is involved in making changes at the federal level. Mr. Gilbertson said if the Division gets more federal funding there will be a problem with the necessary state match. He reported that the Fowler bill (amendments to the national Preservation Act) will not significantly change the way we do business. Mr. Keefe said he felt there are now people in power at the federal level who support historic preservation. Mr. Gilbertson noted that federal agencies are having staff cuts also. Ms. Lendway pointed out the increased requirements over the years for running approvable grants programs.

Dr. Andres said it was important in the lean years for the Division to have a good image of being on top of the mandated things we do, but that he realized the frustration there must be because the Division so often is in the position of being reactive. He said it was important for the Division to pick a few creative things to do, continue them in a focused way, and get a maximum impact. He said he liked the idea Ms. Lendway suggested the last time of a project that focuses all Division programs on one community.

Mr. Anderson said it was apparent from the report last time that the Division staff was dedicated and hardworking and that the office was understaffed and underfunded. He said now he wants to ask what would the Division like the Council to do. He thought the CLG program was very important because it is great to work with communities, to give them support, and could give the Division positive publicity. Regarding the problem of the backlog of tax credits, he asked if the tax credit program should be put off on the National Park Service. He thought that would be too bad though, since Vermont has had a good, effective program. He said the amount of "people hours" allocated to each program was missing in the presentation. He thought that the Division's concern that neglect of its declining core programs might lead to complete deterioration is valid, but that perhaps it is keeping the Division from seizing new opportunities. He said the train is leaving the station, and the Division needs to be on it. Re the historic sites, he said non-profits are looking harder these days

at ways to make money and that in order to be successful they have to be run like a business. He suggested someone outside the Division suggest to the editor of Vermont Life that each issue have a feature article on one of the sites.

Mr. Anderson also said the Division should be exploiting the Council to help do things that need to be done. He thinks the Council should be putting pressure on heads of agencies to comply with environmental review regulations and to get these agencies heads to help their staffs understand the regulations and change their ways of doing things. Government is now trying to do more with less, and he said that if the opportunities are in economic development the Division and historic preservation should be contributing. He asked why the Division has to spend so much time on Abenaki issues, why it has to be a burden on the Division, and why the Division can't ask for funding or else drop the activities. Mr. Gilbertson said there is no one else in state government to do it and that the Native American Affairs Commission receives no funding. Ms. Peebles said the Division is a keeper of many of their traditions because of archeology, and that with reburials it is the Abenaki's cultural belief they can not touch the remains so that is why Mr. Skinas does the reburials. Mr. Anderson said one of the problems with preservationists is they are so interested in what they do that they often volunteer to do things.

Ms. Peebles mentioned that AOT and other agencies are getting a lot of federal funding and that some of it should be directed to the Division for environmental reviews. Mr. Anderson said the administration should take this into account when they create new programs or give large amounts of funding to programs that affect historic preservation. He said the Council should be doing things similar to the Council of Economic Advisers and Council of Environmental Advisers to shape policy and legislation in Vermont. Mr. Gilbertson suggested that the Council write a letter to the secretary of the Agency of Development and Community Affairs, with a copy to the governor, listing the agencies and/or departments that receive significant funding and whose projects have an impact on historic resources, and state the Division only gets X amount of funding and needs more funding to review these projects. Mr. Gilbertson said he wants to develop a "Division recovery act" plan over the next few months that would cover how the Division can deal with the issues ahead, regain its core programs, and move ahead. He says there will need to be a strong dialogue between the Division and Council, and suggested the Division come back to the Council at the next meeting with an outline for the plan. Mr. Gilbertson further noted that all the extra things the Division and Council are talking about doing rely on the core programs (survey and National Register) and that if the Division doesn't get back on track with these programs, there will be big problems in ten years.

Mr. Anderson suggested an approach to take today is for the Division to "prioritize" its activities so it can promote the CLG program, which will lead to more communities advocating for historic preservation and increasing the network. Division

chiefs were then asked to comment or respond.

Ms. Lendway noted that the big difference between the splash the Division made with its programs ten years ago and what affect its programs have now is that then the Division was the only group doing historic preservation. She said if there was greatly expanded CLG activity in Vermont, the Division would want work that was of Secretary of the Interior Standard quality but that this might be difficult to achieve. She said it was very important for Vermont to have a state-wide, membership, non-profit group and a way to get the word out that preservation is important. The news needs to keep getting out, the public needs to be involved in an organized way, and the body of knowledge about preservation needs to be increased since there are now well-meaning but technically not proficient people around who call themselves preservationists. She said the legislature needed to understand the problem of getting capital budget funding but not general fund money to administer the capital projects. She also noted regarding seizing opportunities that come along, the Division is on every train that leaves the station and is not just mired in administrative paperwork.

Mr. Dumville said regarding the historic sites he would ask the Council to promote and talk about the sites to people, school systems, motels and hotels, and others. He asked them to encourage writers to write about and promote the sites. He said the sites are a valuable resource that are unknown to most people in the state. He and Mr. Gilbertson said they do try to find more ways to run the sites like a business and make more money, but none-the-less the sites shouldn't be expected to raise all the money that is needed to keep them going and bring them up to their full potential.

Ms. Boone said the Division made the presentation last month in response to a request from the Council, and that the Division had understood the Council wanted to give advice on what we are doing that we don't need to do, and help make priorities. The Division went into this to tell the Council what they do the other days of the month. She said she would like some acknowledgment from the Council that the Division has not overlooked the obvious on what can be cut out, or get comments on what we should not be doing. She said that new issues or challenges often come up and it is important to take them on, but the Council should realize that those issues then stay with you. She gave the example of the Joint Resolution on Schools and the amount of reviews of school projects this has led to. Ms. Boone stated that the Division tries to go for the new issues that are important, and that when the Division takes up issues it builds expectations and connections over time so that it is difficult to break off on these commitments. She agreed with Ms. Lendway that it is important to get positive news out in a timely manner, and said inaccuracies about anything the Division does should be rebutted immediately.

Mr. Anderson said we need to find ways for the Division to position itself so it can grasp some new opportunities.

Mr. Gilbertson noted that no one has come up with any significant ways to reduce Division activities. Ms. George asked if the Division wanted the Council to scrutinize further the information presented and suggest priorities. The Division said that didn't appear to be where they could be the most helpful. Mr. Keefe asked if it would be helpful to take the list of what the Division does and divide it into three categories of priorities: mandated or politically important, desirable or brings in funding, and everything else.

Dr. Andres asked Mr. Dumville if he knew how the funding for the state sites compared with historic sites in other states, because he thought such figures would be helpful. Mr. Dumville said what they had comparisons with was other museums in Vermont. Dr. Andres also suggested a season's pass to all the sites. Mr. Dumville said they had such passes for Plymouth, but hadn't expanded it to all the sites because admissions elsewhere are very low. Dr. Andres thought it might be a way to promote the other sites and make people feel like they were supporting the whole system.

Mr. Anderson said the exercise of "prioritizing" might be a useful one. The Division will present to the Council next month the beginnings of an outline for the Division recovery plan. Mr. Gilbertson said he would like to see it in two steps--the first being getting the Division back on its feet and the second being program enhancements. Mr. Anderson said Bob Martin should be the liaison and point person to advocate the proposal with the administration.

Ms. Lendway asked specifically if anyone knows a reporter at the Times-Argus that they pursue an article to celebrate the one year anniversary of the flood and the flood grants. She said it was not too late yet to get some positive publicity for the Division about the flood grants.

VII. New Business

C. Lead Paint Legislation Update

Mr. Anderson attended a meeting of the Housing Council recently to discuss lead paint issues in relation to historic preservation. He's on a subcommittee to review and make comments on the lead paint legislation. Preservation is in the legislation pretty well, but he would like some preservation incentives included. He said it was important to consider that while someone might have lead poisoning in a household, the source of the poisoning might come from elsewhere. The Conservation Law Foundation is taking an extreme approach; they say they advocate the lead-safe approach but what they have written is more like lead-free. Mr. Anderson said some people seem to grasp that not changing the outsides of historic buildings is important, but it is harder for them to understand why they can't or shouldn't change the historic interior features of historic buildings. At the meeting he gave the example of the Dalton Drive buildings at Fort Ethan Allen,

stressing that their historic interiors are what have sold those units.

Ms. Boone asked if the draft legislation now says that any time a person buys a building that is on or eligible for the State or National Registers that they contact the Division. Mr. Anderson said he's suggesting it and that the legislation now has a provision for training lead abaters and a variance for buildings on or eligible for either register. He said he would like to see an alternative to ripping out or covering up features with lead paint. He thinks most of the damage to historic buildings will happen in the early years of the legislation. Ms. Boone asked why have the notification to the Division if there is nothing in the law to prohibit historic features being destroyed. Mr. Anderson said there will be other things in the law to allow for variances. Ms. Boone suggested that there were other ways to make reference to historic buildings in the legislation, such as saying any building over 50 years old is possibly historic. She noted given the discussion about the state of the Division that the notification will cause a burden on the office. Mr. Anderson said he felt it was important to get it in the initial legislation, because it would be difficult to add later and because it could be used to get more funding for the Division. Ms. Boone said as she develops the MOA for the housing groups she wants to make sure the lead section is in line with the proposed lead legislation.

Dr. Andres made the motion, which was seconded by Dr. Stout, to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 4:45 p.m.

Submitted by,

Elsa Gilbertson
Nancy E. Boone
Division for Historic Preservation



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on Tuesday, March 30, 1993, beginning promptly at 9:30 a.m. in the Dewey Lounge, Old Mill, University of Vermont, Burlington, Vermont.

AGENDA

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|-------------|-------|--|
| 9:30 | I. | Annual Meeting of the Advisory Council
Election of Officers |
| 9:40 | II. | Minutes of the February 23, 1993, Meeting |
| 9:45 | III. | Update on Items from Previous Meeting |
| 9:55 | IV. | Confirmation of Dates for April, May, and June Meetings;
Agenda for April Meeting |
| 10:00-10:15 | V. | Director's Report |
| | VI. | New Business |
| 10:15-10:40 | A. | Environmental Review Update and Discussion on
Delegation Issue |
| 10:40 | VII. | Old Business |
| | A. | Continuation of Discussion on the State of the
Division Report |
| 12:00 | VIII. | Working Lunch |
| | VI. | New Business (continued) |
| 1:20-2:20 | B. | Selection of FY'93 Certified Local Government Grants |
| 2:20-2:45 | C. | Review of Selection Criteria for Proposed 1993
Historic Preservation Fund Jobs Bill |
| 2:45 | IX. | State Register Review and Designation |
| | A. | Request for Removal of Sabourin Farmstead,
Middlebury, from the State Register |
| 3:15 | X. | National Register Final Review and Designation |
| | A. | Theron Boyd House, Hartford |
| 3:20 | XI. | National Register Preliminary Review |
| | A. | Paris Farm, Lyndon |
| | VI. | New Business (continued) |
| 3:30 | D. | Transportation Issues |
| 3:50 | E. | Discussion on Celebrating Historic Preservation Week |
| 4:10 | XII. | Advisory Council Report |



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

March 30, 1993

Members Present:

Townsend Anderson, Chair, Citizen Member
Barbara George, Vice-chair, Citizen Member
Glenn Andres, Architectural Historian
Thomas Keefe, Architect
David Lacy, Prehistoric and Historic Archeologist
Neil Stout, Historian

Division Staff Present:

Eric Gilbertson, Director
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist (left at 4:45)
John Dumville, Historic Sites Operations Chief (10:40-2:20)
Jane Lendway, Preservation Planner (10:40-4:45)
Mary Jo Llewellyn, State Grants Manager (12:00-4:45)

Visitors:

Martin Tierney (12:00 - 2:00)
Larry Bruce (12:00 - 2:00)
Jay Zwynenberg (12:00 - 2:00)
Chester Liebs (12:00 - 2:00)
Jim Ross (2:15 - 3:15)

Before the meeting Diane Gayer, a University of Vermont architect, showed the Council plans for the restoration of Dewey Lounge.

The meeting was called to order by Mr. Gilbertson at 9:50 a.m. It was held in Dewey Lounge, Old Mill, University of Vermont, Burlington, Vermont.

I. Annual Meeting of the Advisory Council
Election of Officers

Mr. Gilbertson said this was the annual meeting of the Advisory Council and asked for nominations for the office of Council chair. Ms. George made the motion, which was seconded by Dr. Andres, to nominate Mr. Anderson for chair. Dr. Stout made the motion, which was seconded by Ms. George, that the nominations be closed. The motion passed unanimously. The Council unanimously voted to elect Mr. Anderson as chair. Dr. Stout made the motion, which was seconded by Mr. Keefe, to nominate Ms. George as vice-

that's the area where the Division has had the most problems with the delegation issue. Ms. George said she had started reviewing the Franklin County survey yesterday.

VII. Old Business

A. Continuation of Discussion on the State of the Division Report

Mr. Gilbertson said that by August 1 he wants to have a plan for the Division to restore and enhance its programs. This would be in time for the preparation of next year's budget, a process that begins in September. The Division has worked out a schedule to discuss issues topic by topic in house and then present the topics to the Council at forthcoming meetings. The schedule would be environmental review in March; survey and National Register in April; economic benefits (tax credits and grants) in May; CLGs, planning, information, educational outreach, and the historic sites in June; and administration, commissioner idea, and wrap-up in July. Dr. Andres expressed concern with the timetable since it is difficult to get meetings in the summer. Mr. Anderson asked for more time allotted to these discussions, materials to review ahead of time, and perhaps scheduling fewer other agenda items for meetings. Ms. Boone said the staff needs enough time to prepare the materials. It was noted that the Council had added a number of categories to the regular Council agendas over the past months and that this discussion was started late. The Council decided next time to have this discussion in the morning.

Ms. Boone handed out a sheet of information called "Division Restoration Plan Discussion" (copy attached to the record copy of the minutes). Mr. Anderson said it is important to impress upon Vermont's SHPO that he attend Council meetings so he understands this. Ms. Boone went through the ideas (listed on the above sheet) the Division has been working on in order to tackle the problems and issues relating to environmental review.

Ms. Boone also reported that in the area of administration the Division is taking stock of how much time staff spends doing work that a restored support staff could handle. For the month of March the staff has recorded the amount of time spent on such work. Ms. Boone praised the current support staff for their excellent work. She also noted the amount of time it takes to prepare Council meeting minutes and doing other work relating to meetings. Discussion followed. Dr. Andres suggested shortening the minutes but recording the meetings and keeping the tapes.

The Council was asked for their input. Mr. Keefe said he sees what has been proposed for environmental review as temporary solutions, and that we should try them out and see what works. He said some issues have a downside, such as not doing reviews on marginal properties, and gave the example that what was considered a borderline historic resource ten years ago is mainstream now. He asked if there was room for volunteers in any of this. Mr. Anderson asked for information on the process of environmental review, what happens as projects come in, and how they proceed through review. He asked about getting applicants to submit

chair of the Council. The motion passed unanimously and Ms. George was elected vice-chair. Mr. Gilbertson then turned the meeting over to Mr. Anderson.

II. Minutes of the February 23, 1993, Meeting

Dr. Andres noted that under the discussion about the Chittenden Bank plans on page 5, he meant re the front gable that its ridge should go all the way back to the main roofline. The Council asked that in paragraph three about the bank the word "used" in the fifth line up from the bottom be changed to "interpreted." Discussion then followed on the letter the Council sent to the Commissioner of State Buildings about reviewing projects in the capital budget. Mr. Gilbertson suggested that at the next meeting in Montpelier the Council should invite the Commissioner to the meeting. He then explained the capital budget process. The Council asked that on page 9, third full paragraph, the word "contradicted" be changed to "rebutted." Dr. Andres made the motion, which was seconded by Mr. Keefe, to accept the minutes as amended. The motion passed unanimously.

III. Update on Items from Previous Meeting

The Council asked questions on items from the previous meeting. There is no more news or further information yet about the "Barn Again" program in Vermont, the Division's request to the Mid-Atlantic Regional Office of the National Park Service (NPS) to send a staff person to Vermont to help review the back log of tax credit applications, the Barre City schools Act 250 permit application, the Housing Memorandum of Agreement, and new CDBG funding.

Mr. Anderson said that the State Historic Preservation Officer, Bob Martin, is unable to come to the meeting.

IV. Confirmation of Dates for April, May, and June Meetings; Agenda for April Meeting

The following meeting dates were set: April 27th (probably in the Burlington area with a trip to Fort Ethan Allen), May 25, and June 15 (somewhere in the southern half of Vermont).

V. Director's Report

Mr. Gilbertson has spent a lot of time with the legislature this past month. The House cut the Division's capital budget items severely. A total of \$851,000 was requested and \$411,000 was cut (including all funding for the Boyd site, all accessibility work and the restrooms at the Arthur site in Fairfield, all Mount Independence underwater recovery work, half the money for the Morrill exhibit, and the barn grants). He is hoping that most of this money will be restored by the Senate. He said the Agency got a lot of questions from the Senate on the federal side of the preservation program. Mr. Gilbertson made a written response,

which included answers about the state sites and what the Division has accomplished with its federal funding this past year.

Mr. Gilbertson attended the annual meeting of the National Conference of State Historic Preservation Officers this past week in Washington, D.C. President Clinton and the Secretary of the Interior both sent welcoming letters to the SHPOs. Mr. Gilbertson visited the staffs of Vermont's delegation to the U.S. Congress. He reported on NPS's strict interpretation of the Fowler amendments to the National Historic Preservation Act. Many states feel NPS's interpretation was not the intent of the law. The major issue for Vermont is that NPS is favoring a strict definition of local designation and protection systems for CLGs, meaning CLGs would have to adopt and enforce local historic landmark/district legislation (or design review) in order to remain a CLG. The Division has objected in writing to this interpretation. Vermont has been asked to host the July 1994 NCSHPO meeting.

VI. New Business

A. Environmental Review Update and Discussion on Delegation Issue

Ms. Boone reported that the federal Advisory Council refused to sign the Memorandum of Agreement on the Southview (Springfield) project because they hadn't been sent background information on the project.

She said that next month the Council will probably be looking at a proposed road widening of Main Street in Burlington and asked the Council to look at the area in question as they left the meeting. There has been no progress on the glare barrier issue in Townsend.

Ms. Boone reported that David Skinas has learned that the radio carbon date on the Carson site in Bradford, located in a bank that is eroding into the Connecticut River, is 1050 A.D. This is highly significant; the site is much older than expected. Mr. Lacy noted that the New England Power Company is not taking responsibility for the erosion, and suggested trying to get money from them for data recovery because the sites will soon be lost if the erosion continues.

Ms. Boone said the Division is working on the delegation issue regarding testifying on behalf of the Council in Act 250 cases. The long term solution is drafting rules for environmental review. The short term solution is for the Division to quickly identify projects as they come up where delegation will be an important issue, and bring these cases to the Council. If there is not time to bring it to the Council before an Act 250 hearing, the Division would like to ask the Council (or an appointed Council member) to sign a basic letter that says the property in question is eligible for the State Register and has a brief explanation of why it is eligible. Then the Division would have testimony on paper for an Act 250 hearing. The Division hopes to present a proposal for the form of the letter to the Council at the next meeting. Ms. Boone stressed that it was very important to get the Franklin and Grand Isle county surveys designated to the State Register because

information to do a review. Dr. Andres said there should be a standard list of information required. It was suggested that Suzanne Jamele, Division Environmental Review Coordinator, come to the next meeting to further explain the process. Mr. Anderson noted that in the past the Division was looked at as a resource center, but it appears that it can't be a resource center like that any more. He said questions to answer include should the Division be a resource center for "Mom and Pop" applicants but not others and how does the review process change to meet the volume?

The Council agreed that at the next meeting, they would like to have this discussion in the morning, that they further discuss environmental review proposals 1 and 2, that they discuss the "resource center" issue, and what the role of the Council should be in all this. Ms. George said she doesn't want this to turn into a burden for Division staff, and is concerned about making sure this plan happens. Mr. Gilbertson said this was an important process to go through.

VIII. Working Lunch

At lunch the Division staff and the Advisory Council paid tribute to Mr. Tierney and his many years of dedicated service to the Council as a member and as its chairman. Joining the group were three former Council members--Mr. Bruce, Mr. Liebs, and Mr. Zwynenberg.

VI. New Business (cont.)

B. Selection of FY'93 Certified Local Government Grants

Ms. Lendway gave the Council summaries of the grant applications (copy attached to the record copy of the minutes). She noted that the amount requested is less than the amount available, so said there would be a second round of grant applications to be reviewed at the April meeting. Hartford is expected to be approved as a CLG in the next few weeks, so their grant should be contingent upon certification. All projects are now funded 60/40. She gave the Council copies of the selection criteria and scoring sheets, and reviewed the priority system. The Council read through the project summaries, and then scored the applications.

Priority 1 Projects

Burlington

1. - 1 pt.; 4. - 1 pt.; 5. - 1 pt.; 6. - 1 pt. = 4 points total

Hartford

4. - 1 pt.; 5. - 1 pt.; 6. - 1 pt. = 3 points total

Rockingham, project A

4. - 1 pt.; 5. - 1 pt.; 6. - 1 pt. = 3 points total

Williston

1. - 1 pt.; 4. - 1 pt.; 6. - 1 pt.; 7. - 1 pt. = 4 points total

Priority 2 Projects

Rockingham, project B

1. - 3 pts.; 2. - 3 pts.; 3. - 2 pts. = 8 points total

Priority 3 Projects

Rockingham, project C

1. - 3 pts.; 2. - 3 pts.; 3. - 3pts.; 4. - 2 pts.= 11 points total

Ms. George made the motion, which was seconded by Dr. Stout, to award the following Certified Local Government grants for FY'93:

Burlington	\$ 12,081
Hartford	2,400
Rockingham	17,250
Williston	4,478

TOTAL \$ 36,209

The motion passed unanimously.

Ms. Lendway said the deadline for the next round of grants is April 20, and that if time permitted she would send the Council copies of the application before the meeting.

IX. State Register Review and Designation

A. Request for Removal of Sabourin Farmstead, Middlebury, from the State Register

Mr. Anderson declared for the record that he has discussed this issue with a Middlebury College official, but that he has no monetary interest in this and hasn't been asked to do any work. He said he would be happy not to vote on this, if the Council felt he shouldn't. The other members said there did not appear to be a conflict of interest. Dr. Andres stated for the record that he is an employee of Middlebury College and has already discussed this issue as a member of the Middlebury Design Advisory Committee. He said he had no financial interest in the matter, and also would be happy not to vote on this issue. Other members said there did not appear to be a conflict of interest.

Ms. Boone provided background on the request. Middlebury College, which owns this property, is asking that it be removed from the State Register. The issue is whether it is appropriate to take it off the register. Mr. Ross, representing the college, said the property has gone downhill since it was surveyed. He gave the Council copies of a report done by Recreate of Lyme, New Hampshire, that gave an estimate to restore the buildings and an opinion on the property. The Council read the material and looked at slides. Ms. Boone said the complex was surveyed and put on the State Register as part of the work done for the Addison County book. Mr. Ross said Middlebury College wants to destroy the buildings. The house has been vacant for a year or two and has

been vandalized, and the college feels it isn't worth putting any money into the buildings. Dr. Andres noted that the Town of Middlebury has zoning that says anything on the State Register must have Town approval before it is demolished. Mr. Ross gave a summary of the process the college has gone through with the Town of Middlebury on this issue. Mr. Gilbertson ascertained there is no federal funding or permits, or Act 250 permits involved.

The Council was given copies of the State Register criteria. Mr. Ross said in his opinion this is not a historic piece of property and that it is not significant. He said he felt that whoever is involved asks if a property is 50 years old or older and then that is the end of it. He said he doesn't think historic preservation thinks about significance. Dr. Stout said that on the contrary the Council spends a lot of time discussing significance. Mr. Gilbertson asked why Mr. Ross thought the property didn't meet the register criteria, and he replied that he didn't think it met any of the four areas of significance. Mr. Keefe referred to State Register criteria 2, 3, and 6 and said they were applicable in this case. He said the property shows the historic settlement pattern and said it shows significance when you tie it to the agricultural significance and settlement patterns in this area. He said that in this case the historic building and fabric is still there. He said regarding State Register, the Council can only look at the criteria and not at the economic or other issues the college has raised. The Council noted that the estimate from Recreate goes beyond restoration.

Mr. Ross questioned the process by which this property was placed on the State Register. Ms. Boone explained the survey process for the Addison County publication. Mr. Gilbertson noted that the Division's charge in the historic preservation act is to identify historic resources through the survey. Mr. Ross said the owners were never notified. Ms. Boone replied that there is no owner notification in the law, but that the surveyor may have knocked on the door of the house when surveying the property. Dr. Stout repeated that the Council can only look at the State Register criteria in this case. He feels the property is clearly eligible. Mr. Ross said again that the property was not significant. Mr. Anderson summarized the Council's discussion by saying this farmstead is composed of historic architectural forms with integrity, that in the context of the environment one can understand the patterns of development and settlement within the community, and that criteria 2, 3, 6, 14, and 16 clearly apply. Mr. Keefe made the motion, which was seconded by Ms. George, that this farmstead continue to be listed in the State Register of Historic Places under criteria 2, 3, 6, 14, and 16. The motion passed unanimously.

Mr. Keefe encouraged Mr. Ross to come back to the Council if Middlebury College decides to save or work with the buildings, as the Council may be able to offer some suggestions.

VI. New Business (cont.)

C. Review of Selection Criteria for Proposed 1993 Historic Preservation Fund Jobs Bill

Ms. Boone gave the Council a copy of the proposed selection criteria the Division has developed for the possible 1993 Historic Preservation Fund Jobs Bill (copy of the criteria attached to the record copy of the minutes). Mr. Gilbertson said the bill has passed the U.S. House and is being debated in the Senate. Vermont may receive \$159,000. It is not yet clear how much of the money will have to be spent or obligated by September 30. The Division wants a set of grant applicants that is a limited but logical pool. Five per cent of the money can be used for administration. The Division has decided that if it receives \$159,000 it will use \$59,000 minus administrative costs for the state-owned historic sites. The rest would be used for four grants of \$25,000 each. Properties must be on the National Register. The Division would like to target National Historic Landmarks (NHLs), lead paint abatement in affordable housing, CLGs, and downtown economic development. The Division asked the Council to review the criteria and approve them. Ms. Boone noted that some of the general eligibility criteria are federal requirements. Archeological sites, such as the Carson site, are not eligible because they are not on the National Register.

Dr. Stout expressed his support of the priorities. Dr. Andres asked if under the CLG and economic development areas there should be something about the best use for the building. Ms. Lendway said this would be spelled out in more detail in the grants manual. She and Ms. Boone also suggested something like that could be put in the general criteria. Mr. Anderson asked if under downtown economic development there could be something to encourage a multiplier effect. Dr. Andres suggested that in the second criterion for this category the words "in historic buildings" be deleted. The Council concurred. Under the lead paint criteria, Towny asked that if the manual will make it clear that we will want documentation of the project. Mr. Gilbertson said a lead paint project should serve as a model for future projects. The manual will make it clear. The Council also concurred that under criterion 2, the words "and documentation" should be added after "provide demonstration."

Mr. Anderson questioned the four categories of grant awards. He said he would rather have two of the awards require no match and be inundated with applicants than have these four categories with the likelihood that some categories won't have applicants. Division staff said if one category has no applicants, there can be two awards made in another category. They explained that the NPS has suggested grants be given to NHLs. Mr. Gilbertson and Ms. Lendway said they felt there will be applicants for each category and said it was important to give buildings in some of these categories a good chance to get a grant like this. Mr. Lacy expressed his support of the proposal. Ms. Boone asked if there were other grant categories the Council might be interested in. The Council couldn't think of anything else. Mr. Keefe made the motion, which was seconded by Dr. Andres, to approve the selection

criteria as amended and the proposed grant program. The motion passed unanimously.

X. National Register Final Review and Designation

A. Theron Boyd House, Hartford

The Council received copies of the nomination before the meeting. Ms. Gilbertson explained the background of the nomination. Dr. Andres made the motion, which was seconded by Dr. Stout, to approve the nomination under criteria A and C. Discussion followed. The motion passed unanimously.

XI. National Register Preliminary Review

A. Paris Farm, Lyndon

This will be postponed until the next meeting.

VI. New Business (cont.)

E. Discussion on Celebrating Historic Preservation Week

Mr. Gilbertson asked Council members to call him if they had any suggestions for changes or additions to the proposed proclamation to be signed by the governor for Historic Preservation Week.

D. Transportation Issues

Mr. Gilbertson and Ms. Boone reported on the ISTEA conference they attended in Massachusetts.

There was discussion of the potential of scenic roads.

The Division had a meeting with Secretary Garrahan of AOT on the Middlebury in-town bridge project. It was stressed that it is important to require mitigation and not allow AOT to rely on enhancement to accomplish mitigation.

The Council will send a letter to Secretary Garrahan about transportation issues after some revisions. The letter will include encouragement and constructive criticism.

XII. Advisory Council Report

Mr. Anderson was asked by Paul Bruhn to write to the Northeast Regional Office of the National Trust to ask them to get involved in the lead paint issue at the national level. The Council agreed that Mr. Anderson could write the letter on behalf of the Council.

Mr. Anderson asked for the Council's support for sending a letter to Bob Martin endorsing the concept of a commissioner for the Division. Mr. Gilbertson said that he thinks the definition of the role of a commissioner needs to be developed before the idea is presented, and that this is putting the cart before the horse.

Mr. Anderson responded that he thinks it would be wise to involve Bob Martin in the process now, to steer Administration support for a Division recovery that would include a commissioner. Mr. Gilbertson suggested that it be phrased to Bob Martin in the context of reporting on the outline of the development of a plan that the Council discussed at today's meeting. Ms. Boone asked Mr. Anderson if the letter would suggest the idea of a commissioner and he said that it would, in the context of the recovery plan. Mr. Gilbertson expressed concern that if a commissioner is suggested now, before the development of the plan, it will appear as the top recommendation for recovery. Mr. Gilbertson offered to leave the room if the Council wanted to discuss it in executive session. No one asked him to leave. Mr. Lacy asked why Mr. Anderson wanted to send a letter now. Mr. Anderson said that the Council wants to have a recovery plan in place by the fall. It would include a recommendation for a commissioner. Mr. Anderson said that he thought such an initiative should come from the Advisory Council. Mr. Martin is new, and it takes a long time to work through a process like this. Mr. Lacy thought it was OK.

Ms. George made the motion that the letter from the Council be sent to Mr. Martin to include the following: an invitation to Mr. Martin to be involved, an outline of the process, and a summary of the Council's past motion on the issue. The motion was seconded by Mr. Keefe. Discussion followed. Some members thought that the Division may need a commissioner to implement a recovery plan. Mr. Anderson said all votes have been endorsing pursuit of the concept of a commissioner. Ms. Boone asked that the Council refrain from endorsing the creation of a commissioner position. She suggested that discussion of a commissioner could be moved up in the schedule presented this morning. Ms. George asked that her motion be voted on. Dr. Andres said an important part of the letter is that we're undertaking a process and that that includes consideration of a commissioner. Mr. Keefe amended the motion so that the letter outlines the plan process, with mention but not endorsement of a commissioner. Ms. George accepted the amendment. The amended motion passed unanimously.

Mr. Keefe made the motion, which was seconded by Dr. Andres, to adjourn the meeting. The meeting was adjourned at 6:00 p.m. The motion passed unanimously.

Submitted by,

Division for Historic Preservation
Elsa Gilbertson
Nancy E. Boone



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on April 27, 1993, beginning at 9:15 a.m. in conference room of the Burlington Wastewater Treatment Facility, off Maple Street, Burlington, Vermont.

AGENDA

- 9:15 I. Minutes of the March 30, 1993, Meeting
- 9:30 Part 1 II. Old Business
- 10:30 Part 2 A. Continuation of Discussion on the State of the
- 11:30 Part 3 Division Report
- 12:30 III. Working Lunch
- 1:00 II. Old Business (cont.)
- 1:15 B. Middlebury Bridge Update
- 1:15 IV. New Business
- 1:30 A. Selection of Second Round of FY'93 Certified Local Government Grants
- 1:30 V. Confirmation of Dates for May, June, and July Meetings
- 1:35 VI. Director's Report
- 1:50 VII. National Register Final Review and Designation
- A. Riverside, Lyndon
- 2:00 VIII. National Register Preliminary Review
- A. West Berkshire School, Berkshire; Old Point School, St. Albans Town; Canadian Pacific Depot, Richford; Ballard Farm, Georgia; Robin Hood/Remington Plant, Swanton; and Kendall Spavin Cure Factory, Enosburg
- B. Paris Farm, Lyndon
- C. Webster House, Danville
- D. Dr. Morse Farm, Danville
- 3:00 IX. New Business (cont.)
- 4:00 B. Main Street Reconstruction, Burlington
- 4:05 C. Environmental Review Update
- D. Approval of Revision of Criteria for State Historic Preservation Grants
- 4:10 X. State Register Review and Designation
- 4:15 XI. Advisory Council Report



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

April 27, 1993

Members Present:

Townsend Anderson, Chair, Citizen Member
Barbara George, Vice-chair, Citizen Member
Glenn Andres, Architectural Historian
Thomas Keefe, Architect
David Lacy, Prehistoric and Historic Archeologist
Barbara Ripley, Citizen Member (arrived at 2:40)
Neil Stout, Historian

Division Staff Present:

Eric Gilbertson, Director
Elsa Gilbertson, National Register Specialist (left at 4:35)
Nancy Boone, Architecture Section Chief (arrived 11:50)
John Dumville, Historic Sites Operations Chief (11:50-3:05)
Jane Lendway, Preservation Planner (11:50-3:05)
Giovanna Peebles, State Archeologist (11:50-3:05)
Curtis Johnson, Architecture Survey and Publication Manager
(arrived 2:45)

Visitors:

Fred Dunnington, Item II:B (12:40 - 1:45)
Chester Liebs, Item VIII:A (2:00 - 3:05)
Ronald Kilburn, Item VIII:A (2:00 - 3:05)
Thomas Visser, Items VIII:A, IX:B (2:00 - 4:20)
Richard Ewald, Item VIII:A (2:00 - 3:05)
Cynthia Carrington, Item VIII:A (2:00 - 3:05)
Nancy Colbert, Item VIII:A (2:00 - 3:05)
Steve Grosz, Item VIII:A (2:00 - 3:05)
Alexis Abernathy, Item VIII:A (2:00 - 3:05)
Tyler Gearhart, Item VIII:A (2:00 - 3:05)
Linda Seavey, Item IX:B (arrived 3:00)
Bob Penniman, Item IX:B (arrived 3:00)
Gregory Edwards, Item IX:B (arrived 3:00)
Frank Evans, Item IX:B (arrived 3:00)
Don Morley, Item IX:B (arrived 3:00)
Steve Goodkind, Item IX:B (arrived 3:00)
Doreen Kraft, Item IX:B (3:00 - 4:20)
John Hannah, Item IX:B (arrived 3:00)

The meeting was called to order by the chairman at 9:20 a.m. It was held in the conference room of the Wastewater Treatment Office Building, end of Maple Street, Burlington, Vermont.

I. Minutes of the March 30, 1993, Meeting

Dr. Stout made the motion, which was seconded by Dr. Andres, to approve the minutes. Mr. Lacy asked that in the section on page 8 about the potential federal grants clarification be added that archeological sites, such as the Carson site, wouldn't be eligible for these grants because they are not on the National Register. The motion passed unanimously.

II. Old Business

A. Continuation of Discussion on the State of the Division Report

Mr. Anderson explained the background for the proposed discussion for the morning. It led from the State of the Division report and the proposed plan made by the Division at the last meeting to reach Mr. Gilbertson's goal of developing a "recovery act" plan for the Division by the beginning of September. Mr. Anderson said he wanted the Council to look at the long term and achieve a position for the Division for Historic Preservation (DHP) that is strong and forward looking. Ms. George asked what the Council's role should be between DCA and the DHP, and asked if the Council had a specific charge in writing from DCA. Mr. Anderson said he felt DCA was waiting for the Council to do something. In response to a question about whether there were other state boards in similar situations, Mr. Anderson mentioned the Vermont Housing and Conservation Board and said the staff responds to the board. He said the routes the Council could take are recommending hiring a consulting group to evaluate the Division and making a plan to move forward, following along with the DHP outline made at the last meeting, or to take on an evaluation themselves. The Council then had a free-ranging discussion.

There was lengthy discussion about the Division financial management study prepared under contract for DCA last year (hereafter called the DHP study). Mr. Gilbertson cautioned the Council not to assume that DCA's position is the DHP study and said he's not sure people in DCA have thoroughly read the report and that the consultant had little or no supervision. Mr. Gilbertson said if the Council was going to get into financial management they needed to ask Douglas Bernardini, DCA financial manager, to a meeting. There was discussion about whether or not the DHP study was a direct statement of DCA policy, should the Council respond to it point by point or in a more general way, should they ask that it be finalized from its current draft form, did they have the expertise to comment on it. It was suggested the Division proceed with the financial management recommendations. Mr. Gilbertson pointed out that the Division already does or has done things in the report, said much of the suggested accounting methods were overkill for such small operations (such as the gift shops) so who was going to determine whether the methods were appropriate for the amounts of money involved, and asked who is going to do all the financial and accounting work, since the Division lost its Business Manager position?

The Council then discussed what direction to take if the financial

management can be dealt with separately. Dr. Andres suggested the Council invite other people--from the Agency and from the "outside"--to participate in their proposed process, in order to ask them questions and give the process veracity. He suggested the Council really take charge and make a lot of noise with this. There was discussion on evaluating the Council as well as the Division and that the Council needs to take the time to outline where the Council is and how and where they want to go. Mr. Anderson said what the Council produces should become the basis for legislation so it won't end up being a report on a shelf, but later said if the Council can do all this without legislation that is fine. Mr. Gilbertson cautioned the Council on assuming this will lead to legislation, saying he doesn't think this all will or even should lead to legislation.

The Council talked about appointing a subcommittee to discuss what the Council's mission should be, how to tackle the process, what kinds of information they need to gather, and if there should be separate subcommittees for separate topics, and how this opportunity can lead the Council to do something bigger for historic preservation in Vermont. Mr. Anderson said the Council needs to find out what are the Division's strengths, weaknesses, failures, and shortcomings, and what it isn't doing and what it could do better, and said the Council can learn a lot from failures. Mr. Gilbertson suggested that the Council go into this with some ideas and programs and ask people for advice and help, rather than looking for information on the Division's problems. Dr. Andres said that even if all this can be done in-house, the Council should make a big splash and involve significant people in the process. The Council said they needed advice from program heads on who to invite in for discussions. Mr. Anderson suggested a formal request from the Council to the DCA Deputy Secretary to discuss DHP issues. Dr. Stout pointed out re the DHP study that much of it is on making money and that it goes beyond the Division's mission, so if the DHP is expected to have an expanded mission then the Council has to recommend staff increases and additional funding. Mr. Anderson said he felt the Council will be able to justify the original DHP mission and increase support for it.

Mr. Anderson said if the Council undertakes a study, he wants a set of ground rules for the undertaking--that the Council is acting independently and that they want to complete something of such quality that the end product is taken seriously no matter who is in the administration. Dr. Stout noted that the direction this is taking would change the Council to being a Board of Directors and said he was concerned about what this will mean for the long and short term. The Council discussed their desire to be more proactive and whether this means changing from an advisory to a supervisory council.

The Council looked at the list of topics proposed by the Division at the last meeting for discussion, and suggested the following topics that they should look at: 1) financial accountability, 2) historic sites, 3) economic development, 4) historic resource inventory and protection, 5) interagency cooperation, and 6) promotion and public relations. Mr. Gilbertson said he would give

the Council copies of the Heritage '91 plan as well as the strategic plan for the Division that was developed under DCA Secretary James Guest.

VI. Director's Report

Mr. Gilbertson reported that in the state budget for the upcoming fiscal year it looks like the DHP's general fund appropriation will be OK and under the capital budget the figure for the barn grants keeps changing. He said in his work to restore the general fund figure for the DHP that the Senate had proposed cutting drastically, he found there were many legislators who are very supportive of the DHP and its work.

The DHP won't be getting the federal grant program discussed at the last meeting, because President Clinton's jobs bill failed.

Mr. Gilbertson referenced the weekly reports now being sent to Council members for other news about the Division.

II. Old Business (cont.)

A. Continuation of Discussion on the State of the Division Report

The DHP section chiefs (Ms. Lendway, Mr. Dumville, Ms. Boone, and Ms. Peebles) joined the meeting at 11:50. Mr. Anderson thanked them for coming and summarized the reasons for their morning discussion and what process they should undertake. He then asked Council members to explain their perceptions of the discussion and what they think the Council can do to help the Division.

Mr. Keefe said he believes there are some positive things in the DHP study, and there is the opportunity to restore some credibility to the DHP that DCA sees is lacking right now. He thinks the gist of the study can be turned to good purpose. Dr. Andres said he has the sense that DCA is nudging the Council to be a supervisory board, but that the Council isn't comfortable with that. He thought that there might be an opportunity in this to win more credibility for the DHP. Such a process would be proactive and might involve having Council subcommittees. Dr. Stout expressed dismay about the contents of the DHP study and the qualifications of the consultant. Mr. Lacy asked if DCA embraced the DHP study. Ms. George asked the section chiefs if they want the Council to take on a process to study the DHP and make recommendations for the future or if the DHP can achieve most of this in house.

Ms. Lendway said the DHP never expected to present a plan they wanted the Council to endorse, said the process envisioned was in-house discussions to come up with ideas, presenting the ideas to the Council, getting the Council's input, and having a professional exchange of ideas. The Division went into the last Council meeting with a lot of high hopes, but now is not sure where this is going. Ms. Peebles said she didn't know where the loss of credibility issue is coming from but that it has to be

stopped. She said a preservation membership organization in Vermont would go a long way to achieving credibility for historic preservation.

Mr. Dumville noted the Heritage '91 plan and how it was different from the DHP study. It involved the Vermont museum community and had strong financial and legislative support from the Agency. He rebutted many of the findings in the DHP study. He said the DHP study showed no understanding of the State financial system, the budget process, how capital funds work, and how all the various parts of the state sites work. He noted that the gift shops are small operations, so computerization of the inventory, etc., as suggested is excessive. The study showed a complete lack of understanding about many aspects of the sites, why they are important, how they should be run, the concept of stewardship and public trust, and that the sites do not all necessarily have an immediate benefit. Mr. Dumville pointed out that the recommendation to sell some of the sites was very shortsighted and also involved land that the State was intended to keep in perpetuity. The Division was set up to have a business manager, but after that position was lost in budget cuts the Agency didn't provide for a way to deal with the lost financial services the DHP needs. Mr. Dumville said he would like to have the Council's help, but that the museum community can be more helpful to the sites. He said it's important to see the sites more as educational places than tourist traps.

Ms. Boone asked what is the problem we are trying to solve, and said we need to know this before deciding what path to take. She wondered what the re-interest was in the DHP study, since it has lain dormant for many months. She noted the idea of a panel to look into how the DHP should proceed into the next century will not provide a solution to the immediate problems. She asked if the Council hears talk out there about DHP problems and lack of credibility that the Council share this with the Division. She noted it is very difficult to take the positive things in the DHP study because there are so many errors in it. She asked the Council to articulate what the problems are, and said the Division is open to discussion and was frustrated to have no reaction from the Council at the last meeting when we made our proposal. She again asked what the problem is. The Council replied it was lack of money and lack of credibility. Mr. Anderson said the goal is to do something that will serve a useful purpose into the future. Mr. Gilbertson told the Council that the credibility issue is very limited and in the DHP study it concerned financial problems that went back to a previous administration and were no fault of the Division. He felt the Council's report should be a separate thing and not a response to the DHP study. Ms. Lendway said the Division doesn't want the Council to spend time refuting items in the DHP study, but since the Council thinks it might be wise politically to acknowledge it she hopes it could be done as part of a broader picture.

Mr. Gilbertson handed out copies of the Heritage '91 plan. Mr. Keefe said there is no sense of lack of credibility of the professional expertise of the staff, but that the issue appears to be with financial management. Mr. Gilbertson said the financial

management issue is being used as a weapon against the Division. Ms. Boone suggested the Council could move on the ideas in the legislative study committee report of last year and pursue the idea of a membership preservation organization in Vermont. She noted that we shouldn't think the Council and Division can solve all the preservation problems in Vermont. She stressed finding the right approach to answer the problems. Mr. Anderson said the legislative study committee report and the membership organization should be in the list of Council recommendations. Ms. Lendway suggested the Council look at the public input from the State Historic Preservation Plan workshops. Ms. Peebles noted the lack of respect and understanding from other state agencies, and said this should be addressed as well as the question of political power. Ms. Boone hoped there would be further discussion with the Council regarding this, beyond the 45 minutes allotted today, and asked for clarification on the next steps in the process.

Mr. Anderson said the Council would be taking the lead in this study process, not the Division. The Council will ask people from "outside" to comment, form subcommittees on various topics, work with program managers, and make recommendations that might possibly include legislation. He hopes the end result will be new found power and respect for the Division. Ms. Boone asked what was the inadequacy of the Division discussing this and coming up with a plan with the Council? Mr. Lacy said the Council approach will generate more political capital. Ms. Boone said the Division and Council have a lot to say to each other, and she doesn't want that opportunity to be precluded. Dr. Andres said a self-study will serve the Division in-house, but to become a vehicle to help the Division in a broader way the Council has to come up with its own document. Mr. Gilbertson said the Council should involve key people in DCA and in the preservation community. Ms. Boone said she felt the process was important and that it needs to include key staff input, etc. She feels without knowing what the process is, she can not yet support the process. She and Mr. Gilbertson repeated that they wanted the Division staff to be the major part of the input and that the Division should be able to comment on what the Council comes up with. They said they need to understand whatever the Council recommends will have implications. The Council concurred that they will proceed with their study.

B. Middlebury Bridge Update

Mr. Dunnington, Middlebury Town Planner, gave the Council background on the Middlebury in-town bridge proposal and showed the Council a large scale plan of the proposal. He praised Ms. Boone extensively for her time and involvement with the project, and also thanked Mr. Anderson and Dr. Andres for their involvement. He said there are now three areas of concern: the Main Street area (which AOT says is not an involved area), impact to houses on Cross Street, and the design of the bridge itself. AOT has said they will fund the cheapest design; otherwise the town will have to pay the extra costs for another design. The town is trying to get AOT to mitigate the design of the bridge, because the bridge is in a historic district. Mr. Dunnington said the goal is to make the bridge humane in scale and sympathetic to the district, and asked for the Council's support. Mr. Keefe made the motion,

which was seconded by Mr. Lacy, that the Council finds there needs to be a design for the Middlebury intown bridge that respects the National Register historic district in which it is located and that the haunch girder design for the bridge is inappropriate. The motion passed unanimously.

IV. New Business

A. Selection of Second Round of FY'93 Certified Local Government Grants

The Council received copies of the grant proposals in the mail before the meeting. Ms. Lendway summarized the grant proposals. There are three requests, but not enough funding for all of them. Two are priority 1 projects. The Hartford Fire House project is a priority 2 project, and therefore will not be funded. The Council scored the applications.

Hartford National Register Project:

2. 1 pt., 4. 1 pt., 6. 1 pt. = 3 points

Burlington Church Street Video:

4. 1 pt., 5. 1 pt., 6. 1 pt. = 3 points

Ms. George made the motion, which was seconded by Dr. Andres that the Council approve grants for \$450 to the Hartford CLG and \$2,227 to the Burlington CLG. There was discussion on funding a project that concerns Burlington's Church Street. Ms. Boone noted that the Council has said in the past that Church Street wasn't eligible for the National Register as a historic district. Ms. Lendway said the Division's scope of work for the project would be very clear as to what would be expected in the project. Perhaps the video could include something about the Council's approach to the canopies on Church Street. The motion passed unanimously.

VIII. National Register Preliminary Review

A. West Berkshire School, Berkshire; Point School, St. Albans Town; Canadian Pacific Depot, Richford; Ballard Farm, Georgia; Robin Hood/Remington Plant, Swanton; and Kendall Spavin Cure Factory, Enosburg

Ms. Gilbertson gave the Council background on the National Register project the University of Vermont Historic Preservation Program is doing this year. The Division and UVM program are entering their second decade of cooperation on National Register work. These nominations are coming out of the UVM project working with the people of Franklin County to identify endangered historic buildings in the County and find ways to help preserve them. She introduced Professors Liebs and Visser, and thanked Judge Kilburn for his work on the Franklin County committee.

The UVM students gave slide presentations on each of the buildings

and answered questions from the Council. Ms. Colbert discussed the Point School in St. Albans Town. The Council concurred that it appeared eligible for the National Register. Ms. Abernathy presented information on the West Berkshire School, which the Council concurred appeared eligible for the National Register. Mr. Gearhart discussed the Canadian Pacific Railroad Depot. The Council concurred that it appeared National Register eligible. Mr. Ewald talked about the Ballard Farm in Georgia. The Council concurred it appeared eligible for the National Register. Mr. Grosz presented information on the Kendall Spavin Cure Factory in Enosburg. The Council concurred it appeared eligible for the National Register. Ms. Carrington discussed the Robin Hood/Remington Plant in Swanton, and the Council concurred it appeared National Register eligible.

IX. New Business (cont.)

B. Main Street Reconstruction, Burlington

Mr. Anderson introduced the Council to the visitors. Mr. Morley gave the Council background on the proposal, showed the most recent plans for Main Street improvements, and discussed the basics of the plan and AOT and Federal Highways involvement. He said they expect construction would be in 1995 or 1996. Dr. Stout asked what makes it so imperative to have this massive road widening when the population of Burlington is about the same as it was in 1960. Mr. Morley noted the greater economic growth of the region and that much of the traffic is people going to work and coming home. Discussion followed on traffic flow, maximum delays at traffic lights, and problems with left turns. Dr. Andres expressed concern about shaving off land on the south end of the University of Vermont green and asked if the turning radius needs to be so large. Mr. Morley said it is that big currently but would be re-located and they have curb damage now. Dr. Stout spoke about the fact that this impacts a college campus and will make it more difficult for pedestrians.

Ms. Boone said the Division and Council need to look at the impact this proposal will have on historic sites. She pointed out on the plan the UVM Green Historic District, listed on the National Register, and other buildings on Main Street that may be National Register eligible. The Council asked Mr. Visser, member of the Burlington Design Review Committee and Burlington CLG Commission, to report on what they looked at. Mr. Visser said the original route of Main Street and its intersection with University Place was more of an intersection or triangle and that this plan would make this area a smoother curve, so there is a different reading. He said they had a definite concern about road widening, particularly near the reservoir. He noted that the median requires more space and said they asked how can the design be scaled down step by step to announce to travelers that they are entering an urban environment. Historic evidence shows that there were squatters on the UVM green, probably near the street area, but he said he didn't know if this area has been completely disturbed or if there is potential for archeological evidence remaining. Dr. Andres asked if they had considered a one way

system around the green. He expressed concern about having five lanes plus a divider here because this will very much isolate the buildings on the south side of the green from the green by a vast stretch of pavement. Ms. Boone asked if there was a model of the proposal besides this plan. Mr. Morley said there were model scenarios for the bridge or no bridge proposal, but nothing for the area by the green. He said they don't foresee any overhead signs. Mr. Anderson asked if this proposal served the needs of the people in the area. The Council was given copies of the resolution made by the Burlington City Council on the project. Mr. Anderson asked if this should be discussed further at a later Council meeting or should the Council make a motion today. They decided to discuss this further after the National Register items on the agenda.

VII. National Register Final Review and Designation

A. Riverside, Lyndon

The Council received copies of the nomination before the meeting. Ms. Gilbertson showed slides of the property and provided background on the nomination. It was prepared by parents of students at the Riverside School. She read aloud verbatim a letter of support for the nomination from the Riverside School, which owns the property. Ms. George made the motion, which was seconded by Dr. Andres to approve the nomination under criteria A and C. Dr. Stout expressed concern about the citations and evidence cited in the nomination. Discussion followed. The motion passed.

VIII. National Register Preliminary Review (cont.)

B. Paris Farm, Lyndon

The Council looked at slides of the property, as well as a sketch map made by the owners. Ms. Gilbertson noted that the Council had awarded the barn a barn grant in December, but did not have enough information at that time to decide if the farmstead was eligible for the National Register. The agricultural setting remains as the context for the house, and the Council felt that the presence of newer buildings did not negate the overall historic agricultural character of the property. The Council concurred that the Paris Farm appeared eligible for the National Register as a farmstead.

C. Webster House, Danville

This house is located in Danville village, which the Council previously said appeared eligible for the National Register as a historic district. The Council looked at the survey form for the building, as well as slides showing its current and historic appearance. The Council concurred that the property appeared individually eligible for the National Register.

D. Dr. Morse Farm, Danville

The Council looked at the survey form for the property, as well as slides showing the current and historic appearance of the property. Ms. Gilbertson noted it would be nominated under the agriculture Multiple Property Documentation Form. The Council concurred that the property appears eligible for the National Register as a farmstead.

IX. New Business (cont.)

B. Main Street Reconstruction, Burlington (cont.)

All the visitors for this agenda item, except Mr. Visser and Ms. Kraft, returned to the meeting. The discussion continued. Mr. Keefe noted that the project would have a negative effect in the following ways: 1) it takes some of the green, 2) it creates five lanes of traffic between the UVM green and buildings on the other side of the street (which at peak times would be a five car width mass of vehicles), and 3) the experience of coming into the city will be changed and the sense of telescoping down of the roadway in the city approach will be lost. Mr. Anderson asked the Council if they felt the alternatives have been adequately explored. Mr. Goodkind noted that the Task Force had extensively studied all aspects of the project and he hoped the Council could rely on their conclusions. Mr. Penniman stated that historic preservation was part of the Task Force's consideration, as represented by Mr. Visser, although the Task Force report did not address impacts on historic resources directly.

Dr. Stout stressed the importance of the green and faculty row as the gateway to the University and Burlington, and said taking eight feet from each side would have a clear, negative effect. He again questioned the left turns onto Prospect Street and University Place. Mr. Penniman responded that UVM wants to close off University Place to through traffic in the near future, and said that Burlington's Design Review Commission felt that a wider planting strip, including along the green, should be planned.

Dr. Ripley said that Act 250 is the arena for achieving compromise. Mr. Anderson said the negative impacts of the project cannot be denied. Mr. Gilbertson pointed to the University Place intersection area as the place of highest impact, since the green loses definition as the roadway curves to eliminate the existing angular geometry of the road at that point. He asked that since the traffic will be slow at this point (25 m.p.h.), could the angularity remain as mitigation for the negative effect? Mr. Penniman said the curve was part of the compromise to protect Morrill Hall. Mr. Edwards said the curve is minimal to meet a design speed of 30 m.p.h., although it will be posted for 25 m.p.h. Mr. Evans said if the road is widened but the angularity is kept, they would have to take a lot of green space at Morrill Hall because the reservoir is on the other side. There was discussion on requirements for the width of the lanes, and Mr. Gilbertson pointed out that under Section 106 and ISTEA there could be flexibility in lane width. That will allow for retention of the

angularity. Mr. Gilbertson suggested that the Council could make a motion to direct the Division to address the concerns that the Council has with the project.

Dr. Stout made the motion, which was seconded by Mr. Keefe, that the Main Street reconstruction project as proposed clearly has an adverse effect on the University Green Historic District and that the Council directs the Division to address the following concerns about the project, with the goal of mitigating the project's adverse effect: road width, curb geometry, disturbance of the Wheeler House lawn, median, and street amenities (lights, marking, signage, etc.). The motion passed unanimously.

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

The following meeting dates were set: May 25, June 15, and July 22.

Mr. Anderson welcomed Dr. Ripley to the Council. Mr. Gilbertson reported that the bridge bill passed in the state legislature.

IX. New Business (cont.)

D. Approval of Revision of Criteria for State Historic Preservation Grants

Mr. Keefe suggested for things the Division is proposing changes in that the Division send the Council both the old version and the proposed changes. This might be done with underlines and brackets, like changes in legislative documents.

The Council received copies of the proposed changes in the mail before the meeting. Dr. Stout made the motion, which was seconded by Mr. Keefe, to accept the changes for the State Historic Preservation grants criteria as recommended. Mr. Anderson asked about funding painting and wondered if the grants should just fund preparatory work for painting and not the painting itself. The Council decided to leave the guidance about painting as it is. The Council suggested on page 4 that the word "decorative" be added before "interior painting" in the fifth paragraph, and that the word "one" be inserted between "intent" and "of" in the last sentence on the page. The motion passed unanimously.

II. Old Business

A. Continuation of Discussion on the State of the Division Report (cont.)

The Council set up a subcommittee to identify goals and problems to be addressed in the evaluation process. Mr. Keefe and Dr. Andres will be the subcommittee. Ms. George and Dr. Ripley will devote some hours to the effort, and Ms. George will coordinate it. The sub-committee will develop an outline of the process and mission, and the people likely to be interviewed in the process.

April 27, 1993

12

There should be an agenda item on this at the next meeting.

Dr. Andres made the motion to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 5:30 p.m.

After the meeting Mr. Anderson gave a tour of the Dalton Drive project at Fort Ethan Allen.

Submitted by,

Elsa Gilbertson
Nancy E. Boone

Vermont Division for Historic Preservation

FY93 CERTIFIED LOCAL GOVERNMENT Grant Application Summaries

Round II - Received April 20, 1993

Advisory Council on HP review April 27, 1993
\$ 2,677 to be awarded

Applications received from City of Burlington and Town of Hartford (2) only.

CITY OF BURLINGTON.

"Burlington Church Street video"

Production of 15 min. video about development of Church Street commercial area from its beginnings to today, and the role that historic preservation and design review have played in its economic success. May be beginning of series of short subject videos about historic preservation in Burlington.

Preservation goals: public outreach. Promoting strong connection between historic preservation, economic development, downtown revitalization, city planning and the various organizations involved in protecting the built environment.

Outreach: many uses planned for its showing. Marketplace Commission providing staff support.

TOTAL PROJECT COST: \$ 4,295
GRANT REQUEST: \$ 2,500
MATCH: \$ 1,795 (DONATED)

Budget summary: 2,250 contractual video producer; 1,795 in-house and Marketplace research, script development, coordination; 250 expenses.

TOWN OF HARTFORD. (Note: Certified as CLG on March 31, 1993)

1) "Hartford Village Library National Register Nomination"

Nominate the Hartford Village Library (HS&SS 1408-11). While eventually the Town will nominate all of its eligible NR districts as funds permit and Hartford Village is one of them, the nomination of the library - located in the village - would be part of its centennial celebration this fall.

Preservation goals: NR recognition and protection for another property.

Outreach: Hartford Village Community Association (founded in April 1991 to promote village's historic resources) will publicize nomination process in local paper. Library Trustees sponsoring celebration activities in fall.

TOTAL PROJECT COST: \$ 750
GRANT REQUEST: \$ 450
MATCH: \$ 300 (CASH from Friends of Library)

Budget Summary: 750 contractual arch. historian

POOR QUALITY
ORIGINAL_____

2) "White River Junction Fire House Feasibility Study"

Architectural and structural engineering analysis of 1890 fire house listed in White River Junction Historic District (NR 1980). Since 1978 building has been used by Water Dept. and structural weaknesses have been observed. Study will report on feasibility of repairing building for their continued use, or possible other uses. Key recommendation of 1992 WRJ Action Plan for downtown revitalization.

Preservation goals: Historic building protection.

Outreach: Press will be contacted about project, suggesting it as part of WRJ revitalization efforts. Report will be presented and reviewed at Select Board meeting.

TOTAL PROJECT COST:	\$1,500
GRANT REQUEST:	\$ 900
MATCH:	\$ 600 (CASH)

Budget Summary: 1,500 contractual architect w/ struct. egr. sub.

photo: White River Junction Fire House



GRANT REQUEST SUMMARY

BURLINGTON	\$ 2,500
HARTFORD - Priority I	450
- Priority II	900
	<hr/>
	\$ 3,850

Grant Selection Criteria Ranking System

Each application will be scored according to the following rating system. While it is the intent to distribute funds to the maximum number of CLGs possible, funds will not be awarded to projects which do not meet the program goals and administrative requirements of the CLG grant program. The rating system will also prioritize projects in the event that funds requested exceed the amount available. Every attempt will be made to award the amount of funds necessary to accomplish individual project goals.

Top priority in the selection of projects and award of grant funds will be given to the Priority I projects of survey, National Register, preservation planning and public awareness and education. If the Vermont Advisory Council on Historic Preservation is unable to award the available CLG funds to Priority I projects, it will next consider Priority II projects for pre-development work. As a last priority, if the full CLG set-aside is not entirely awarded to first or second priority projects, the Council will consider grant applications for Priority III development grant projects. A CLG may apply for a grant in more than one Priority category, assuming that it has the matching share and administrative capabilities to complete more than one project should they be selected.

SELECTION CRITERIA for Priority I Projects

Points

- | | | |
|-------|----|--|
| _____ | 1. | For SURVEY project, there is no survey or the survey is incomplete. |
| 1 | | |
| _____ | 2. | For NATIONAL REGISTER project, the survey is complete. |
| 1 | | |
| _____ | 3. | For PRESERVATION PLANNING project, the survey is complete and eligible historic districts have been nominated to the National Register of Historic Places. |
| 1 | | |
| _____ | 4. | PUBLIC AWARENESS AND EDUCATION is a planned, budgeted part of the project. |
| 1 | | |
| _____ | 5. | The project does not meet the recommended sequence of Survey-National Register-Preservation Planning, but the applicant has demonstrated that the project will significantly contribute toward the community's ability to identify, evaluate and protect its historic and archeological resources. |
| 1 | | |
| _____ | 6. | The project scope, budget and schedule are sufficient to to achieve the project's goals and produce useful products. |
| 1 | | |
| _____ | 7. | The applicant has demonstrated financial and program management skills that will be available for the project. |
| 1 | | |

_____ TOTAL POINTS

SELECTION CRITERIA for Priority II Projects
For Pre-development project:

Points

- | | |
|----------------------|--|
| <u>1 to 3</u> points | 1. The project will contribute to promoting the best long-term use of the property. |
| <u>1 to 3</u> points | 2. The project will contribute to promoting the long-term preservation of the property or properties. |
| <u>1 to 3</u> points | 3. The scope of work, budget and schedule are sufficient to achieve the project's goals and produce useful products. |
| <u>1 to 3</u> points | 4. The applicant has financial and program management skills that will be available for the project. |
| <u>1 to 3</u> points | 5. The applicant's matching share exceeds 40% of the total project cost. |

_____ TOTAL POINTS

STATE OF VERMONT
Division of Historic Sites
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Windsor
TOWN: Hartford
LOCATION: Vt. Rte. 14
Hartford Village
FUNCTIONAL TYPE: House
COMMON NAME: Hartford Library
OWNER: Trustees of Hartford Library
ADDRESS:

ACCESSIBILITY TO PUBLIC:
Yes ☐ No ☐ Restricted ☒
LEVEL OF SIGNIFICANCE:
Local ☒ State ☐ National ☐
DATE BUILT: 1893

GENERAL DESCRIPTION:

Structural System
1. Foundation: Brick ☐ Stone ☒ Concrete ☐ Concrete Block ☐
2. Wall Structure
a. Wood Frame: Balloon ☒ Western Platform ☐ Post & Beam ☐
b. Load Bearing Masonry: Brick ☒ Stone ☐ Concrete ☐
Concrete Block ☐
c. Iron ☐
d. Steel ☐
e. Other:
3. Wall Covering: Clapboard ☒ Wood Shingle ☒ Board & Batten ☐
Shiplap ☐ Novelty ☐ Stucco ☐ Tile ☐ Brick ☒ Stone ☐
Slate ☐ Sheet Metal ☐ Asphalt Shingle ☐ Aluminum ☐
4. Roof Structure
a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
b. Vault: Brick ☐ Stone ☐ Concrete ☐
c. Other:
5. Roof Covering: Wood Shingle ☐ Asphalt Shingle ☐ Tile ☐
Slate ☒ Sheet Metal ☐ Paper ☐ Built Up ☐ Rolled ☐
6. Engineering Structure:
7. Other:
Appendages: Porches ☒ Towers ☒ Dormers ☒ Bay Windows ☒ Ells ☐
Chimneys ☒ Cupolas ☐ Wings ☐ Sheds ☐ Other:
Number of Stories: 2
Approximate Dimensions: 40' x 45'
Roof Style: Gable ☐ Gambrel ☐ Flat ☐ Shed ☐ Hip ☒ Mansard ☐
Jerkinhead ☐ Monitor ☐ Saw Tooth ☐ Other:
With Belcast ☐ With Parapet ☐ With False Front ☐

THREAT TO STRUCTURE:
No Threat ☒ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Other:

SURVEY NUMBER:
1408-11
NEGATIVE FILE NUMBER:
73-A-74
LATITUDE
LONGITUDE
U.S.G.S. QUAD. MAP:
Hanover
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: Library
ORIGINAL USE: Library
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
Lyman Whipple, Lebanon, New Hampshire
PHYSICAL CONDITION OF STRUCTURE:
Excellent ☐ Good ☒
Fair ☐ Deteriorated ☐
THEME:
STYLE: Queen Anne

LOCAL ATTITUDES:
Positive ☒ Negative ☐ Mixed ☐
Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

RELATED STRUCTURES:

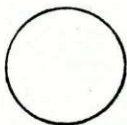
STATEMENT OF SIGNIFICANCE:

An excellent example of a Queen Anne style library. The library is an important educational community resource to the village of Hartford.

The library is architecturally significant for the decorative quality of the exterior wall surface and for the combined use of brick load bearing construction on the first floor and wood frame construction with clapboard and wood shingle siding on the second floor. The outstanding and dominant architectural feature of the library is the square corner tower with its steep pyramid roof.

The library was a gift to the village of Hartford from Ephram Morris, a co-owner of the Hartford Woolen Mill Company. Like the Ephram Morris house (see Hartford Survey No. 1408-12) and the Charles Cone house (see Hartford Survey No. 1408-10), the library reflects the prosperity which both Morris and Cone enjoyed as co-owners of the mill.

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:
Courtney Fisher

ORGANIZATION:
Division of Historic Sites

DATE RECORDED:
11/73

POOR QUALITY
ORIGINAL_____



1408-11



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on May 25, 1993, beginning at 9:30 a.m. in the fourth floor conference room of 135 State Street, Montpelier, Vermont.

AGENDA

- | | |
|-------|--|
| 9:30 | I. Minutes of the April 27, 1993, Meeting |
| 9:40 | II. Update on Items from the Previous Meeting |
| 9:55 | III. Confirmation of Dates for June, July, and August Meetings |
| 10:00 | IV. Director's Report |
| 10:20 | V. Old Business |
| 10:25 | VI. National Register Final Review and Designation
A. Canal Street/Clark Street Historic District,
Brattleboro |
| 10:35 | VII. National Register Preliminary Review
A. 589, 601, and 622 Main Street and University Terrace,
Burlington |
| 11:00 | VIII. New Business
A. Video Exchange
B. Environmental Review Update |
| | IX. State Register Review and Designation |
| 12:00 | X. Working Lunch |
| 1:00 | XI. Advisory Council Report |
| 1:15 | XII. Old Business
A. Discussion of Draft Plan for Advisory Council Task
Force |



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

May 25, 1993

Members Present:

Townsend Anderson, Chair, Citizen Member
Barbara George, Vice-chair, Citizen Member
Glenn Andres, Architectural Historian
Thomas Keefe, Architect
David Lacy, Prehistoric and Historic Archeologist
Barbara Ripley, Citizen Member (out 12:55-1:55)

Members Absent:

Neil Stout, Historian

Division Staff Present:

Eric Gilbertson, Director (left at 2:20)
Nancy Boone, Architecture Section Chief (left at 2:20)
Elsa Gilbertson, National Register Specialist (out
12:55-1:45)
Mary Jo Llewellyn, Preservation Grants Manager (9:50-10:15)
Jane Lendway, Preservation Planner (11:05 - 11:30)

The meeting was called to order by the chairman at 9:40 a.m. It was held in the fourth floor conference room of 135 State Street, Montpelier, Vermont.

I. Minutes of the April 27, 1993, Meeting

Ms. George made the motion, which was seconded by Mr. Keefe, to approve the minutes. The Council asked that on page 10, last paragraph, line 6 from the bottom the word "curve" be corrected to "angularity." Mr. Lacy asked if there needed to be such a lengthy discussion in the old business section re the Council discussion. Discussion followed. Mr. Keefe noted that re Main Street in Burlington it was poor that the Division hadn't learned about this project until very late in the game. Mr. Gilbertson said the Agency of Transportation (AOT) has a special projects unit, which is headed by Frank Evans, and this unit is doing the Main Street project. He said they seem to be pitting one side against the other, while the Burlington city planners feel there is flexibility in the project. He said the City of Burlington is basically with the Division on this project. The motion on the minutes passed unanimously.

II. Update on Items from the Previous Meeting

Mr. Lacy reported on the remote sensing testing done at the Carson site in Bradford recently. The Council also discussed the Skitchewague site in Springfield and the Chittenden Bank's proposal for a new bank building on State Street in Montpelier. Ms. Boone will find out if the Council's comments on the design should still be forwarded to the architect.

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

The following dates were set: June 17, July 22, and August 12. There will be a preliminary grants review meeting on July 13th, perhaps in Middlebury. Ms. Llewellyn gave the Council the grants manual and application, and showed them a newspaper article on the front page of The Lyndon Independent about the Paris barn grant project in Lyndon.

IV. Director's Report

Mr. Gilbertson referenced his weekly reports for information on Division activities in the past month. He reported on the Division's Historic Preservation Week activities. The Council received the packet of materials that was sent to every town in the state. He also showed the Council a blank of the certificates of appreciation that were sent out to over 50 people and organizations in Vermont, and the new National Register certificate, which was sent to the owners of all properties placed on the National Register in the past year. In the case of historic districts, the certificate was sent to the Town and the nomination sponsor. The National Register certificate was designed by the Division and the State graphics center, and were signed by the governor, state historic preservation officer, and Division director. Mr. Gilbertson credited Ms. Gilbertson for her efforts in coming up with these activities to celebrate Preservation Week. Next year the Division would like to encourage other groups to hold events and call them Historic Preservation Week activities.

Mr. Gilbertson was at the legislature during its last day (and night) in session to track the Division's capital budget items. He was able to talk to many legislators about preservation issues and found many to be very responsive and supportive. He said the Division got what it needed for the state sites, \$200,000 for the grants program, and \$75,000 for the barn grants program. He credited Sen. Dick Mazza for his support in ensuring Division funding. There is also \$5,000 for a grant program for outdoor sculpture and \$22,001 to fix the Richford fountain. Dr. Andres noted that with the nationwide Save Our Sculpture program they ruled out including cemetery sculpture, which is too bad because some of the best outdoor sculpture in Vermont is cemetery sculpture. Ms. Boone pointed out that the \$5,000 for grants for sculpture is not restricted to sculptures that SOS has surveyed.

Mr. Gilbertson applied for a National Park Service grant for a program in which a management consultant would study State

Historic Preservation Offices. Four states received grants; the Division was turned down. The Division mailed out over 700 grant applications last week. The manual and application form were typeset this year, and have an improved appearance. Mr. Gilbertson said the Division is working with the Federal Emergency Management Association on getting funding to stabilize the Monument Farms site in Highgate.

Ms. Boone has drafted a Housing Memorandum of Agreement to deal with many housing issues and programs. She and Mr. Gilbertson discussed the provisions of the MOA. As of now the MOA has been rejected by the Federal Advisory Council because they are doing a national MOA. Ms. Boone, Mr. Gilbertson, and Curtis Johnson met with a number of housing people in Vermont to discuss the MOA. Discussion followed. Ms. Boone noted that because of lead paint, more projects are adverse impacts to historic buildings than in the past and so require a full mode preservation review.

VI. National Register Final Review and Designation

A. Canal Street/Clark Street Historic District, Brattleboro

Ms. Gilbertson provided background information on the nomination. The Council tabled it at their September 1992 meeting and asked that the statement of significance be rewritten. Dr. Andres made the motion, which was seconded by Mr. Keefe, to take this item off the table. The motion passed unanimously. Ms. George made the motion, which was seconded by Mr. Lacy, to approve the nomination under criterion C. Discussion followed. The motion passed unanimously.

VII. National Register Preliminary Review

A. 589, 601, 622 Main Street and University Terrace, Burlington

This will be postponed until the next meeting.

B. Other

Ms. Gilbertson reported that the Division had received a request from a majority of the property owners on Silver Street in Hinesburg asking that the Council consider the eligibility of a rural historic district here. She asked the Council how they wanted to review this. After discussion it was decided that those Council members who could would look at the street before the next meeting. The Division will also take slides of the area, and show them at the next meeting.

VIII. New Business

A. Video Exchange

Ms. Lendway reported that she had attended the Vermont Library Association annual conference in West Fairlee last week. The

Division shared a booth with Perceptions, Inc., of Charlotte, and displayed the Division videos and county books. She said there was a very positive response from the librarians. She then discussed the idea for the video exchange. She said that word of mouth is a great way to get the videos used, and asked Council members to take a video or two home every month, look at them, and also tell someone (schools, libraries, etc.) about them. The Council expressed interest. Ms. George said she was thinking about doing a review of the videos and publishing it locally to get people to use the set in the Brattleboro library. The Division expressed enthusiasm for the idea. Ms. Lendway said she is also trying to get a teacher's guide to use with the videos.

B. Environmental Review Update

Ms. Boone gave the Council a review of the types of environmental reviews the Division does, explained the process for state and federal reviews and how and when the Division gets involved, and defined key terminology. She said the Division and Council need to get back on track with getting MOAs with state agencies. Discussion followed.

Mr. Anderson asked about the WalMart proposal for St. Albans and what effect it will have on downtown St. Albans. Mr. Gilbertson said the original proposal for the site was for a smaller industrial project. Mr. Anderson said someone needs to gather the data that is available on what effect it will have on the downtown and get some professional who is credible to make the case in Act 250. He said historic preservation may be a central issue to whether such a project is suitable to Vermont. Ms. George noted the efforts being made in downtown Brattleboro to sell their downtown. Ms. Ripley said the Council should objectively identify a threshold for when such projects become a concern. There was discussion on what such a threshold would be and how it would be defined. Other discussion followed. Mr. Anderson said he is concerned in this case because St. Albans is on the National Register and is one of the finest downtowns in Vermont. Mr. Keefe discussed a case in Manchester. Mr. Anderson urged the Division to make the distinction between malls and large scale, one business retail entities.

XI. Advisory Council Report

Mr. Lacy reported he went with Giovanna Peebles and Ms. Gilbertson to a meeting with New England Power to discuss hydro relicensing of their Deerfield hydro system. He discussed what went on in the meeting. He also said the practicing archeologists in Vermont have been meeting lately to discuss issues and goals. They have developed several working groups to discuss various topics. One group will work on a method to evaluate archeological sites on the state survey in order to get them listed on the State Register. One of their goals is to educate peers in the preservation field about archeology and its importance.

Mr. Keefe reported on an Act 250 project in Manchester.

Dr. Ripley reported on a two day economic development planning session held in Grafton that she was invited to attend. The group was to start the planning for the governor's ten year plan. She thinks as the plan progresses there will be some opportunities to discuss historic preservation. Dr. Andres agreed that it was very important for preservation to be included in this process.

Dr. Andres reported he suggested Division resources, including the county books, to someone writing a book on bicycle tours for Vermont.

Mr. Anderson said at the Preservation Roundtable the hot topic is transportation, and discussed the work and plan of the transportation subcommittee. He also reported the Preservation Trust of Vermont has been asked for ideas on uses for the Shelburne Farms breeding barn, now owned by the Shelburne Museum.

XII. Old Business

A. Discussion of Draft Plan for Advisory Council Task Force

Mr. Gilbertson and Ms. Boone left the meeting. Ms. George led the initial discussion on an outline the task force had come up with for their proposed study. Mr. Keefe did an outline, which Dr. Andres then expanded upon. Ms. George coordinated the effort and had phone discussions with them, as well as with Dr. Ripley. Mr. Keefe said he felt it was really important to do something and to respond to the expressed concern of the Agency about the Division. He noted how much time such a study will take and talked about the need to do a quality study. He said he wants to bring back to the Division ideas on how to do their work better (while not getting into the day to day work).

Dr. Andres said the Council won't have time to do all this work as a body, but suggested breaking the whole down into smaller components and have teams of Council members working on the parts. He said it was important to get the views of other people, and asked about ways to enhance the interaction of the Division and other agencies, doing long range planning, gaining support to get back some of the programs that have been cut, and presenting this to "the outside" so they understand what is going on and will be supportive of these efforts.

Dr. Ripley suggested the Council be very specific about what they want to happen and who is going to do it. The Council needs to have someone to take ownership of the study and make things happen. She also said the Council needs to make sure the Council involves all the appropriately interested parties. Dr. Andres said they need to have a statement of purpose before delving into this. Mr. Lacy said the conclusion has to be more than a report.

Mr. Anderson suggesting before dividing into groups they should have a meeting with the Agency (DCA) secretary to inform him of what they are trying to do. Ms. Ripley asked if part of the analysis should be about funding, and noted it wasn't realistic to expect more funding from the legislature but there were other ways

to get money. She noted the possibility of charging fees, etc. Mr. Keefe said the Council needs to take seriously the Division's lack of credibility, which is based on a direct statement by DCA, and respond to it. Ms. Ripley said to focus on just this will miss the mark.

The Council discussed what their statement of purpose should be. Mr. Anderson suggested framing it on the order of this--that the importance of land preservation in recent years has made great strides, but the same can't be said for historic preservation and its importance to economic development, and that the Council wants to address these problems. Ms. Ripley suggested the process be that the Council make a study, gather data, and ask questions, and then have a working group with other interested parties try to come up with recommendations. She thinks this will be more successful.

Dr. Andres said when the Council formulates the questions to ask, they should start by asking the Division for their input. Mr. Keefe said the Council needs to be its own voice, but should keep the Division in the process. Mr. Anderson then summarized the suggestions for the study process: 1) letter to Agency secretary outlining proposed process, 2) early meeting with secretary, 3) data gathering--to start with Division and then go "outside," 4) putting the data into a framework for discussion, 5) bringing together interested parties to discuss data, draw conclusions, and outline recommendations, 6) doing a report of the conference, and 7) a draft of policy changes and/or legislation. Ms. Ripley suggested giving the agency secretary and everyone else involved an opportunity to comment, which will give them all a chance to buy into and take credit for the end product. Dr. Andres said the Council needs to bring the Division in when writing their letter to the agency secretary and formulating their mission statement.

The Council then looked at Dr. Andres's outline. There was discussion on what to include in the letter to the agency secretary. Dr. Ripley volunteered to draft the letter, a research method outline, and the Council's goals. The Council agreed. She will send the draft of the letter to the chairman and Mr. Keefe. The letter should be on Council letterhead. Mr. Anderson suggested they say their purpose is to achieve/attain a government preservation organization that is commensurate with the value of historic resources to their economic value. Other Council members said the value of historic preservation is not just economic. Discussion followed. Dr. Ripley called DCA and set up an appoint for the Council with the Agency secretary on June 17 from 9:30 to 10:30.

Dr. Ripley made the motion, which was seconded by Dr. Andres, to adjourn the meeting. The motion carried. The meeting was adjourned at 4:00 p.m.

Submitted by,

Elsa Gilbertson
Vermont Division for Historic Preservation



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on June 17, 1993, beginning at 9:30 a.m. in the fourth floor conference room, 135 State Street, Montpelier, Vermont.

AGENDA

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| 9:30 | I. Minutes of the May 25, 1993, Meeting |
| 9:45 | II. Update on Items from the Previous Meeting |
| 10:00 | III. Confirmation of Dates for July, August, and September Meetings and the July Preliminary Grants Review Meeting |
| 10:10 | IV. Director's Report |
| | V. Old Business |
| 10:25 | A. Video Exchange |
| 10:30 | B. Main Street, Burlington, Update |
| | VI. New Business |
| 10:50 | A. Environmental Review Update |
| 11:00 | B. Advisory Council Duties and Code of Conduct |
| 11:30 | C. Barn Grants Discussion |
| 3:30 | D. Long Term Planning |
| 12:00 | VII. Working Lunch |
| 1:00 | VIII. National Register Final Review |
| | A. Brook Farm, Cavendish |
| | B. Dr. B. J. Kendall Company, Enosburg |
| 1:20 | IX. National Register Preliminary Review |
| | A. Monument Farms Site, Highgate |
| | B. Silver Street Rural Historic District, Hinesburg |
| | C. 589, 601, 622 Main Street and University Terrace, Burlington |
| | D. Manchester Depot Historic District, Manchester |
| 2:20 | X. State Register Review and Designation |
| | A. Review and Designation of the Survey for Ludlow, Windsor County |
| | B. Review and Designation of Surveys for Huntington, St. George, South Burlington, and Winooski, Chittenden County |
| | C. Review and Designation of Surveys for Fairfax, Fairfield, Fletcher, Franklin, and Georgia, Franklin County |
| 3:15 | XI. Advisory Council Report |



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

June 17, 1993

Members Present:

Townsend Anderson, Chair, Citizen Member
Barbara George, Vice-chair, Citizen Member
Glenn Andres, Architectural Historian
Thomas Keefe, Architect
David Lacy, Prehistoric and Historic Archeologist (left 4:40)
Barbara Ripley, Citizen Member (out 12:15-1:20, left 4:40)
Neil Stout, Historian

Division Staff Present:

Eric Gilbertson, Director
Nancy Boone, Architecture Section Chief (out 12:15-1:20)
Elsa Gilbertson, National Register Specialist
(out 12:15-1:20)
Mary Jo Llewellyn, Preservation Grants Manager (10:00-11:10)
Curtis Johnson, Architecture Survey and Publication Manager
(11:00-12:00; 2:00-4:30)

Others Present:

Robert Martin, State Historic Preservation Officer
(12:30-2:45)

The meeting was called to order by the chairman at 9:45 a.m. It was held in the fourth floor conference room of 135 State Street, Montpelier, Vermont.

I. Minutes of the May 25, 1993, Meeting

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

III. Confirmation of Dates for July, August, and September Meetings

The following dates were set: July 22, August 12, and September 21. The preliminary grants review meeting will be on July 13th.

II. Update on Items from the Previous Meeting

Ms. Boone reported on the most recent news regarding the Middlebury in-town bridge. Discussion followed.

Ms. Boone reported that the Division has found a temporary solution to the crisis in processing tax credit applications. There is an application backlog of projects worth about \$14 million to review. The National Park Service was not able to help, but the Division was able to come up with funding to pay for a consultant to do up to 100 hours of time to work on the backlog. Ms. George expressed her enthusiasm for this immediate solution. Ms. Boone noted that the Division needs to find a long-term solution to the problem.

Mr. Lacy asked re the management study the National Park Service was doing for several states if we could ask about their procedure, etc., to get ideas for the Council's study. Mr. Gilbertson said there was going to be a report of the project at the summer meeting of the National Conference of State Historic Preservation Officers and that written materials would probably be available.

VI. New Business

C. Barn Grants Discussion

Ms. Llewellyn reported that two of the six barn grant projects have been completed and summarized how the program has been working to date. This year there will be \$75,000 available. The Division suggested aiming at awarding ten to fifteen grants with a \$10,000 maximum grant. The Council discussed minimum and maximum amounts for grants, and concurred that the maximum amount should be raised to \$15,000. They discussed if people who had been awarded barn grants could apply again, and Mr. Anderson suggested giving first time applicants an extra point in the scoring. After discussion, the Council decided to leave it as is. The Council was asked about funding in-town carriage barns. It was decided that in the important considerations section of the manual something would be added about in-town carriage barns built and/or used as "garages" would not be eligible for grants.

Ms. Llewellyn discussed the bidding process for grants and the process to select contractors. She explained the pros and cons of the current process. Mr. Keefe suggested asking for unit prices. Mr. Anderson suggested using a "Request for Proposal" (RFP) and a bid scope of work. Discussion followed. Mr. Keefe said re RFPs that he is a little hesitant to tell contractors how much money is available. Ms. Llewellyn stressed the need to have some consistency in what contractors are proposing to do when bidding on a grant project. Ms. Boone suggested that the Division, some contractors, Mr. Keefe, and Mr. Anderson have a meeting sometime to discuss possible solutions. Mr. Keefe suggested developing a master specification and giving it to all the applicants. He said maybe there is a way to develop a form to help applicants quantify what they want done and put things in priority order. Ms. Boone

reported that the barn grant applications will go out in September, the applications will be due November 5, and the grants will be selected at the December Council meeting. She asked if the Council was interested in helping with the publicity for the barn grants. Ms. George and Mr. Keefe said they would help. Dr. Ripley said she could help distribute the grant applications to Labor and Industry's constituent organizations. Ms. Boone said the Division is working with the Vermont Housing and Conservation Board on a pamphlet that will include practical information on repairing barns. The Council was asked if they had any suggestions for changes for the barn grants criteria or manual. They had no suggestions.

E. Other

Mr. Gilbertson said this year there is \$205,000 for the regular grants, with \$5,000 of it to go to outdoor sculpture. He has contacted the Save Our Sculpture (SOS) coordinator in Vermont to assist in awarding the grants for the latter. SOS has proposed using the \$5,000 to leverage some national funding and administering the grants similar to the collections care program of the Vermont Museum and Gallery Alliance. The Division is also supposed to submit a report by January re outdoor sculpture to the Senate Institutions committee, and Mr. Gilbertson said he was considering hiring SOS to do the report. Ms. George made the motion, which was seconded by Mr. Keefe, that the Council supports subcontracting to the Vermont Museum and Gallery Alliance and/or Save Our Sculpture the \$5,000 in grant money for outdoor sculptures and an additional \$1,000 out of the \$200,000 to prepare the report, pending working out of the administrative details. The motion passed unanimously.

D. Long Term Planning

Dr. Ripley passed around an outline of the process for the Council study that she suggested be presented to the Agency Secretary. She said the outline was based on the material the Council task force had been working on and was meant to be a synopsis. She suggested having smaller Council groups work on the assignments.

V. Old Business

B. Main Street, Burlington, Update

Mr. Johnson showed the Council plans of the current alternatives the Division and the Agency of Transportation are looking at. He, Mr. Gilbertson, and Ms. Jamele had met with Frank Evans of AOT and then last week he and Mr. Gilbertson had met with people from the University of Vermont and the City of Burlington. He summarized what they had agreed to at this last meeting. He then reported that he had met with AOT yesterday and AOT said they can't do some of these things. Outstanding issues include the plantings at Morrill Hall, the pedestrian island, the road width between University Place and South Prospect, and adding 15 feet to the width of South Prospect at its intersection with Main Street. Dr. Stout asked why they need both a pedestrian island and a light

near University Place. Dr. Andres questioned the wide entrance into the dairy bar area, and Mr. Keefe said that lower Main Street near South Prospect is too wide. Mr. Johnson then discussed the storm sewer surge tank, which will be west of Wheeler House, and said UVM has said there is a parking lot in that location. Council members said there is no parking lot on that spot. The Council said that if there isn't a parking lot already here, it would not be suitable to put one there as it would impact the Main Street/College Street Historic District (on the National Register). Mr. Johnson said the Division would bring up these issues at their next Main Street meeting.

Mr. Johnson also showed the Council plans for a bike path in this area. In the first plan, the Council said alternative A would be preferable to B. The Council said the plan for the path on the UVM green would have a negative impact on the historic character of the green and suggested they look at other ways to do a bike path without paving more greenspace. Dr. Andres noted the plan would be creating a "super highway" with a median down the green. Mr. Lacy asked what the master plan is for the University Green. The Council discussed the pros and cons of bike paths.

VII. Working Lunch

VI. New Business (cont.)

B. Advisory Council Duties and Code of Conduct

The Council received copies of the code of conduct materials in the mail before the meeting. Members signed a sheet saying they had read the materials and agreed to abide by them. Ms. Boone explained how Advisory Council members could donate some of their services to the Division, if they wanted to.

D. Long Term Planning

Mr. Martin, SHPO, was introduced to the Council at their working lunch. Mr. Anderson gave some background on the study project the Council is proposing to do. He asked Mr. Martin if he would be involved as a liaison between the Council and the Agency Secretary's office and what he would like to do or could do to be involved with the project. Mr. Martin said his primary duty is as Agency general counsel and that he is not Historic Preservation's primary advocate. He said he has tried to make himself available to Mr. Gilbertson when needed. He would like to be involved in the Council's project, but will not be able to attend the July 1 meeting of the Council and Agency Secretary.

Ms. George asked Mr. Martin if he thinks what the Council is doing will help in the process of integrating the various parts of the agency. Mr. Martin said historic preservation is not a focal point of the agency. He said he sees a natural affinity with Travel and Tourism and Vermont Life. He noted that the Division is the only regulator in the agency. He suggested the Council figure out a way to more closely align the Division in a non-

regulatory way with Travel and Tourism and that they look at the idea of a commissioner. He said Mr. Gilbertson has a lot of credibility in the legislature and that he deserves a lot of credit for the Division's budget success this year. Ms. George asked Ms. Ripley what was useful for her in helping her get exposed to historic preservation to make her a good advocate for preservation. Ms. Ripley said it was helpful going to meetings and especially going places with Mr. Gilbertson to see things. Ms. George asked how the Council can help to give Mr. Martin a really effective way to understand historic preservation and be an important advocate for the Division. She noted that the Council thinks of preservation as very important to economic development, while Mr. Martin keeps stressing Travel and Tourism. Mr. Martin said he would like to go out and see some of the historic sites to see what the Division does, and that he feels his value to the Council is to be objective for the Agency Secretary. Ms. Ripley agreed and said the best thing Mr. Martin can do is help pick the battles to fight and help sell the end result. Discussion followed.

Mr. Martin said he had gone through the Bradbury report on the Division and asked how the Council was going to deal with it. Mr. Anderson said it will be difficult to do all the Council wants to do in the limited time they have and that he wants this process to be driven by the Council so it is an independent process. Mr. Martin tentatively offered the Council some of the time of an agency summer employee he will be supervising. Mr. Anderson said he would like to take advantage of this offer, but noted that summer is the Council's busiest time, with the grants selection next month. Mr. Lacy brought up the Economic Progress Act and asked about the time frame for further economic development activities. Ms. Ripley said the plan is to have a legislative packet every year, with the Grafton group (discussed at the last meeting) working on a long term plan. Mr. Lacy said it would be important to fit into this. Mr. Gilbertson noted that everyone in the Agency had been asked to come up with suggestions for the first phase, but that historic preservation wasn't included in this round. The Agency was supposed to look at the suggestions again when working on the next phase. Mr. Gilbertson asked Mr. Martin to keep his eye open for places where historic preservation can fit into things going on in the Agency. Mr. Lacy asked if Mr. Martin could review the process the Council comes up with. Mr. Martin said he would, could go to the planning meetings, and that he would discuss it with Agency heads step by step.

Mr. Martin reported that he and the AOT secretary have exchanged a number of phone calls regarding the Advisory Council and AOT projects. He suggested that he, Mr. Anderson, Mr. Gilbertson, and the AOT secretary hold a meeting to discuss everyone's role. Dr. Ripley suggested it might be wise to invite the AOT secretary to a Council meeting to discuss a specific issue. It was suggested inviting him to the August 12 meeting or perhaps before or after the preliminary grants review meeting on July 13, and that there be two issues on the table--how we could have done better with Main Street, Burlington, and how to prevent this from happening again, using as an example the Route 100, Stowe, study. Mr. Martin suggested the Council think about to what extent should the

the Division charge people in order to hire consultants to review specific projects so they can get an expedited permit. Mr. Gilbertson said the issue is that huge projects severely strain the Division's resources and we need to hire consultants to do the review in a timely fashion. Mr. Martin agreed with Mr. Gilbertson's characterization of the issue.

V. Old Business (cont.)

A. Video Exchange

Most members asked to keep their videos for another month.

IX. National Register Preliminary Review

A. Monument Farms Site, Highgate

Mr. Skinas made a slide presentation on the Monument Farms Site, which is owned by the Division, and discussed its erosion problems, the various efforts the Division has made over the past few years to prevent the eroding, and its significance. He reported that because of the Lake Champlain flooding this spring and Franklin County being declared a disaster area, the Federal Emergency Management Agency (FEMA) may be able to provide some funding to help pay for rip rapping. Mr. Skinas said FEMA is willing to fund a percentage of what was destroyed by the flooding this spring. The Division hopes the work can be accomplished for \$30,000. This site is right at the periphery of Missisquoi village and goes back about four thousand years. Mr. Lacy made the motion, which was seconded by Dr. Ripley, that the Monument Farms site appears eligible for the National Register. The motion passed unanimously. Dr. Stout made the motion, which was seconded by Dr. Andres, that the Council supports the rip rap project. The motion passed unanimously.

VIII. National Register Final Review

The Council received copies of both nominations before the meeting.

A. Brook Farm, Cavendish

The Council looked at the photographs for this nomination. The Part 1 for the investment tax credit application for this property has been approved. The nomination meets National Register nomination priorities 4, 6, 9, and 12. Ms. George made the motion, which was seconded by Dr. Stout, to approve the nomination under criteria A and C. The motion passed unanimously.

B. Dr. B. J. Kendall Company Building, Enosburg

The Council looked at the photographs for this nomination. The nomination meets National Register nomination priorities 5, 7, 9, 12, and 14. Dr. Stout made the motion, which was seconded by Mr.

Lacy, to approve the nomination under criteria A and C. The motion passed unanimously. The nomination was prepared as part of the University of Vermont National Register class project this year. Mr. Lacy complimented Steve Grosz, who prepared the form.

IX. National Register Preliminary Review (cont.)

B. Silver Street Rural Historic District, Hinesburg

The request comes from a number of property owners in the proposed area. Council members had received in the mail a map of the area and photocopies of the buildings in the State Survey along Silver Street. Ms. Gilbertson gave the Council copies of the current property map and the Beers Atlas, and showed them slides of the landscape and buildings along Silver Street. She read aloud verbatim a letter of support from the chairman of the Hinesburg Board of Selectmen. Both Dr. Stout and Dr. Andres made a field visit. Dr. Andres reported on his trip. He said you can read the initial survey patterns and the historic landscape, and said there is a very impressive array of fine historic farmhouses. Dr. Stout concurred. Discussion followed. Mr. Anderson said he disagreed, that he uses the Otter Creek Valley Rural Historic District as a standard, that half the sites in the proposed district were new, that is most apparent are the new intrusions rather than the historic resources. He questioned whether the area had more integrity than East Montpelier. After discussion, he said he would defer to the two historians on the Council. Mr. Keefe said this isn't one of the greatest rural historic districts he's ever seen, but that it still appeared to be eligible. The Council concurred that Silver Street appears eligible for the National Register as a rural historic district.

D. Manchester Depot Historic District, Manchester

Ms. Gilbertson said this came up because of a proposed AOT project in the area. In 1985 a neighborhood off Route 11-30 was identified and surveyed as a State Register historic district. She said the Division wants to know if this appears eligible for the National Register. She explained that in 1982 the Advisory Council said Manchester Depot did not appear eligible for the National Register as a historic district, but they were looking at a stretch of Route 11-30 rather than this neighborhood. Mr. Johnson explained the AOT project. The Council looked at the survey for the district. Mr. Keefe reported on his field trip to the area and suggested extending the boundaries to include properties along Route 11-30. The Division showed the Council survey forms for properties on Route 11-30 that were surveyed individually. The Council concurred that the district as surveyed appeared eligible for the National Register, and suggested including other buildings on Route 11-30 in the district boundary that also appeared eligible.

(corrected as per 7/22/93 meeting)

Lacy, to approve the nomination under criteria A and C. The motion passed unanimously. The nomination was prepared as part of the University of Vermont National Register class project this year. Mr. Lacy complimented Steve Grosz, who prepared the form.

IX. National Register Preliminary Review (cont.)

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X. State Register Review and Designation

A. Review and Designation of the Survey for Ludlow, Windsor County

Ms. George reported on her review of this survey and explained her process. The Council looked at the sites she had questions on. Ms. George made the motion, which was seconded by Dr. Andres, to place the Ludlow Historic Sites and Structures Survey on the State Register of Historic Places with the exception of sites 1410-72, 79, 83, and 184, and that in complex 1410-80 A be made non-contributing and the barn be made the primary structure. The motion passed unanimously.

Ms. George suggested that other Council members who will be doing survey review this summer take a look at the notes she's made on her reviews of other surveys to help shorten the review process at the Council meeting. The Council concurred.

B. Review and Designation of Surveys for Huntington, St. George, South Burlington, and Winooski, Chittenden County

The Huntington survey has been placed on the State Register already. The review of the other surveys was postponed until a later meeting.

C. Review and Designation of Surveys for Fairfax, Fairfield, Fletcher, Franklin, and Georgia, Franklin County

The review was postponed until a later meeting.

IV. Director's Report

Mr. Gilbertson said the National Trust for Historic Preservation has been talking with him recently about endangered downtowns in Vermont.

Mr. Gilbertson reported re the proposed Walmart in St. Albans that in the Division's Act 250 review, the Division suggested a study be done on the potential impact on the St. Albans downtown.

The Division, along with all other parts of State government, have been ordered under a recession to come up with 3% budget cuts for next year. This will mean \$7,000 for the sites and \$5,000 for the historic preservation program. The Division has also been asked to do a memo on its personnel and equipment needs. Mr. Gilbertson said he wants to propose getting extra funding to hire temporaries to do short-term, well-defined projects.

The Division has been working with Housing on historic preservation issues. They will be hiring a qualified historic preservationist who will work half-time on housing issues.

Mr. Gilbertson reported that from mid-July on there will be an exhibit at Basin Harbor on the artifacts that have been retrieved from the bottom of Lake Champlain.

IX. National Register Preliminary Review (cont.)

C. 589, 601, 622 Main Street and University Terrace, Burlington

The Council received copies of the letter from the Burlington CLG Commission on their research and recommendations for the National Register eligibility of these properties. The Council looked at slides of the buildings. Discussion followed. The Council concurred that 590 Main Street (John Johnson House) appeared individually eligible for the National Register, perhaps under both criteria B and C. The Council concurred that 601 Main Street (U.S. Weather Bureau Building) appeared individually eligible for the National Register. Regarding University Terrace, Dr. Andres said this street has a great collection of houses from the time period of the 1920s to 1940. Discussion on National Register eligibility of buildings from 1940 followed. The Council concurred that 565 and 589 Main Street and University Terrace appear eligible for the National Register under criterion C. Ms. Gilbertson said there was not enough information to review 622 Main Street.

Dr. Stout made the motion, which was seconded by Dr. Andres, to adjourn the meeting. The meeting was adjourned at 5:05 p.m.

Submitted by,

Elsa Gilbertson
Division for Historic Preservation



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on July 22, 1993, beginning promptly at 9:00 a.m. in Room 10, Statehouse, Montpelier, Vermont.

AGENDA

- 9:00 I. Minutes of the June 17, 1993, Meeting
- II. Update on Items from the Previous Meeting
- III. Confirmation of Dates for August, September, and October Meetings
- IV. Director's Report
- V. Old Business
- A. Video Exchange
- VI. New Business
- A. Environmental Review Update
- 9:30 B. Selection of FY'94 State Historic Preservation Grants
- VII. Working Lunch
- VIII. Advisory Council Report



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

July 22, 1993

Members Present:

Townsend Anderson, Chair, Citizen Member
Barbara George, Vice-chair, Citizen Member
Glenn Andres, Architectural Historian
Thomas Keefe, Architect
David Lacy, Prehistoric and Historic Archeologist
Barbara Ripley, Citizen Member (left at 4:30)

Members Absent:

Neil Stout, Historian

Division Staff Present:

Eric Gilbertson, Director
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Mary Jo Llewellyn, Preservation Grants Manager

Others Present:

Gary Bressor, Item VI.B (arrived 3:30)

The meeting was called to order by the chairman at 9:15 a.m. It was held in the Maple Corner Community Club, Calais, Vermont.

I. Minutes of the June 22, 1993, Meeting

Dr. Andres made the motion, which was seconded by Mr. Keefe, to approve the minutes as submitted. Mr. Gilbertson said Robert Martin, Agency Counsel and the State Historic Preservation Officer, had called him with some concerns about the tone of the June minutes. He asked that as per his conversation with Mr. Martin the following changes be made to the minutes: on page 4, item D, paragraph 1, line 7, after the word "that" that "while he is an advocate" be inserted; paragraph 2, line 3, the word "primary" be inserted before "focal point"; page 5, paragraph 1, line 13, "keeps stressing Travel and Tourism" be changed to "reiterated the natural connection with Travel and Tourism"; and that on page 5, last paragraph, last line and top of page 6 "to what extent should the Division charge people in order to hire consultants to review specific projects so they can get an expedited permit" be changed to "the propriety of the Division charging people in order to hire consultants to review specific

projects so the process can be expedited." It was noted the minutes as submitted were a record of the June meeting, and that the third change requested would be altering something Ms. George had said. The Council discussed whether or not it was appropriate to change the wording of the minutes. Dr. Ripley suggested the Council accept these suggestions as Mr. Martin's comments on the minutes and that his comments be included in the minutes of this meeting, but that the Council not change the minutes of the June meeting. Discussion followed. The Council concurred with Dr. Ripley. Mr. Keefe suggested on page 7, the last line, that "should be looked into" be changed to "also appeared eligible." The motion to accept the minutes with Mr. Keefe's correction passed unanimously.

II. Update on Items from the Previous Meeting

There were no questions.

III. Confirmation of Dates for August, September, and October Meetings

The following dates were set: August 17, September 21, and October 28. The August meeting will be in Randolph, with a visit at the end of the meeting to the Justin Smith Morrill Homestead in Strafford. Mr. Anderson announced that the secretary of the Agency of Transportation (AOT) will attend the September Council meeting at 11:00 a.m. It was announced that Robert Martin is leaving the Agency of Development and Community Affairs in August for a position at the Agency of Natural Resources. The Division will need a new SHPO.

IV. Director's Report

Mr. Gilbertson reported that AOT Secretary Garrahan wrote a letter to the Town of Middlebury saying he wanted to revisit the Middlebury in-town bridge project and that the preliminary draft of the MOA had brought up some issues. Ms. Boone noted that Federal Highways, the Town of Middlebury, and the Division had all arrived at agreement on the MOA. There will be a meeting in the near future with AOT to discuss the issue. Mr. Gilbertson said we need to begin the process of bringing the federal Advisory Council into the process for this project.

The Division has received another design for the Main Street, Burlington, road improvement project. Mr. Gilbertson said the design is even more inappropriate than the previous one.

Mr. Gilbertson, Ms. Boone, and Sue Jamele had a meeting with AOT and Federal Highways this week on the Section 106 process. Mr. Gilbertson reported that AOT doesn't really have an orderly way to go through the Section 106 process. The parties agreed that there should be a single point of contact at AOT for projects. AOT is trying to revise the whole project planning process so issues get resolved before projects go out for contract or go out to design.

Mr. Gilbertson gave an example of the South Royalton bridge project and noted how advanced the project has gotten without consideration of historic resources. The Division should be involved in the earliest stages of AOT projects.

Mr. Gilbertson reported that in the Act 250 project for a WalMart in St. Albans the Division had asked that an economic impact study be done on downtown St. Albans, which is a National Register historic district. He said under Act 250 criterion 9E on public investment applies to this project, since there have been many federal, state, and local government dollars invested in St. Albans. He is meeting with the engineer and attorney for the project tomorrow. Mr. Anderson noted that academics in the mid-west have been studying situations like these, and said there is an article in the July 1993 issue of Inc. magazine about WalMart in Maine. Discussion followed. Dr. Ripley made the motion, which was seconded by Dr. Andres, that in the WalMart Act 250 project proposal in St. Albans because there are federal, state, local, private, and investment tax credit dollars invested in downtown St. Albans, which is listed on the National Register of Historic Places as a historic district, the potential for adverse economic impact on these historic structures and on other historic districts in the region should be thoroughly investigated, and that the Council supports the Division to take all appropriate measures to ensure the outcome is consistent with the best interests of historic preservation. The motion passed unanimously.

Mr. Gilbertson reported that he has been in contact with all the state historic preservation offices in the midwestern states affected by the flooding this summer and has given them information about the Division's Montpelier flood program.

Mr. Anderson said re the Middlebury bridge project the issue is one of design and not whether or not the bridge should be built. He said we have to be careful so the end result will not be that you can't do new bridge or other AOT projects in a historic district, as that would set a very bad precedent. Mr. Gilbertson noted that AOT doesn't do cost/benefit analyses on their projects. Dr. Andres noted that many of the issues in this project would have had to be resolved even if it wasn't in a historic district. Rather they are issues of running a new highway through town, so historic preservation shouldn't be blamed for the problems.

V. Old Business

A. Video Exchange

Most Council members asked for extensions on their video loans.

VI. New Business

A. Environmental Review Update

Mr. Lacy reported that he went to Stamford with the commissioner

of Fish and Wildlife (F&W) and others, and looked at a potential archeological site not far from a known site on U.S. Forest Service land that might be impacted by Fish and Wildlife actions. He discussed the need to include historic preservation issues in F&W's long-range planning. Discussion followed.

B. Selection of FY'94 State Historic Preservation Grants

Ms. Llewellyn gave the Council updates of the grant summaries they had received in the mail, the Secretary of the Interior's Standards for Historic Preservation, the grant selection criteria, a list of the applicants and the amounts requested, and a list of the work divided into categories. She then summarized the status of the grant program accounts for FY'92 and FY'93. The state legislature appropriated a total of \$205,000 for the grants program, with \$5,000 to go for outdoor sculptures and \$1,000 for the sculpture report. Taking into account the cost for potential archeological surveys, there is a total of \$197,000 available for grants to be awarded today. Ms. Llewellyn then quickly showed slides of all the buildings being considered. The Council then discussed whether or not it is appropriate to have applicants present at the meeting to testify about their projects. Mr. Keefe suggested that the grant application is designed to solicit all the information needed for the Council to make their decisions and the process does not allow time for individual presentations of projects by applicants.

Mr. Keefe, Dr. Andres, and Mr. Anderson attended the preliminary grants review meeting on July 13th and identified issues that Ms. Llewellyn then followed up on.

Ms. Llewellyn went through all the applications, showing slides and summarizing the projects and issues. Each Council member scored the applications using the scoring system and grants criteria. The Council discussed what handicapped accessibility means, and if in the scoring one should use the ADA standards or to use the rule of thumb of being able to gain access to the major public room(s) and to the rest rooms. Ms. Llewellyn said re accessibility she had to go by the information provided by the applicant when writing up the grant application summaries. The Council decided to apply the rule of thumb for awarding points for the accessibility criteria.

1. Naulakha, Dummerston: Ms. Llewellyn said the Holbrook section of the barn will not be repaired at this time. Ms. Boone noted that the Division will have an opportunity to comment under Act 250 if in the future they propose to do something to the barn.

2. First Congregational Church, Westminster: The Council questioned whether or not they should be funding repairs to a non-historic part of the building (the concrete block bulkhead walls).

4 and 5. Guilford Center Meeting House and 1800 Brick Schoolhouse, Guilford: Mr. Keefe declared for the record that he prepared technical assistance reports sponsored by the Preservation Trust of Vermont for these two buildings. These reports were the basis for applying for these grants. The Council

felt this wasn't a conflict of interest if there was no expectation of financial gain. Mr. Keefe said he did not have any expectations of financial gain. Mr. Lacy noted under number 5 that an archeological study would be important because of the ground disturbance proposed in this project.

11. Cole Hall, Shaftsbury: Mr. Keefe declared for the record that he is the architect for the project and has a financial interest in the project. He will abstain from voting on this application.

13. Old First Church, Bennington: This application has been withdrawn.

17. Springfield Town Library, Springfield: Mr. Keefe declared for the record that he has just been hired by the library to prepare a technical assistance report sponsored by the Preservation Trust of Vermont. He said he would abstain from voting on this application.

19. Old Fire House, White River Junction, Hartford: The Council said tar and gravel is not acceptable for the pitched roof section in the rear. Mr. Gilbertson suggested rolled roofing, and also suggested getting the best quality they can get.

22. Windsor House, Windsor: It was noted that a good solution to the problem had not been proposed.

[Working Lunch: Ms. George and Ms. Gilbertson were thanked for the lunch.]

25. Mission Farm, Sherburne: The Council discussed the shed project as proposed and thought the solution might be overkill. They suggested repairing it by pouring concrete piers.

26. Paramount Theater, Rutland: They don't have the necessary evidence now to restore the original canopy.

27. First Baptist Church, Fair Haven: The Council thinks the proposal for fixing the steeple beltcourse is not appropriate. They feel there is a big project here and that the congregation needs extensive professional advice.

28. Castleton Municipal Building: Mr. Anderson said they need a comprehensive study to find a solution for this building because there will be some serious problems soon with bricks spalling off (since the sandblasting destroyed their hard surfaces). They need a long term solution to overcome the effects of the sandblasting. Dr. Ripley said she could not vote on this project because she had too many questions.

31. Town Hall, Lyndon: The Council expressed concern that the solution proposed might not be the right one.

32. St. Andrews Episcopal Church, St. Johnsbury: The Council noted that if they are only doing a single coat of paint on the new wood, it should be a finish paint and not primer.

34. St. Albans Historical Society Building, St. Albans: The work applied for is not eligible for the grant program.

35. Shard Villa, Salisbury: Mr. Anderson declared for the record that several years ago he wrote a report on the building, and that the grant application appears to be based on this report. He said he expected no financial gain should the building receive a grant. Dr. Andres declared for the record that he is married to the chairman of the board of Shard Villa and will abstain from voting on this application.

36. Moss Glen Grange, Granville: The Council expressed some concern that they don't have enough money to do the entire project.

40. Union Church of New Haven Mills, New Haven: They did not submit any slides, so therefore are not eligible.

48. Randolph Center School, Randolph: Mr. Anderson noted that Andy Ladygo, formerly at SPNEA, had come up with a building detail that would work for these kinds of balustrades.

57. Town Hall, Cabot: The Council questioned whether or not they would pay for the triple track storm and screen windows as part of a grant.

60. Town Hall, Shelburne: It was noted that the match for this project would be money spent on other parts of the project.

Dr. Ripley left the meeting at 4:30 and did not vote on projects 66, 67, and 68.

67. Town Center Building, Richmond: Representative Bressor answered questions about the project.

Ms. Boone then tallied up the scores for all the projects. She gave the Council a list of projects that totalled 90 points or higher, then added those projects that scored 89 and 87 (no grants scored an 88). These projects were marked on a Vermont map. It was noted that the Stellafane Observatory (#16) and the Newbury Methodist (#46) would be the special grant projects. Ms. Boone said that if either fell through the Division would need another special grant project because these projects are used as match for the grant manager's salary. Discussion followed on geographic distribution. Mr. Gilbertson said the legislature this year was very clear on the need for geographic distribution of the grants. After reviewing the locations of the high scoring grants, it was decided to give Holland points for geographic distribution. The Council then looked at the list of the highest scores and the amount of money available. Mr. Lacy looked at the list of high scoring projects and said that none of them appeared to have a need for an archeological study. Archeological studies have been done in the past where necessary before beginning a grant project.

The Council concurred that the following properties appear eligible for the National Register: the Lamoille County Senior

Center (former church) in Morrisville, Cole Hall in Shaftsbury, the Maple Valley Grange in Wallingford, the Moss Glen Grange in Granville, the Cotton Free Library in Weybridge, and the United Church in Greensboro.

Dr. Andres made the motion, which was seconded by Ms. George to award the following grants:

Stellafane Telescope, Springfield	\$ 17,824
Newbury Methodist Church (now community center), Newbury	20,000
Guilford Center Meeting House, Guilford	3,450
Lamoille County Senior Center, Morristown	4,500
Park-McCullough House, Bennington	1,000
Cole Hall, Shaftsbury	10,000
Old Parish Church, Weston	7,300
Town Library, Springfield	9,713
Gates Memorial Library, Hartford	3,000
Maple Valley Grange, Wallingford	4,600
Town Hall, Danville	10,000
Shard Villa, Salisbury	4,920
Moss Glen Grange, Granville	5,000
Howden Hall, Bristol	1,750
Cotton Free Library, Weybridge	10,000
Holland Historical Society, Holland	2,450
United Church, Greensboro	10,000
Unitarian Church, Montpelier	10,000
Town Hall, Plainfield	10,000
Old West Church, Calais	7,160
Opera House, Barre	10,000
Hedding United Methodist Church, Barre	10,000
Flynn Theater, Burlington	1,500
Town Center Building, Richmond	10,000
Seguin Covered Bridge, Charlotte	10,000

TOTAL \$ 194,167,

that Montpelier City Hall be the alternate for a special grant, and that the Town Hall/Opera House in Johnson and the Harriet Powell Museum in Essex be alternates for the other grants. The motion passed unanimously.

The meeting was adjourned at 5:40 p.m.

Submitted by,

Elsa Gilbertson
Division for Historic Preservation



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on August 17, 1993, beginning at 9:30 a.m. in the training room, third floor, Randolph National Bank, Main St., Randolph, Vermont.

AGENDA

- 9:30 I. Minutes of the July 22, 1993, Meeting
- 9:50 II. Update on Items from the Previous Meeting
- 10:00 III. Confirmation of Dates for September, October, and November Meetings
- 10:10 IV. Director's Report
- V. Old Business
- 10:25 A. Video Exchange
- 10:30 - 11:15 B. Followup to Grant Awards
- 2:00 - 3:00 C. Advisory Council Task Force Discussion
- 11:15 VI. National Register Final Review
- A. Winooski Falls Mill Historic District (Boundary Increase), Burlington
- B. Educational Resources of Vermont MPDF
- C. Cobb School, Hardwick
- D. Point School, St. Albans Town
- E. Wells Village School, Wells
- F. Woodbury Elementary School, Woodbury
- 11:45 VII. National Register Preliminary Review
- A. Hibbard House, Concord
- 12:00 VIII. Working Lunch
- IX. New Business
- 1:00 A. Randolph--Work in Progress
- 1:45 B. Environmental Review Update
- 4:00* C. Tour of the Justin Smith Morrill Homestead, Strafford
- 3:15 X. Advisory Council Report

* - leave Randolph about 3:30



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

August 17, 1993

Members Present:

Townsend Anderson, Chair, Citizen Member (left at 4:00)
Barbara George, Vice-chair, Citizen Member
Glenn Andres, Architectural Historian
Thomas Keefe, Architect
David Lacy, Prehistoric and Historic Archeologist
Neil Stout, Historian (left at 3:00)

Members Absent:

Barbara Ripley, Citizen Member

Division Staff Present:

Eric Gilbertson, Director
Nancy Boone, Architecture Section Chief (out 2:30 - 3:20)
Elsa Gilbertson, National Register Specialist
Mary Jo Llewellyn, Preservation Grants Manager (10:50-11:45)
John Dumville, Historic Sites Operation Chief (4:30 - end)

Others Present:

John Hanna, Item IV (9:30 - 10:45)
Pat Arno, Item IV (9:30 - 10:45)
Karen Miller, Item VII.B (11:30 - 11:50)
Laurie Ballou, Item VII.B (11:30 - 11:50)
Jeff Staudinger, Item IX.A (1:50 - 3:05)

The meeting was called to order by the chairman at 9:40 a.m. It was held in the third floor training room, Randolph National Bank, Main Street, Randolph, Vermont.

I. Minutes of the July 22, 1993, Meeting

Dr. Andres made the motion, which was seconded by Mr. Keefe, to approve the minutes. Mr. Lacy suggested in the summary of the grants section it be added that the archeology studies are continuing but that that archeology is not needed for any of the grants projects this year. On page 5, item 19, it was suggested the word "but" be changed to "and" and Mr. Anderson asked that under item 28 "breaking" be changed to "spalling." The motion passed unanimously.

III. Confirmation of Dates for September, October, and November Meetings

The following meeting dates were set: September 21 in Montpelier, October 28 (perhaps in Brattleboro), and November 23.

IV. Director's Report

Mr. Gilbertson reported that he and Curtis Johnson have been working on the Main Street, Burlington, project for the past few months. The last meeting on the project was on Friday, August 13, in Burlington. There are five alternates, all of which have an impact to one degree or another on the historic district. Mr. Gilbertson noted the engineers have been very good at presenting alternatives. He then asked the Council for direction on the project. He gave the Council a list compiled by Webster-Martin of mitigation measures that have already been considered. He then showed the Council the alternative plans, and discussed with them the pros and cons of each. He said the University of Vermont and the City of Burlington do not like the last alternate because there is no island for a pedestrian refuge. Dr. Andres noted re median plantings that what would be acceptable for the character of the historic district would probably be a safety hazard unless it was a lawn. Mr. Keefe asked if a pedestrian refuge (median) was a requirement. Dr. Andres said a wide island would be a large visual impact on the district. Mr. Gilbertson said the plantings on the median would have to be less than four feet tall or would have to be significant plantings with branches above sight lines.

Mr. Gilbertson then showed slides taken by Mr. Johnson of the area in question. He told the Council that the Division has now been through the process of looking at all the alternates. The highway designers and UVM have a plan that would be the most buildable but Mr. Gilbertson said it still has an impact on the UVM Green Historic District. He asked the Council where they wanted to go from here, as the next step could be to bring in the Federal Advisory Council. The Council asked questions about the plans. Dr. Andres said if the island had significant vertical landscaping it would lessen the impact, but probably trees wouldn't be able to grow big enough here. Mr. Anderson suggested the Council identify the historic resources that are impacted, see what alternatives come the closest to what would be acceptable, and work from there. Mr. Gilbertson said the second alternate (eliminating the median and tightening up the curve) would do it, but it has been rejected by the engineers. Mr. Keefe said the historic resources are the buildings, the green, and the sense of place, and said that the wider the road the greater the impact. He suggested four lanes as narrow as possible, no island, and a pedestrian crossing. He also noted that the real problem can't be addressed by highway design since the problem is societal--the use of automobiles. Mr. Anderson asked how much the issue of infringing on Pomeroy Hall has been addressed. Dr. Andres said Pomeroy Hall is a defining feature of the green, and noted that the island is problematic.

Mr. Gilbertson summarized the issues, and said there is still an

adverse impact. In response to a question, he said he could try to go back to the design people one more time before going to the Federal Advisory Council. The Council looked at alternative five again. Dr. Andres suggested significant plantings between the sidewalk and curb to better define the road, and Mr. Anderson agreed. Dr. Stout agreed with Mr. Gilbertson that if they have to widen the road, it should be taken off the south side rather than the north side. Dr. Andres said when medians are added they make a boulevard for a vehicular experience rather than for a pedestrian experience. He stressed the need to keep the urban feeling here. The Council concurred that alternative five is moving in the right direction. Mr. Gilbertson said if the designers say no to this, then he'll go to the Federal Advisory Council. The Council concurred and said the plantings between the sidewalk and curb should be included as an important mitigating measure.

Mr. Hanna asked what the resolution was. Mr. Gilbertson summarized that it is a modification of alternative five with no median and significant plantings on the south edge, and if that is not acceptable it will go to the Federal Advisory Council. Mr. Arno noted that Federal Highways has cut down on the road width, and said he wanted to solve the outstanding issues before the project goes to Act 250. Mr. Hanna and Mr. Arno thanked the Council for their time, and the Council thanked them for attending the meeting.

II. Update on Items from the Previous Meeting

Mr. Gilbertson said regarding the Middlebury in-town bridge the cost estimates from the consulting firm to do another study to revisit all the design issues, etc., will be \$81,000. Discussion followed.

V. Old Business

B. Followup to Grant Awards

Ms. Llewellyn told the Council that the Stellafane Observatory site isn't the one that is a National Historic Landmark, but rather is the one associated with the Hartness House (listed on the National Register). The observatory didn't get the other grant they had expected (which would have been their match), so she has given them a short extension to come up with the match. She said if they do not raise the match, the money will have to be awarded to the special grant alternate.

Ms. Llewellyn and Ms. Boone reported that the archeological studies for grant projects now need to be under contract. The Division has paid for the fieldwork that has been done in the past, but has found out from Sheila Charles, the archeologist doing the work, that it may cost up to \$11,000 to complete the reports. Mr. Lacy suggested addressing the issue of a scope of work and identifying a ceiling cost. He said he would be willing to work with David Skinas, Ms. Llewellyn, and Ms. Charles to

discuss archeological issues in the grants program. Ms. Boone noted that the reports need to follow the State Archeologist's guidelines for reports, but said the Division has asked for minimal reports. Ms. Boone and Ms. Llewellyn noted where the money to pay for the reports might come from (for example, the Maple Valley Grange project request was actually less than what appeared on the grant summary list the Council had last month; the Cole Hall project, which already went out to bid, has come in under the expected cost; and there may be some unexpended funds from previous years). They said they are still looking for more, as there does not appear to be enough right now to cover the report costs.

Ms. Llewellyn said that Cole Hall had been awarded \$10,000, the work came in under bid, and the architect (Mr. Keefe) has written a letter saying what else they could do with the extra money. She said she was bringing this to the Council because this development has come so soon after the grant awards and because most of the extra work would be for something the Council hadn't looked at. The proposal is to do additional work on the roof and repointing for three sides of the building. Mr. Keefe said he was wearing two hats and didn't know at the time about the need for more money for the archeological reports. Ms. George suggested the Council allow Cole Hall to use \$400 for the rest of the roof, since they had looked at the roof in the grant review, but not using the rest of the money on the repointing. Mr. Keefe said he would not vote on this because he is the architect for the project, and left the room during the vote. Ms. George made the motion, which was seconded by Mr. Lacy, to allow Cole Hall \$400 to complete the roof work but not to pay for the repointing. Ms. Boone asked the Council if they realized that the Division is short on money to pay for the archeology and that this extra money could go toward that cost. The motion passed. Mr. Keefe did not vote.

Ms. Llewellyn reported that the Maple Valley Grange has made a significant change in the scope of work. She discussed the drainage problem on the north wall (the front half is a concrete wall built into a bank and the rest is a clapboarded wall), and showed the Council slides of the building. She said the contractor wants to make a concrete basement wall all along the north side of the building. She told him that this was not acceptable, and that she would bring the question to the Advisory Council. Discussion followed. Mr. Keefe said that based on the Secretary of the Interior's Standards, if they want to go the route the contractor wants to take they should not get a grant. The Council concurred, saying that the Maple Valley Grange needed to do what Ms. Llewellyn told them to do.

VII. National Register Preliminary Review

B. 4 Randolph Avenue, Randolph

The Council looked at the state survey for the Randolph Avenue Historic District and photographs provided by the owners of the building. Ms. Gilbertson said the Council had to consider whether

or not the building is individually eligible for the National Register. Ms. Miller asked what the Council looked at, and Ms. Gilbertson explained the criteria. The Council said they would look at the street during their lunch break.

VI. National Register Final Review

The Council received copies of all nominations before the meeting.

A. Winooski Falls Mill Historic District (Boundary Increase), Burlington

Ms. Gilbertson read aloud the final report of the Burlington Historic Preservation Review Commission (CLG). The Commission and mayor of Burlington approved the nomination. Dr. Stout made the motion, which was seconded by Mr. Keefe, to approve the nomination under criteria A and C. Discussion followed. The motion passed unanimously.

B. Educational Resources of Vermont Multiple Property Documentation Form

Ms. Gilbertson reported that this MPDF is based on the education context in the State Historic Preservation Plan and work done by the 1990 National Register class in the University of Vermont graduate program in historic preservation. Mr. Keefe made the motion, which was seconded by Ms. George, to approve the Educational Resources of Vermont MPDF. The motion passed unanimously.

C. Cobb School, Hardwick

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

D. Point School, St. Albans Town

Ms. Gilbertson read verbatim the objection letter from the property owner. She said this nomination was a UVM National Register course project this spring. The student doing the work and the Franklin County citizen's committee for the project had spoken to the owner. She called the owner to find out why he objected and was told he didn't want to be restricted in any way and that he had been told this work was for the State Register. Ms. Gilbertson told him the results of National Register listing and said the understanding was that this project was for the National Register. The owner plans on preserving the building. Discussion followed. Dr. Stout made the motion, which was seconded by Mr. Keefe, that this nomination meets the criteria but that the Council is tabling it solely because of the owner objection. The Council asked that the Division write a letter to the owner saying the Council is concerned about his fears and to assure him that his fears are groundless. The motion passed.

E. Wells Village School, Wells

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

F. Woodbury Elementary School, Woodbury

Ms. Gilbertson read aloud a letter of support from the Central Vermont Regional Planning Commission. Dr. Stout made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. The Council asked the Division to check on the dimensions of the building. Dr. Andres gave Ms. Gilbertson some comments on the nomination. The motion passed unanimously.

G. M. S. Whitcomb Farm, Richmond

Mr. Keefe made the motion, which was seconded by Dr. Stout, to approve the nomination under criteria A and C. Ms. George had some comments on the nomination, which she gave to Ms. Gilbertson. The motion passed unanimously.

X. Advisory Council Report

Mr. Lacy said he and Ms. Peebles will be setting a date in mid September for a meeting with Fish and Wildlife to discuss environmental review issues.

IV. Director's Report (cont.)

Mr. Gilbertson showed the Council a notebook of newspaper clippings relating to Vermont's listing by the National Trust for Historic Preservation as one of the eleven most endangered historic places in the country. He said this listing has raised the level of debate about historic preservation in Vermont and has made preservation issues more newsworthy.

He reported that he and Tom Visser, from the UVM Historic Preservation program, were taped by Adelphi Cable in Rutland for a program on lead paint to be aired around the state.

The Division is facing a 2% state budget reduction in both the federal and state sites programs, and probably will face another 2% reduction at the start of the new year.

Mr. Gilbertson said re the Walmart project in St. Albans that Walmart has done an economic study, which shows the project will enhance the St. Albans downtown and will be a magnet for commerce. Mr. Anderson asked if they cited statistics for the magnet argument. Mr. Keefe mentioned a Walmart case in Chestertown, Maryland. Mr. Anderson said if there is going to be credible opposition to the Walmart project, there needs to be a good economic study. Discussion followed.

Ms. Boone reported that the Department of Housing and Community

Affairs has gotten approval to spend money for a housing rehabilitation position with historic preservation qualifications. The Division has given the commissioner an outline of the qualifications the Division would like to see for the position. The Division is helping the Vermont Housing and Conservation Board plan a workshop on lead paint and affordable housing. Tom Visser will lead the workshop. She said last week she, Curtis Johnson, Tom Visser, and VHCB staff looked at some lead abatement projects in Brattleboro and Bennington to see what was working and what wasn't.

Ms. Boone gave the Council an information sheet on the Vermont Barn Again program. This program will be announced at the end of August by the National Trust for Historic Preservation. The funding is coming from the UVM EPIC program. She will give Council members a copy of a forthcoming article in Agriview.

Ms. Boone explained the barn pamphlet, which will be funded by the Division, Preservation Trust of Vermont, and VHCB. There will be an initial run of 2,000 copies. Council members were mailed an outline for the pamphlet and gave their comments to Ms. Boone.

VII. National Register Preliminary Review (cont.)

A. Hibbard House, Concord

The Council looked at the survey form and recent photographs supplied by the owner. The Council concurred that the property appeared eligible for its architectural merit.

B. 4 Randolph Avenue, Randolph (cont.)

The Council looked at Randolph Avenue and the building during their lunch break. Mr. Keefe said it appeared that the building was not individually eligible for the National Register under criterion C as it was not a clear or strong enough example on its own. The Council urged the owners to pursue Randolph Avenue as a historic district or provide them with more information on the history of the building to see if it has historic significance.

IX. New Business

A. Randolph--Work in Progress

Mr. Anderson introduced to the Council Mr. Staudinger, executive director of the Randolph Community Development Corporation. Mr. Anderson stated for the record that he is a consultant to Mr. Staudinger on the project and asked Ms. George to chair the discussion.

Mr. Staudinger gave the Council an overview of the project. He said the fires Randolph experienced led to the loss downtown of 55,000 square feet of space, 60 employees, and 13 businesses. He discussed the local planning project, how the master plan was developed, and the current proposal and how it would work. He

showed the Council the master plan and a schematic drawing of the infill building between the bank and Red Lion Inn. Discussion followed. Mr. Keefe and Dr. Andres suggested the infill building have more detail since other buildings on the street are so richly detailed. They suggested visually dividing up the building into units or adding some other vertical treatment because it is missing the verticality of the other buildings, and adding a strong vertical feature in the cornice. The Council concurred that the new building should acknowledge the historic divisions of the other historic commercial buildings on the street. Mr. Staudinger showed the Council plans of a possible Grand Union proposal (still in development). There was more discussion. The Council thanked Mr. Staudinger for coming to the meeting and for his extensive presentation. They expressed their appreciation for the effort Randolph is making to rebuild their downtown and downtown businesses. Ms. George turned the meeting over to Mr. Anderson.

X. Advisory Council Report (cont.)

Mr. Anderson reminded the Council that the Secretary of the Agency of Transportation will be coming to the next meeting. The Council discussed the issues they wanted to bring up. Mr. Gilbertson said the issues are resource identification in the basic preliminary planning process and environmental review and managing the process. Mr. Gilbertson said he would summarize the issues and send a short memo to the Council before the meeting.

The Council agreed that they would like to meet in Brattleboro in October and ask David Tansey to make a presentation on Naulakha.

Mr. Anderson said the Dalton Drive, Fort Ethan Allen, project has received a 1993 National Trust for Historic Preservation honor award.

V. Old Business (cont.)

C. Advisory Council Task Force Discussion

Mr. Anderson said he spoke to the secretary of the Agency of Development and Community Affairs this morning. The Council has been given the go-ahead to hire a consultant for their study. The amount agreed to is \$8,900. Mr. Anderson said he made it clear to Secretary McDougall that in no way could the money for this study come from the Division. He is to work with the Deputy Secretary to find the money for the project. Mr. Gilbertson said the Council needs to do a scope of services, and he said he wants to understand what is happening with the project.

Ms. George said she would be willing to spend time working on an annual report for the Division, and said she thought this would be a useful thing to give to legislators, etc. The Council concurred that this would be useful. Dr. Andres suggested using the weekly reports for information and that enough copies should be made to give to all the legislators.

IX. New Business (cont.)

C. Tour of the Justin Smith Morrill Homestead, Strafford

The meeting moved from Randolph to the Morrill Homestead in Strafford. Mr. Dumville gave the Council an extensive tour of this state-owned historic site. The group went into all the buildings and touring the grounds. He discussed projects currently in the works, buildings and grounds projects completed in recent years, the difficulties of running and maintaining the site with limited staffing and funding, the new exhibit that will open at the start of next season, and new research and information about the property. The Council thanked Mr. Dumville for the very informative tour.

The meeting ended at 7:00 p.m.

Submitted by,

Elsa Gilbertson
Vermont Division for Historic Preservation



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on September 21, 1993, beginning at 9:30 a.m. in the second floor conference room, Department of Agriculture Building, 116 State Street, Montpelier, Vermont.

AGENDA

- 9:30 I. Minutes of the August 17, 1993, Meeting
- 9:45 II. Update on Items from the Previous Meeting
- 9:55 III. Confirmation of Dates for October, November, and December Meetings
- 10:00 IV. Director's Report
- 10:30-10:50 V. National Register Final Review
- A. Giles Chittenden Homestead, Williston
 - B. Dan Johnson Farmstead, Williston
 - C. Zachariah Spaulding Farm, Ludlow
 - D. Ballard Farm, Georgia
 - E. West Berkshire School, Berkshire
- 10:50-11:00 VI. New Business
- A. Environmental Review Update
- 11:00-12:30 B. Meeting with Secretary Garrahan, Agency of Transportation
- 12:30 VII. Working Lunch
- 1:30 - VIII. National Register Preliminary Review
- 2:30
- A. Brady 1 Site (VT-AD-745), Addison
 - B. Brady 2 Site (VT-AD-746), Addison
 - C. Walker Farm, Dummerston
 - D. Beaver Meadow Union Chapel, Norwich
 - E. 11 C Street, Wilder, Hartford
- 2:30 IX. State Register Review and Designation
- A. Green Mountain Stock Farm, Randolph
- 2:45 X. Old Business
- A. Update on Lake Champlain Cultural Resource Initiatives
 - B. Video Exchange
 - C. Advisory Council Task Force Discussion
- 3:15 XI. Advisory Council Report



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
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MINUTES

September 21, 1993

Members Present:

Townsend Anderson, Chair, Citizen Member
Barbara George, Vice-chair, Citizen Member (left at 2:45)
Glenn Andres, Architectural Historian
Thomas Keefe, Architect
David Lacy, Prehistoric and Historic Archeologist
Barbara Ripley, Citizen Member (out 12:40-1:40, left at 3:30)
Neil Stout, Historian

Division Staff Present:

Eric Gilbertson, Director
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Giovanna Peebles, State Archeologist (11:00-12:40, 2:45-3:00)
Suzanne Jamele, Environmental Review Coordinator (11:00-12:40)
Curtis Johnson, Architecture Survey and Publication Manager
(11:15-12:40, 1:40 - 3:00)
David Skinas, Survey Archeologist (1:30-2:30)

Others Present:

Jim Wick, Item VI:B (10:45 - 12:40)
Gina Campoli, Item VI:B (10:50 - 12:40)
Emily Wadhams, Item VI:B (11:00 - 12:40)
Patrick Garahan, Item VI:B (11:00 - 12:40)
Jeff Squires, Item VI:B (11:00 - 12:40)
Robert McCullough, Item VI:B (11:00 - 12:40)
Kate Willard, Item VIII: A and B (1:30 - 2:30)

The meeting was called to order by the chairman at 9:40 a.m. It was held in the second floor conference room, Agriculture Building, 116 State Street, Montpelier, Vermont.

I. Minutes of the August 17, 1993, Meeting

Mr. Keefe made the motion, which was seconded by Dr. Andres, to approve the minutes. The Council asked on page 7, item VII.B that Mr. Keefe's sentence say the property did not appear to be eligible "under criterion C." The motion passed unanimously.

II. Update on Items from the Previous Meeting

Mr. Lacy suggested making the annual report an agenda item for a future meeting so the idea wouldn't get lost. Ms. George said she was going to go ahead with it, since the Council thought it was a good idea at the last meeting. Ms. Ripley noted re the Plainfield Town Hall that Labor and Industry has inspected the building, which does have structural problems. She said Labor and Industry would be working with the town on the problem. Ms. Boone reported that the Stellafane Observatory did not come up with the match for their special grant, so the second special grant has been awarded to the first alternate--Montpelier City Hall.

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

The following meeting dates were set: October 26 in Brattleboro, November 22, and December 16. Ms. George suggested having another Council meeting that only a quorum needed to attend in order to get through State Register reviews, or giving her questions to Mr. Keefe and Dr. Andres, who could then resolve the issues and answer the questions so the Council could go through the review quickly at a regular meeting. The Council agreed to her second suggestion. Mr. Lacy suggested the Council try to finish meetings at a set time each month. The Council agreed to try to end meetings at 4:00 p.m.

IV. Director's Report

Mr. Gilbertson said re the Main Street, Burlington, project, the Division is still going back and forth with the Agency of Transportation (AOT).

He said that the governor's office is committed to doing a two phase study of the Wal-Mart proposal in St. Albans. There would be a quick assessment and then an in-depth study. Mr. Gilbertson noted Wal-Mart's own economic study stated that none of the proposed demonstration projects from the 1981 downtown St. Albans revitalization study had been achieved, but he found that six of the nine projects had been substantially accomplished.

Mr. Gilbertson met with AOT Secretary Garahan, Jeff Squires, engineers, and Middlebury town officials to discuss where they are going with the Middlebury in-town bridge project. He said that in the cost analysis historic preservation is not what is really driving up the cost of the project.

To try to solve the Townshend glare barrier problem, the Division met with AOT. AOT agreed to have a charrette on site with four or five firms, which will try to come up with solutions. The charrette will be in October if all goes well. The National Trust and the Preservation Trust of Vermont have expressed an interest in following through in the courts if the charrette doesn't work.

Mr. Gilbertson said the Council will receive copies of the federal

annual work plan material in advance of the November Council meeting. He and Ms. Lendway have been working hard on budgeting, and have projected federal dollars for the next four or five years. The instructions for preparing the next state budget arrived today.

The Division had looked at and given approval to plans for a rear section to the Vermont Council on the Arts building in Montpelier, and then found out when the building was under construction that the plans had been changed drastically. The Division will be writing a letter to the Commissioner of State Buildings about it. Ms. Boone gave the Council copies of the draft. Mr. Gilbertson said it was important to revive the idea of a Memorandum of Agreement with State Buildings. Dr. Andres asked what the Division's involvement was in the Middlebury courthouse proposal. Mr. Gilbertson said there hadn't been any recent contact on the project. Mr. Anderson asked if perhaps the Council should write a letter to the governor. Dr. Ripley suggested first going through the proper channels by going through the Division's agency secretary. Discussion followed. The Council concurred that the issues with State Buildings were serious and needed to be addressed.

V. National Register Final Review

The Council received copies of all nominations before the meeting.

A. Giles Chittenden Homestead, Williston

Ms. Gilbertson gave the Council copies of the CLG final review report. The CLG and selectmen approved the nomination. The Council looked at the photographs. The nomination meets priorities 5, 6, 9, 11, and 12. This was a CLG grant project. Mr. Lacy noted one area on the property called Indian Lookout, suggested the possibility of prehistoric significance, which could be noted in the nomination. He also said the springhouse may have archeological value. Mr. Keefe made the motion, which was seconded by Mr. Lacy, to approve the nomination under criteria A and C. The motion passed unanimously.

B. Dan Johnson Farmstead, Williston

Ms. Gilbertson gave the Council copies of the CLG final review report. The CLG and selectmen approved the nomination. The Council looked at the photographs. The nomination meets priorities 5, 6, 9, 11, and 12. This also was a CLG grant project. Ms. George wondered if the interstate should be listed as a non-contributing feature of the property. Dr. Stout made the motion, which was seconded by Ms. George, to approve the nomination under criteria A and C. The motion passed unanimously.

C. Zachariah Spaulding Farm, Ludlow

The Council looked at the photographs. The nomination, which was done as part of a University of Vermont Historic Preservation Program class project, meets priorities 6, 9, 11, and 12. Dr.

Andres said the names of the Finnish families who owned the property should be included. Mr. Keefe made the motion, which was seconded by Dr. Stout, to approve the nomination under criteria A and C. The motion passed unanimously.

VI. New Business

B. Meeting with Secretary Garahan, AOT

Mr. Anderson thanked everyone for coming. He introduced the Council, the visitors, and Secretary Garahan, Mr. Squires, and Dr. McCullough from AOT. He said the Council's interest is historic resources, provided some background on their recent concerns with AOT projects, and asked AOT to give the Council an update on what they are going.

Secretary Garahan outlined AOT's duties and responsibilities, how they develop their yearly work program, and what their funding sources are. He said AOT now has a planning section, and since 1990 they have begun defining a planning process. He discussed the new regional transportation planning process and how this will be melded into an overall state plan developed by AOT. This planning process will include all future AOT projects. In the interim there are about 600 projects in one form or another, with about 100 of these being in process. He discussed the \$60 to \$80 million the state gets in federal transportation funding every year, as well as ISTEA. He said AOT has already met ISTEA's requirements for percentage spending on enhancements through the bike path program, but they are also looking into other things. He said AOT wants to be sensitive to Section 106 and 4F, but they won't be able to spend significant amounts on historic resources. He said they take preservation laws seriously, but also take equally seriously their responsibilities to their overall transportation duties in Vermont. He would like to find a way to have less conflict with historic preservation, but their duty is to meet other needs.

Mr. Squires discussed ISTEA and the bike path program. He said AOT is now drafting up something to distribute to other interests around the state for a discussion of broader enhancements.

Mr. Garahan noted that the AOT planning section now has a historic preservationist (Dr. McCullough), archeologist, and biologist. The first two work closely with the Division and they all are working for better coordination of projects within AOT.

Mr. Anderson said the Council gets the real sense that if AOT is able to implement the planning process just outlined the Council will not have a problem. He said the problems seem to be with projects that are already in the pipeline, and asked if anything can be done to address those projects to see if their impact can be lessened.

Mr. Squires said they are doing something with the current projects. Duncan Wilkie, the archeologist, has looked at the list of projects and flagged those that need review. Mr. Squires

discussed the new project scoping procedure, in which all possible players on any AOT project get together at the very start to evaluate the project, identify the resources and the problems, and work to find a solution. He said in projects that hadn't yet been scoped, there may indeed be some reviews needed. He asked the Council to take AOT in good faith that they are working on the problem. He said AOT is having a 4F training workshop right now. They may have to bring some problem projects back to the drawing board.

Secretary Garahan said there are only a few AOT projects that have a high profile, and that overall most AOT projects have worked well. He said they try to balance all concerns.

Mr. Squires said they expect the long range planning process to be an educational one. He said there are fundamentals that drive the nature of projects from the beginning, and that these lead to the design standards. Many people need to be educated on what the fundamentals are. He said it is critical that people in the historic preservation community be very active in the process, since by the design stage of a project it is almost too late to get involved.

Mr. Lacy asked about how the regional plans are going to be funneled or centralized in the planning process. Mr. Squires said they have a project definition team, and they are trying to include more people in the decision making. Projects won't get on the construction program unless they go through the process. AOT wants the regions in the state to decide what their own transportation priorities are. Mr. Keefe noted that historic preservation is included in regional plans.

Ms. Campoli asked if Mr. Squires can help other state agencies get into the regional planning process. Mr. Squires said yes. He discussed AOT investment in G.I.S., and said state agencies need to provide the regions with a lot of information.

Dr. Andres said he was both encouraged and discouraged about participating in the planning process for a project (Middlebury in-town bridge). He noted that the community, and indeed the state, is not built to ASHTO standards, and said this project broke down on the issue of whether something was mitigation or enhancement. Secretary Garahan said they look at the minimum requirements to meet the test, but that there are so many needs out there so AOT has to set spending priorities. He asked how far does AOT have to go to get the Division write-off. Dr. Andres said we need to resolve what the priorities are and whether certain things are mitigation rather than enhancement. He said AOT has to be willing to meet the needs of communities. Mr. Squires said re the Middlebury project that AOT has to make priority choices within the AOT budget.

Ms. George said she had read the transportation policy plan and suggested everyone read it. Mr. Squires noted the plan is in place and that AOT has developed a mission statement that refers to the plan. Their first priority is maintaining the transportation system in the state. Mr. Gilbertson noted the volume of

projects going through makes it difficult to do the review needed.

Mr. Wick stressed that there is not always a conflict between the funding available and historic preservation concerns. He said it is not automatic that all preservation concerns will cost more money, and cited the case of Tunbridge. He feels the scoping process will be very good.

Secretary Garahan said he also wants to address landscape architecture issues. Mr. Squires said they will contract for services from perhaps two or three consulting teams. He said a key parameter for AOT is safety, but they have to blend in other interests. They are also looking at other modes of transportation.

Mr. Anderson asked if AOT has tested the scoping process. Mr. Squires said they used it for the Milton bridge. It took about three months and a lot of effort, but they were able to demonstrate that the process worked. Ms. Campoli suggested that perhaps some of the maintenance projects should go through the scoping process because they may have impacts that should be reviewed. Mr. Squires noted that perhaps scenic byways should have a different set of standards for maintenance work. Mr. Lacy asked if it is unusual for field people to change designs in the field, and said this was a monitoring issue.

Ms. George mentioned G.I.S. She said the Division doesn't have the capacity to finish the survey, and asked if there is a way to work with AOT to finish it. Mr. Squires said they are trying to put together a G.I.S. system in AOT, preparing specifications for all projects that include a requirement for collection of data that will be entered into G.I.S., and are looking at the priorities to try to find the smartest and most efficient way to use the money. Mr. Gilbertson noted that the Division has some things on G.I.S. and that other material needs to be entered.

Mr. Squires discussed the bridge legislation passed this year and the concept of stockpiling. He said they are now looking at predictive modeling for archeological sensitivity to see if investment in developing such a model will obviate the need for phase I archeological work on specific projects. Mr. Anderson asked when the planning process is in place, will it overload the resources? Mr. Gilbertson and Secretary Garahan said it will overload the people resources at the Division, for example. Mr. Squires repeated that it is very important for interested people to be involved in the long-range planning process.

Mr. Anderson stated that the issue with the Middlebury bridge and other projects is one of fundamental design. Fundamental design is very important for relating what is being built to the setting. He said the state has a rich history of public works of high design standards. Given the high degree of value we place on the quality of our environment, when we replace structures such as highways and bridges their design should be of equal integrity. He said he argues strenuously in the case of Middlebury, for example, that fundamental design is the issue rather than all the components of the project. He stated an interstate bridge through Middlebury village is inappropriate. He said you see a lot more

engineering than design, and that good design should be a part of the process.

Mr. Anderson thanked Secretary Garahan, Mr. Squires, Dr. McCullough, and the visitors for coming to the meeting. He thanked AOT for working on changing their process. Secretary Garahan said he appreciated being invited and said he feels very strongly that the scoping process will really solve all the problems at the beginning of each project. Mr. Squires said the key to making scoping work is that when people react, AOT expects frank participation right from the beginning. He said AOT is willing to open up the system, but that people have to come prepared to find solutions to problems. He stressed the need to look at the transportation system--what is the system supposed to deliver? Mr. Gilbertson suggested pursuing an MOA so the Division doesn't see the routine projects for review.

VII. Working Lunch

After eating, all Council members except for Dr. Ripley viewed the nearly completed additions/renovations at the Vermont Council on the Arts building at 136 State Street. Ms. Boone explained that the Division reviewed preliminary plans for the addition, but that the design was changed after that review. Council members found the steeply pitched connector and the gabled addition to be wholly incompatible with the historic character of the original Italianate block. They noted that the new work competed with, clashed with, and overwhelmed the historic portion of the building. They expressed regret that the project had been built and that it was so visible in the Capitol Complex.

Ms. Boone handed out the barn grant application package and the material sent to legislators.

V. National Register Final Review (cont.)

The next two nominations were UVM Historic Preservation Program class projects.

D. Ballard Farm, Georgia

Ms. Gilbertson read aloud verbatim the positive comment letter from the Georgia Board of Selectmen. The Council looked at the photographs. The nomination meets priorities 5, 6, 7, 9, 11, and 12. Mr. Keefe asked if the American bond brick on the house was eight or seven course. Dr. Stout made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. The motion passed unanimously.

E. West Berkshire School, Berkshire

The Council looked at the photographs. The nomination meets priorities 5, 6, 9, 11, and 12. Dr. Stout made the motion, which was seconded by Mr. Keefe, to approve the nomination under criteria A and C. The motion passed unanimously.

VIII. National Register Preliminary Review

- A. Brady 1 Site (VT-AD-745), Addison
- B. Brady 2 Site (VT-AD-746), Addison

Mr. Skinas introduced Ms. Willard from the Vermont Department of Agriculture to the Council. They have been working with the owner of this property and the Vermont Housing and Conservation Board to have the VHCB buy the development rights to this property. Mr. Skinas pointed out the two archeological sites on a USGS map. He has worked with the owner to get a preservation easement on these two sites. The easement will be held by the Division and VHCB. This area along Lake Champlain in Addison is the location of early French settlement. The two foundation sites may date from 1731 to 1759, or possibly may be a later English occupation. Mr. Skinas showed slides, pointed out the important features of the sites, and discussed their historic and archeological significance. He noted the buffer zones for the easement that he negotiated with the owner. Another foundation site between these two has now eroded into the lake. Mr. Skinas said that if the easement goes through, he will show it to the Council. It would be the first archeological easement in Vermont. Mr. Lacy made the motion, which was seconded by Mr. Keefe, to place VT-AD-745 and VT-AD-746 on the State Register of Historic Places. The motion passed unanimously. The Council concurred that these two sites also appear to be eligible for the National Register of Historic Places. Mr. Anderson thanked Mr. Skinas for his great presentation. Mr. Skinas thanked Ms. Willard for all her work on this project to save these important resources.

C. Walker Farm, Dummerston

The Council looked at the photographs taken by the owner. Mr. Johnson summarized the history of the property as supplied by the owner. Mr. Lacy noted the tobacco farming that once took place on the property, and suggested it would be interesting if this farm was on the northern end of tobacco farming in the northeastern United States. The tobacco barn is now gone. Discussion followed. Ms. George made the motion, which was seconded by Mr. Keefe, to place the Walker Farm on the State Register of Historic Places. There was more discussion. The motion passed unanimously. The Council said they thought they needed more information on the farm complex, its boundaries, etc., before making a preliminary determination of National Register eligibility. Since the next meeting is in Brattleboro, the Council suggested everyone drive by the Walker Farm before the meeting.

X. Old Business

Ms. Boone thanked Ms. George for her help in preparing barn grant promotional material.

A. Update on Lake Champlain Cultural Resource Initiatives

Ms. Peebles made the presentation. She said Lake Champlain will

have the first basinwide plan in the country that includes a cultural resources component. She discussed the RFP for the Lake Champlain Cultural Resources Planning Needs Assessment (Council received copy in the mail), its budget, and the feasibility study that will be done on the steamer wreck, the Champlain, which is in New York State waters. She said it would be helpful if the Council would review the plan when it is finished.

Ms. Peebles said Jack Rossen's "Archeology on the Farms" project in Addison County was a great success. The Soil Conservation Service will have a full-time archeologist in Vermont starting this coming spring. She said now the staff in the SCS office in Addison County are very aware of archeological resources. Discussion followed.

IX. State Register Review and Designation

B. Other

Mr. Johnson said it would be very helpful if the Council could review the Burlington survey and place it on the State Register in the near future. Dr. Andres said he would be able to work on it after mid October.

VIII. National Register Preliminary Review (cont.)

D. Beaver Meadow Union Chapel, Norwich

The Council looked at the package of information and photographs the members of the chapel assembled. They concurred that the Beaver Meadow Union Chapel appeared eligible for the National Register.

E. 11 C Street, Wilder, Hartford

The Council looked at the photographs taken by the owner. Ms. Gilbertson summarized the history of the property, as provided by the owner, and read aloud the Hartford CLG's preliminary review findings on the National Register eligibility of the property. The CLG said it did not appear to be individually eligible, but might be part of a larger district. The Council then discussed the fact that there are a number of newer buildings around this one. The Council said that the window changes to this very simple building have seriously compromised its architectural integrity. Otherwise the building would need an extremely strong non-architectural significance. The Council concurred that this house does not appear to be individually eligible for the National Register.

IX. State Register Review and Designation (cont.)

A. Green Mountain Stock Farm, Randolph

Ms. Boone handed out copies of the survey form, which she

prepared. She said because the property had been through Act 250 a number of times and it wasn't included in the original survey of Randolph, the Division decided to fill out a survey form and get it on the State Register. She discussed the current project. Mr. Lacy made the motion, which was seconded by Dr. Stout, to place the Green Mountain Stock Farm in Randolph on the State Register of Historic Places. The motion passed unanimously.

VI. New Business (cont.)

A. Environmental Review Update

Ms. Boone said the housing MOA is stalled while the Federal Advisory Council works on a national PMOA, but that she and Housing are working on the hiring of a historic preservationist.

X. Old Business (cont.)

B. Video Exchange

This will continue at the next meeting.

C. Advisory Council Task Force Discussion

Mr. Anderson said Acting Secretary William Shouldice has agreed to put out an RFP for a consultant to do the Council study. Mr. Anderson said he would work on a draft scope of services. He and Ms. Ripley had met with Mr. Shouldice about the study.

Mr. Gilbertson reported that he had received a 25 page draft of regulations for the Division that was prepared by Greg Maguire, who had been hired by the former secretary to work on various projects. Discussion followed.

XI. Advisory Council Report

Mr. Lacy mentioned that under National Register preliminary review, it would be good to note archeological interest. He would like to see a topographical map for each property that comes up. He said archeological significance would be important for some properties, but not necessarily every one.

Mr. Anderson reported on the Lead-Based Paint Hazard Commission, and that he is Mr. Gilbertson's delegate to the commission. He discussed what the commission would be doing, and said an important hearing for historic preservation would be held on September 27. Mr. Gilbertson, Ms. Boone, and Mr. Johnson will be attending.

Mr. Lacy said he would be leading a tour of the Homer Stone quartzite quarry in Wallingford on October 6, if anyone would like to join him. He reported that several experts who have been working at Sturbridge Village would be coming to see the Perkins Barn in Rochester.

September 21, 1993

11

Dr. Andres reported that the Middlebury Design Advisory Committee had a field trip to the Sabourin Farm complex recently. The main barn has severe structural deterioration. He said the house originally was a center chimney Cape Cod (the chimney is now gone), rather than a c.1830 house.

Dr. Stout made the motion to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 4:00 p.m.

Submitted by,

Elsa Gilbertson
Nancy E. Boone

Division for Historic Preservation



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on October 26, 1993, beginning at 10:00 a.m. in the conference room of the Windham Regional Commission Office, 139 Main Street, Brattleboro, Vermont.

AGENDA

- 10:00 I. Minutes of the September 21, 1993, Meeting
- 10:10 II. Update on Items from the Previous Meeting
- 10:20 III. Confirmation of Dates for November, December, and
January Meetings
- 10:30 IV. Director's Report
- 10:55 V. Old Business
 - A. Video Exchange
- 11:00 VI. National Register Final Review
 - A. Burlington Bay Horse Ferry, Burlington (contingent
on expedited Burlington CLG review)
- 11:10 VII. National Register Preliminary Review
 - A. 63 South Main Street, White River Junction, Hartford
 - B. Walker Farm, Dummerston
 - C. Whitcomb Farm, Stockbridge
 - D. Dr. Isaac Danforth House, Barnard
- 12:00 IX. Working Lunch at Estey Organ Works Complex
- X. New Business
 - 1:45 A. Environmental Review Update
 - 3:00 B. Tour of Naulakha, Dummerston
- 2:00 XI. Advisory Council Report



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

October 26, 1993

Members Present:

Townsend Anderson, Chair, Citizen Member (arrived 11:45)
Barbara George, Vice-chair, Citizen Member
Glenn Andres, Architectural Historian
Thomas Keefe, Architect
David Lacy, Prehistoric and Historic Archeologist
Barbara Ripley, Citizen Member (10:30 - 3:00)
Neil Stout, Historian

Division Staff Present:

Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Curtis Johnson, Architecture Survey and Publication Manager

Others Present:

Melissa Reichert (left 12:30)
James Matteau, Item VII.B (11:30 - 12:15)
Leo Berman (12:30 - 1:15)
David Tansey (3:30 - 5:00)

The meeting was called to order by the vice-chairman at 10:10 a.m. It was held in the conference room of the Windham Regional Commission, 139 Main Street, Brattleboro, Vermont. Ms. George gave everyone a brochure on Estey organs and the Brattleboro walking tour and introduced Ms. Reichert, from the Windham Regional Commission, to the Council.

I. Minutes of the September 21, 1993, Meeting

Mr. Lacy made the motion, which was seconded by Dr. Andres, to approve the minutes as submitted. The motion passed unanimously.

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

The following meeting dates were set: November 22, December 16, and January 25. The barn grants will be awarded in December.

IV. Director's Report

Ms. Boone gave the director's report for Mr. Gilbertson, who was unable to attend the meeting. She said he is working hard on the upcoming budget. Everyone has been asked to look at a possible 5% cut and what that would mean for their programs. To give some perspective on the Division's state funding, Ms. Boone noted that the state's share for the Division's historic preservation program was \$291,000 in 1991, \$170,000 in 1992, and \$160,000 (minus an extra \$8,000) in 1993. A 5% cut this coming year (about \$8,000) would have to come out of the operating expenses. Currently there is \$24,000 for operating, which covers telephones, travel, and photocopying. The federal program is now 69% federally funded and 31% state funded.

The Division will be presenting to the Council its FY'94 federal work plan at the November meeting. Ms. Boone said if the Council wants to provide any input, they should talk to Mr. Gilbertson or Ms. Lendway. She noted that given our current situation the Division is not equipped to take on any new initiatives. She said Ms. Lendway wants everyone to understand the process of soliciting public input. The Division could hold public meetings or conduct public surveys, but both those methods are not practical and are too expensive. The Division will have an article in the upcoming Historic Vermont newsletter encouraging the public to submit their comments. Ms. Lendway hopes the work plan will be submitted to the National Park Service (NPS) in December. The Council said they would like a report on the responses to the newsletter article. Ms. Boone asked if the Council had any comments now on what should be in the work plan. There were no comments.

Ms. Boone reported that the Division participated in a New England/New York state historic preservation officers meeting last week in Manchester, New Hampshire. There was a report from the director of the National Council of State Historic Preservation Officers on the new National Park Service director, the new Clinton initiatives, and the possibility of extending the investment tax credit program to the homeowner. Mr. Gilbertson led a working session on heritage tourism. Ms. Boone listed the other discussion sessions that day, and said these twice yearly meetings were a great opportunity to talk to other state offices about historic preservation issues and share ideas and solutions to common problems.

Ms. Boone gave the Council copies of the request for proposals for the HOME project historic preservation facilitator. The facilitator will be involved in housing projects with HOME funding. It is hoped the position will be filled by mid November. She also gave the Council the new NPS brochure, "The Secretary of the Interior's Standards for the Treatment of Historic Properties."

She told the Council about the upcoming talk in Burlington by Walter Kulash on transportation planning. She reported that Jim Wick, a member of the transportation subcommittee of the Preservation Roundtable, has just completed the first draft of the handbook for communities. The group is reviewing it now and they

hope it will come out by the end of the year.

Ms. Boone is the Division's representative to the new series of meetings on the Middlebury in-town bridge project. She explained how the new process would work and what they hope to achieve.

The Division has sent out over 800 barn grant application packets. Ms. Boone said depending on how many applications are received, we may have to find a quicker way to do the Council review at the December meeting.

V. Old Business

A. Video Exchange

Several members wanted to keep their videos for another month.

XI. Advisory Council Report

Ms. George gave the Council a draft of her proposed approach to the annual report and asked the Council and Division staff for their comments. She also reported that she had sent a letter of thanks on behalf of the Council to Secretary Garahan for coming to the last meeting and a letter of congratulations to William Shouldice on becoming Agency secretary.

Mr. Lacy discussed ISTEA and the regional transportation planning effort. He will be doing some follow-up work on ISTEA and will report back to the Council.

Dr. Ripley thanked the Division, and in particular Ms. Lendway, for help on a slide show she is doing on Vermont's labor force through time. Ms. George said it would be interesting to see the slide show sometime.

VI. National Register Final Review

A. Burlington Bay Horse Ferry, Burlington

The Council received a copy of the nomination before the meeting. The horse ferry is owned by the Division. The Burlington CLG Commission and the mayor approved the nomination. They said it was eligible under criteria A, C, and D, and was of local, state, and national significance. The Council said this was an excellent nomination. Dr. Andres made the motion, which was seconded by Mr. Keefe, to approve the nomination under criteria A, C, and D. The motion passed unanimously.

VII. National Register Preliminary Review

A. 63 South Main Street, White River Junction, Hartford

Ms. Gilbertson summarized the history of the building (Progressive

Market) as supplied by the owner and the Hartford CLG Commission, which did a site visit and made a preliminary review of the property. The Council looked at the photos supplied by the CLG commission. The owner is looking into the tax credits. The building may be an example of pressed stone by the Hartford Pressed Stone Company. Ms. Gilbertson summarized the CLG commission's letter. The CLG chose to defer to the Council the decision on whether the building was individually eligible for the National Register or if it should be part of a historic district. Dr. Andres noted that the photos show there may be an earlier building on the rear. After discussion, the Council concurred that this market building is a good example of its type. Ms. Gilbertson noted it fits under the Division's historic context, "Commercial Development in Urban Areas." Mr. Keefe said it was important to know what the original fenestration on the ground floor was. The Council concurred that the property appears to be individually eligible for the National Register.

C. Whitcomb Farm, Stockbridge

The Council looked at the slides supplied by the owner. Ms. Gilbertson summarized the historic information he had provided. The farm lies just outside the Stockbridge Common Historic District, which is listed in the National Register. When that nomination was prepared, it was decided that the farm was separate from the district. The Council noted the changes over time to the house and barn. There was discussion about the agriculture MPDF. The Council concurred that the property appears eligible for the National Register as a farmstead under the agriculture MPDF. Mr. Lacy suggested for the nomination that David Skinas be asked to use the archeological sensitivity model to assess archeological potential of the property.

D. Dr. Isaac Danforth House, Barnard

The Council looked at the 1970s survey form for the property, which shows the house prior to the recent rehabilitation. They also looked at the photos supplied by the owner showing "before" conditions and its current appearance. Ms. Gilbertson summarized information from the owner about the work done on the building. The Council discussed the changes to the house over time. The Council felt that the restoration may have introduced too many conjectural items to the fabric of the house. Because of the changes that have occurred to the house, the Council concurred that the property does not appear eligible for the National Register.

B. Walker Farm, Dummerston

Mr. Matteau of the Windham Regional Commission was introduced to the Council. Many of the Council members and the Division staff drove by the property on their way to the meeting. Mr. Johnson provided background information on this request for preliminary National Register review. The Council placed the property on the State Register at the last meeting. The Council looked at the photographs and a number of maps supplied by the property owner. Mr. Johnson also explained the background of the environmental

review issue (a possible site for the regional landfill). He summarized the National Register's guidelines for determining boundaries and also the waste district's guidelines for siting regional landfills. Mr. Matteau said his interest in this issue is the definition of the boundary for this historic site. Mr. Johnson drew a rough outline of the property and its parcels and explained the general evolution of the farm over time. He noted that in the northern parcel (bought in the 1920s) there is a gravel pit that was started to provide gravel for the construction of the interstate. Dr. Stout said the cluster of buildings looked eligible for the National Register and the Council concurred. The Council concurred that the Walker Farm appears eligible for the National Register under criteria A and C. Ms. George suggested recommending that the boundaries for the property include at least the original boundary lines and that more research be done to see if the 1920s parcel of land to the north should be included. Dr. Andres said it needs to be determined if the gravel pit had a destructive influence on the parcel, and the Council concurred that a compelling case would have to be made for including that northern parcel. The research would be done in the course of preparing the National Register nomination.

Mr. Johnson noted that when the landfill comes up for Act 250 review the Division will have to do its review based on the State Register site, which is the current parcel. Mr. Matteau noted he has suggested that the regional waste people do their archeological review for the property sooner rather than later. Mr. Lacy said the farm is on the second and third terraces of the Connecticut River, so there may be intact archeological sites.

X. New Business

A. Environmental Review Update

The Council received a packet of information before the meeting. Mr. Lacy commended Ms. Peebles for contacting the U.S. Fish and Wildlife Service (a copy of the letter was included in the packet). Ms. Boone and Mr. Johnson reported that Mary Ann Nabor of the Federal Advisory Council was coming to Vermont. They will be taking her to look at the Middlebury in-town bridge and Burlington Main Street projects. Ms. Boone said the design charrette on the West Townshend glare barrier would be tomorrow, with Ms. Nabor in attendance. There will be a public presentation in the afternoon.

C. Other

Ms. George introduced architect Leo Berman to the Council. Mr. Berman gave a tour of the Hooker-Dunham Building, 139 Main Street, and explained how he rehabilitated the building. He then gave a tour of the Paramount Theater building, which is one of the oldest buildings downtown. It suffered a severe fire several years ago. He outlined what was involved in getting ownership of the building in order to save it from demolition, and explained his rehabilitation plans. The Council thanked Mr. Berman for the tour.

IX. Working Lunch at Estey Organ Works Complex

Ms. George and her husband, Robert George, gave the Council and Division staff lunch in their home in the Estey Organ Works building Ms. George is rehabilitating. Ms. George gave a tour of the building and the one next door that she is also going to buy and rehabilitate. She talked about the history of the organ works, explained the work involved, what kind of interest there is locally in this complex, and what potential uses there might be for her second building.

X. New Business (cont.)

A. Environmental Review Update (cont.)

Ms. George turned over chairing the meeting to Mr. Anderson. Mr. Anderson asked Ms. Boone to report on the latest regarding the Wal-Mart proposal in St. Albans. She said the state study has been completed. The agency secretary has been looking at what the Division's role in the Act 250 review should be. Mr. Anderson reported that a study done for the Franklin County-Grand Isle Regional Commission was consistent with the findings of the state study. He said he has been asked by a local group to testify as an expert witness. The hearing is on November 8. He asked if this case comes up before the Advisory Council if he should abstain from any Advisory Council vote. Dr. Ripley said she didn't think he needed to abstain as there was no conflict of interest. The Council concurred. Discussion followed.

B. Tour of Naulakha, Dummerston

Mr. Tansey was introduced to the Council. He gave a tour of the property, which is owned by Britain's Landmark Trust, and explained the process of developing the project. He showed the Council the work that has been done and what is yet to be accomplished. The first guests are expected for Christmas week. He said they are doing a film of the restoration project and of Rudyard Kipling's life. He said the Landmark Trust is the first owner of the property to open the house to the public. He also gave a tour of the barn, showing the Council its significant features and the repair work it needs. Mr. Tansey said someday they want to remove the Holbrook addition to the barn. The Council expressed their thanks to Mr. Tansey for the most interesting and informative tour.

The meeting was adjourned at 5:00 p.m.

Submitted by,

Elsa Gilbertson
Nancy E. Boone
Division for Historic Preservation



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on November 23, 1993, beginning at 9:30 a.m. in the conference room, Municipal Building, 94 Main Street, Middlebury, Vermont.

AGENDA

- 9:30 I. Minutes of the October 26, 1993, Meeting
- 9:45 II. Update on Items from the Previous Meeting
- 9:55 III. Confirmation of Dates for December, January, and February Meetings
- 10:00 IV. Director's Report
- 10:30 V. State Register Review and Designation
 - A. City of Burlington, St. George, South Burlington, and Winooski, Chittenden County
 - B. Fairfax, Fairfield, Fletcher, Franklin, and Georgia, Franklin County
- 12:00 VI. Working Lunch
- 1:00 VII. Old Business
 - A. Middlebury In-Town Bridge
 - B. Video Exchange
- 2:00 VIII. New Business
 - A. Environmental Review Update
 - B. Discussion on Upcoming Barn Grants Selection
- 3:00 IX. National Register Preliminary Review
 - A. Chiselville Covered Bridge, Sunderland
 - B. Stamford Community Church, Stamford
- 3:20 X. Advisory Council Report



State of Vermont
Advisory Council on Historic Preservation
135 State Street
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Montpelier, Vermont
05633-1201

MINUTES

November 22, 1993

Members Present:

Townsend Anderson, Chair, Citizen Member
Barbara George, Vice-chair, Citizen Member
Glenn Andres, Architectural Historian
Thomas Keefe, Architect
David Lacy, Prehistoric and Historic Archeologist
Neil Stout, Historian

Members Absent:

Barbara Ripley, Citizen Member

Division Staff Present:

Eric Gilbertson, Director (left at 3:45)
Nancy Boone, Architecture Section Chief (left at 3:45)
Elsa Gilbertson, National Register Specialist

Others Present:

Fred Dunnington, Item VII.A (12:45 - 3:05)
Peter Lebenbaum, Item VII.A (1:00 - 1:50)
Betty Wheeler, Item VII.A (1:00 - 1:50, 2:30 - 3:05)

The meeting was called to order by the chairman at 9:40 a.m.
It was held in the conference room, Municipal Building,
Middlebury, Vermont.

I. Minutes of the October 26, 1993, Meeting

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

II. Update on Items from the Previous Meeting

Mr. Anderson asked about the FY'94 federal work plan. Ms. Boone
said a copy would soon be mailed to the Council. Council members
should provide feedback to Jane Lendway, and then they will vote
on it at the December meeting. Ms. Boone reported that for the
HOME program historic preservation specialist, they are looking at
hiring a person soon and having a contract that would start in
early December. Mr. Lacy brought up the issue of archeological

concerns on property owned by the Vermont Agency of Natural Resources (ANR). Mr. Gilbertson said the Division would be meeting with people at ANR soon to discuss this. Mr. Anderson asked if there was going to be an oversight committee for ISTEAs money and said it would be important to have a historic preservationist on the committee. Mr. Gilbertson said there would be a meeting about this next month and that it seems clear that preservation will be represented.

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

The following meeting dates were set: December 16, January 27, and February 17. Mr. Gilbertson said the Council has been invited to have a meeting in Woodstock to tour the Marsh-Billings house. He will look into meeting there in either January or February.

IV. Director's Report

The Council received copies of the archeological easement for the French house sites in the town of Addison.

Mr. Gilbertson reported that he participated in the workshop this past weekend to develop themes and do long-range planning for the Marsh-Billings property in Woodstock. He summarized the types of people who were invited to attend the meeting, what was discussed, and how the meeting was run. The director of the National Park Service (NPS) was the chair. Congressional legislation dictates that this site interpret the conservation movement, but Mr. Gilbertson noted that there are also many other historic themes associated with the property and that these themes were related to other historic sites in Vermont (including some state-owned sites). He said he had good discussions with the NPS director and the new president of the board of directors of the National Trust.

Mr. Gilbertson reported on the growing working relationship between the Division and Agency of Transportation (AOT). He said Emily Wadhams, member of the Preservation Trust of Vermont roundtable subcommittee on transportation, has been named to the scenic roads committee, and AOT now has a representative (Robert McCullough) on the roundtable subcommittee. Mr. Gilbertson and Ms. Boone participated in the AOT process to choose consultants for the bridge study, and the Division is actively involved in choosing the AOT consultant for the scenic roads project. The Division has also worked out a Memorandum of Agreement (MOA) on the West Milton Bridge. This will be the first bridge the Division will take ownership of under the new bridge legislation.

Last week Mr. Gilbertson and John Dumville met with the Secretary of the Administration, William Sorrell, and the Commissioner of State Buildings, John Zampieri, about the Division's capital budget for next year. There appears to be strong legislative support for the state grants program. The historic sites requests focus on the Mount Independence visitor's center; the Highgate parabolic lenticular truss bridge; remodeling the public restrooms

at the Morrill Homestead and in Plymouth at the visitor's center and the Wilder House, with work to include handicapped access; and the underwater preserve system.

Mr. Gilbertson testified at the Act 250 hearing for the Wal-mart proposal in St. Albans. He established that downtown St. Albans was historic and that there has been a lot of public investment in the downtown. Mr. Anderson testified as well.

Mr. Gilbertson met last week with the Equinox on their plans for the Music Hall. He said the Equinox is making a good faith effort on the building.

Ms. George reported that the Preservation Trust of Vermont awards were given out on November 18th. There were 50 nominations and eight awards, with a special recognition for the University of Vermont graduate program in historic preservation. She said it was clear that there should be more recognition for all the good preservation projects out there. Ms. Boone said this points to the need for holding a statewide historic preservation celebration. She mentioned using the certificates of appreciation that the Division sent out last year during Historic Preservation Week.

Mr. Gilbertson gave out copies of the new walking tour booklet, "Justin Smith Morrill Homestead Farm and Gardens," recently published by the Division.

V. State Register Review and Designation

Ms. Boone reported that Ms. George and Dr. Andres have been working on the review of the survey. Dr. Andres reviewed Burlington and Ms. George reviewed the other towns. Dr. Andres reviewed the questions Ms. George had about the surveys she looked at and resolved many of the issues. Ms. Boone said today the Council would look at the remaining questions and vote on designating these surveys to the State Register. The Council spent 1 1/2 hours to review the questions.

A. City of Burlington, St. George, South Burlington, and Winooski, Chittenden County

City of Burlington: Dr. Andres reported on his review of the City of Burlington. The Council looked at his questions. Discussion followed. Ms. Boone suggested it would probably be a good idea to ask the Burlington CLG commission for their opinion on the sites the Council has questions about. The Division could bring those properties back to the Council at the January meeting. The Council agreed to do this. There was discussion about whether a building could be noncontributing in a National Register historic district but contributing on the State Register.

Dr. Andres made the motion, which was seconded by Ms. George, to place on the State Register of Historic Places the City of Burlington survey, with the exception of 107-109 Buell Street, 169 Cherry Street, 54 Cliff Street, 60 Cliff Street, 140 Howard Street, 148 Howard Street, 191 Howard Street, 202 Howard Street,

161-163 Howard Street, all Manhattan Drive properties (due to no photos), 237 Maple Street, 219 St. Paul Street, 223 St. Paul Street, 174 South Willard Street, 470 South Willard Street, 347 South Winooski Avenue, 348 South Winooski Avenue, and 351-353 South Winooski Avenue, and that the Advisory Council reserves placing the following properties on the State Register pending commentary by the Burlington CLG Commission: 27 Bradley Street, 25-27 Church Street, 105 Hyde Street, 61 Main Street, 181-83 Pearl Street, 215 Pearl Street, 360 Pearl Street, 216 Pine Street, 455 South Union Street, 506-10 South Union Street, and 522 South Union Street. The motion passed unanimously.

St. George: Ms. George made the motion, which was seconded by Dr. Andres, to place the St. George survey on the State Register of Historic Places. The motion passed unanimously.

South Burlington: Ms. George made the motion, which was seconded by Dr. Stout, to place the South Burlington survey on the State Register of Historic Places with the exception of sites 23 and 25. The motion passed unanimously.

Winooski: Ms. George made the motion, which was seconded by Dr. Andres, to place the Winooski survey on the State Register of Historic Places. The motion passed unanimously.

B. Fairfax, Fairfield, Fletcher, Franklin, and Georgia, Franklin County

Fairfax: Ms. George made the motion, which was seconded by Dr. Andres to place the Fairfax survey on the State Register of Historic Places, with the exception that site 0604-44-82 (Fairfax Historic District) be changed from contributing to non-contributing.

Fairfield: Ms. George made the motion, which was seconded by Dr. Andres, to place the Fairfield survey on the State Register of Historic Places, with the exception of site 25. The motion passed unanimously.

Fletcher: Ms. George made the motion, which was seconded by Dr. Andres, to place the Fletcher survey on the State Register of Historic Places, with the exception that site 0606-10-3 be changed from contributing to non-contributing. The motion passed unanimously.

Franklin: Ms. George made the motion, which was seconded by Mr. Keefe, to place the Franklin survey on the State Register of Historic Places, with the exception of site 6 and that for site 69 the barn be made the primary structure and the house be non-contributing. The motion passed unanimously.

Georgia: Ms. George made the motion, which was seconded by Dr. Stout, to place the Georgia survey on the State Register of Historic Places, with the exception of site 44. The motion passed unanimously.

The Council and the Division thanked Ms. George and Dr. Andres for

all their efforts in doing this State Register review.

VII. Old Business

A. Middlebury In-Town Bridge

Mr. Dunnington (Middlebury town planner), Ms. Wheeler (town manager), and Mr. Lebenbaum (chairman of the selectboard) were introduced to the Council. The Council reviewed the section of the bridge MOA relating to the bridge design. Mr. Dunnington gave some background information on the three designs the local planning committee is considering. Ms. Boone gave an overview of the project and outlined the committee planning process. She said at the last committee meeting the architects presented plans for a concrete arch, steel arch, and cable stay bridge. Two designs were to be picked to move on to the next stage of design. Ms. Boone said she felt it was important that Mr. Gilbertson and the Council be familiar with the three plans before the committee moved ahead, so this is why the Council is looking at this today. Mr. Dunnington showed the sketch plans. Mr. Keefe asked if an arched form could be introduced into the cable stay bridge and if the architects had considered it. Dr. Andres said an arch would serve no engineering purpose. Mr. Keefe said it was a shame to give up the arch form if they don't have to. Mr. Gilbertson said for this bridge he would hate to see something contrived and felt these three are straightforward and honest in appearance.

The Council then looked at the model. Mr. Anderson asked if the cable stay towers are sculptural in quality. The drawing shows some sculptural effect, but Ms. Boone said there are no assumptions about the design yet. Mr. Lebenbaum said the committee wasn't prepared for considering a cable stay design, so it took them off guard. He said he was excited by the possibility of a cable stay bridge and that it would introduce a design vocabulary into the downtown that is consistent with Middlebury's efforts to remain vital as a growth center. He feels the cable design captures the spirit of the town's current efforts to ensure that the downtown retains its vitality of commercial and residential forces. The cable stay bridge is a metaphor for the community and evokes Middlebury's vibrant industrial and commercial center history. He said he would like to see this design be one of the two that is explored at the next design stage. Ms. Wheeler said it was important to have a bridge that everyone will buy into.

The Council walked to the site of the proposed bridge and asked questions about its location and height. They then returned to the meeting. Mr. Keefe said he feels strongly that there needs to be above deck elements on the bridge. Mr. Gilbertson asked how much the cable stay bridge may be likely to get modified in the project, and said he might like it better if the towers were higher and there were more stays. He said it should be given some guts and suggested looking at intersecting cables. Ms. Boone noted that at the committee meeting there was little opportunity to look at refinements to the cable stay bridge. Mr. Gilbertson asked if this bridge has critical design elements so that if one part fails the whole bridge fails. He said that on site it looked

like the cable towers may not be monumental enough.

Ms. George, Dr. Andres, Dr. Stout, Mr. Keefe, and Mr. Lacy concurred that any of the designs could go on to the next stage. Mr. Keefe said re the cable stay bridge there is the risk of having a long approach with no relief, and said it needs some relief so the linear corridor becomes a place. Mr. Lacy said he thought perhaps the cable towers would be a distraction to the historic character of the district. Mr. Anderson dissented from the general Council opinion. He said he was in favor of the concrete arch bridge. He feels if the cable stay bridge is approved to go on to the next stage of design there is not a chance that the concrete arch bridge will be built. He agreed with Mr. Keefe that the above deck area is important. He thinks the way the towers in a cable stay bridge will look will be a function of structural design and not of architecture. If the cable stay bridge is approved, he said the design and massing of the towers need to be resolved. He said the walkability of the bridge should be a high priority in choosing a design and that everyone needed to consider how the pedestrian will view the bridge. Dr. Andres noted the cable stay bridge takes less customization than the other designs and is the most straightforward engineering-wise. Mr. Gilbertson asked if the height of the towers were based on engineering or design. Dr. Andres thought the architects were probably trying to minimize the height of the towers so they were not taller than the Battell Block and so the stays are correct. Mr. Anderson said the towers should have a sculptural quality. Dr. Andres suggested that if the architects were told they didn't have to worry about the height of the Battell Block, maybe they could come up with something more elegant. Mr. Anderson made the distinction between cable stay and suspension bridges. Mr. Gilbertson asked if the number of cables were increased, could there be a lighter substructure?

Dr. Andres noted the maintenance and attractive nuisance problems with the steel arch bridge. He said with the cable stay bridge that by putting the detail above the deck, they are grounding the bridge. It answers the concern of tying the bridge to the Otter Creek but in a different way. The character of the deck is very important. He said the cable stays break up the run of the bridge and strongly mark where the bridge is leaping over the creek. With the arch designs, anything introduced to break up the deck would be arbitrary and have no connection with the design. He finds the cable stay bridge is more interesting visually. Mr. Keefe noted that the issue is not the material of the bridge but rather what the design intent is. Mr. Gilbertson noted items D and E in the MOA, which are very clear about having arches, and said the cable stay bridge clearly doesn't meet the MOA requirements, but that administratively the MOA could be changed.

Mr. Keefe, Mr. Lacy, Ms. George, Dr. Andres, and Dr. Stout concurred that they had no objections to any of the bridges proceeding to the next stage. Mr. Anderson expressed his objection to the cable stay bridge. He said for it to be what it needs to be for the village, he doesn't think the design will go far enough. Ms. Boone noted at the committee meeting that most people liked the concrete arch bridge and the cable stay bridge,

but that she expressed her concerns about the latter. She said it ignores some of the bridge design criteria they had worked hard at developing, such as appearance from underneath. The design seems to be very abstract as opposed to the fine details that characterize the surrounding buildings, and that it is several big parts put together with none of the fine details. In conclusion Mr. Anderson said he thinks the second bridge to go through Middlebury village is as important as the first one (the Battell bridge).

B. Video Exchange

This is on-going.

VIII. New Business

A. Environmental Review Update

The Council received a copy of the report in the mail. It was noted that the Division had commented on the South Royalton bridge project. Dr. Stout asked if the wind power facility had an effect on historic resources. Dr. Andres asked about the clear swaths that would be cut.

Ms. Boone reported on the West Townshend glare barrier charrette, held in October. She said it went very well, with a good cross section of local people involved. Four designers came together in the morning, discussed the concerns and parameters, went in the field for 1 1/2 hours, reconvened, and then did lots of quick designs and presented their ideas. Ms. Boone summarized the proposed solution to the problem. It would include both sides of the road and involve moving the center line, changing the shoulders, including strategic sections of a barrier for light protection, trees, and berms. She said there was a very positive response to the proposal. MaryAnn Nabor, who is on the staff of the federal Advisory Council, attended the charrette. AOT will now do a scope of work for the final design. Mr. Gilbertson said Ms. Boone deserves a lot of credit for coming up with this solution, and Ms. Boone praised Mr. McCullough for getting this through the AOT process. Ms. Boone and Curtis Johnson also took Ms. Nabor to Middlebury to see the site of the in-town bridge and to Main Street, Burlington.

Mr. Lacy discussed the prehistoric archeological sensitivity model and developing it further to put on G.I.S. He said all the historic resource information for the National Forest in Vermont is being digitized and put on G.I.S.

B. Discussion on Upcoming Barn Grants Selection

Ms. Boone said the Division has talked to some Council members before the meeting about this. Eighty-two applications were received. There is a need to shorten up the grants selection process so the grants can be reviewed and awarded at the December meeting. She outlined a proposal developed by the Division and Dr. Andres to deal with it and meet all the necessary state and federal requirements for awarding the grants. Of the barn grant

criteria, she said there are four criteria every project has to meet in order to be eligible for the grants. The Division will make sure of those criteria for each application. This leaves six other criteria, four of which are very significant. The proposal is that four Council members (a quorum) come in to the office before December 14, review all the applications, and score them. It might take as much as a full day to do the review. Then the thirty or so top-scoring projects be presented at the December meeting. Mr. Keefe, Dr. Andres, and Ms. George said they would do the review. Dr. Stout said he would try to do it if his schedule allowed. If he can not do it, Mr. Anderson said he would do the review. Ms. Boone said that some future Council meeting we need to discuss the grant selection system. It was also discussed that at the December meeting if Council members are going to vote on the grants they need to plan to be there for the entire grant selection. The Council suggested starting the meeting at 8:30 with the barn grants, and doing the other business after the grant selections have been made.

IX. National Register Preliminary Review

A. Chiselsville Covered Bridge, Sunderland

The Council looked at the survey form for this bridge, as well as photos and information provided by Mr. Keefe and Division staff. The bridge has a modern deck, which is a separate engineering system from the sides and top of the bridge. There was a lengthy discussion on whether or not this bridge fits the definition of a covered bridge and if it had enough engineering and/or architectural integrity to be eligible for the National Register under criterion C. The Council concurred that the solution to fix this bridge would be unacceptable today, and said this should be said in the nomination for the bridge. Dr. Andres said he thought the Council could look at the Chiselsville Bridge for National Register eligibility without having this set a precedent for changes to other historic covered bridges. Ms. Gilbertson asked the Council to consider the three most likely areas of significance--engineering merit, architectural merit, and historic merit, and noted the seven areas of integrity that need to be considered for National Register eligibility. Mr. Keefe said he felt the bridge had local historic significance (criterion A) and outlined the areas of integrity that the bridge does meet. Some Council members said the bridge was only a fragment and debated whether or not it had enough merit for the National Register. Dr. Andres said that if the bridge is nominated, the nomination should call this something other than a historic covered bridge, perhaps a bridge cover. Mr. Anderson said it could be called a non-functioning remnant of a Town lattice truss covered bridge. The Council concurred, with reservations, that the bridge may be eligible for the National Register under historic merit, and should it be nominated the nomination should call it something other than a historic covered bridge and that the modern deck change should clearly be called an unacceptable solution today or any time in the future.

B. Stamford Community Church, Stamford

The Council looked at the survey form for the building, as well as photographs supplied by the congregation. Mr. Keefe discussed the building. Dr. Andres asked if the church would indeed be individually eligible or if it should be considered as part of a historic district. Mr. Lacy suggested that any nomination needs to make a good case for the local significance of the church. The Council concurred that the church appeared eligible for the National Register and that the nomination should elaborate on its local significance.

X. Advisory Council Report

Ms. George reported on her background study for finding a format for the annual report. Mr. Keefe said he had asked Paul Bruhn to meet with a group of citizens in Manchester regarding the proposed new development in the Manchester Depot area. He showed the Council the proposed plan and a letter he wrote to the town manager regarding the project. The project will involve moving and destroying historic buildings. Mr. Anderson noted that since the project will be going to Act 250 the Division will have an opportunity to comment. Mr. Anderson reported on the lead paint task force. He said they are trying to find a reasonable level of intervention.

The meeting was adjourned at 4:40 p.m.

Submitted by,

Elsa Gilbertson
Division for Historic Preservation



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on December 16, 1993, beginning at 8:30 a.m. in the second floor conference room of the Agriculture Building, 116 State Street, Montpelier, Vermont.

AGENDA

- 8:30 I. New Business
 A. Selection of FY'94 Barn Preservation Grants
 B. Review and Approval of FY'94 Federal Work Plan
- II. Working Lunch
- 4:00 III. State Register Review and Designation
 A. Coos Trail, Berlin
- IV. Minutes of the November 22, 1993, Meeting
- V. Update on Items from the Previous Meeting
- VI. Confirmation of Dates for January, February, and March Meetings
- VII. Director's Report
- VIII. Advisory Council Report



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

December 16, 1993

Members Present:

Townsend Anderson, Chair, Citizen Member
Barbara George, Vice-chair, Citizen Member
Glenn Andres, Architectural Historian
Thomas Keefe, Architect (arrived at 9:05)
David Lacy, Prehistoric and Historic Archeologist
Neil Stout, Historian

Division Staff Present:

Eric Gilbertson, Director (out 1:00 - 2:50)
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Mary Jo Llewellyn, Preservation Grants Manager
Giovanna Peebles, State Archeologist (4:00 - 5:30)
Jane Lendway, Preservation Planner (4:45 - 6:00)

Others Present:

Henry LaGue, Item III.A (4:00 - 5:55)
Randy LaGue, Item III.A (4:00 - 5:55)

The meeting was called to order by the chairman at 8:45 a.m.
It was held in the conference room, Agriculture Building, 116
State Street, Montpelier, Vermont.

Mr. Anderson announced that Barbara Ripley had resigned from the
Advisory Council effective December 10, 1993. The Council
expressed their thanks for her contributions to the Council and
said they regretted her resignation.

IV. Minutes of the November 22, 1993, Meeting

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

VII. Director's Report

Ms. Boone reported that the Agency of Transportation is holding a
meeting on enhancements on December 17 and that several Division

staff members would be attending. She offered members copies of the AOT packet of information on enhancements.

I. New Business

A. Selection of FY'94 Barn Preservation Grants

Ms. Llewellyn made the presentation on the barn grants. There were eighty applications this year. The Council received in the mail information about every grant application. As was decided at the November meeting, four Council members (Dr. Stout, Dr. Andres, Mr. Keefe, and Ms. George) came into the Division office before this meeting to do a review of all the applications in order to make the first cut. They scored each project, and the Division did the tallies. Ms. Llewellyn said the Council would be looking at the top 43 applications. It had been discussed in November that about thirty applications would be considered in the final grant selection process today. Thirty-four applications scored 63 and above, with seven more barns scoring 61 and 62. Ms. Llewellyn explained that the Division is presenting the top 43 applications for consideration today. She gave Council members a list of those applications that had been cut in the preliminary review, a list of the 43 projects to be considered today, and a summary of those applications. The Division thanked the four Council members who did the preliminary review. Mr. Lacy and Mr. Anderson also expressed their appreciation. There is \$75,000 available for the barn grants. Ms. Boone and Ms. Llewellyn said a small amount has to be saved for bonding costs and there may be need to reserve some money for archeological study.

Mr. Anderson asked about the local landmark criterion. Discussion followed. It was agreed that this should be an item for consideration when the barn grants are discussed in January or February. Ms. Llewellyn then showed the Council a slide of the top 43 barns. She then made a presentation on each of these barns, summarizing the problems and proposed solutions and showing more slides. The Council read the summaries of projects as they were presented and scored each project, using the barn grant selection criteria.

1. Smith English Barn, Ferrisburgh

The Council discussed the options for this project and whether or not the use of concrete was appropriate. Ms. George asked Mr. Keefe what he thought the Council's philosophy should be on the use of concrete in these projects. He said he felt original materials should be used for work wherever possible. If need be, he said to use concrete where it won't be seen and use historic materials where it can be seen (option 1 in this case). He acknowledged that there are some cases where you do need to use modern materials. Mr. Lacy asked how the proposed solution to a problem in these grant applications should affect the Council's scoring. Ms. Boone said re scoring if a project needs to move to a concrete alternative, it shouldn't inherently mean a lower score. Mr. Lacy and Ms. George disagreed. Ms. George said in the case of two similar projects but with one using stone and the

other concrete, she would fund the project that uses stone. Mr. Anderson agreed with Ms. Boone, saying the purpose of the grants is to make or keep historic agricultural buildings functional and that the program needs to be relevant to the needs of the stewards of the buildings. Dr. Andres said the Council also needs to consider significant aesthetic impacts. For example, you wouldn't want to put in a concrete wall instead of stone in a highly significant place on a very visible building. Mr. Gilbertson stressed that the work to be done needs to relate to the function of the building and that the buildings need to be usable.

8. Giusto/Krivolka Barn, Ferrisburgh

Mr. Lacy asked about the recent work on this property. Ms. Boone said reported that a facade easement is held by the Vermont Housing and Conservation Board and the Town of Ferrisburgh. She showed the Council photographs of recent work on the buildings, which was done in violation of the terms of the easement. She said the Division has been asked by VHCB to review and comment on this recent work, and provide an opinion on whether or not the work is acceptable. She noted that all grant projects awarded must meet the first four criteria, and said it is questionable that this project would meet criterion 4. Discussion followed. Council members noted that this is a major landmark and probably the most visible round barn in the state. Ms. George said the owners need to have a preservation plan done for the property. Members said perhaps awarding a grant to this project would provide an opportunity to educate the owners. Mr. Anderson said if this project gets a grant, he would write a letter to the owners on behalf of the Council. Ms. Boone stated she felt the project does not meet criterion 4 and requested that the Council vote on it. Members voting yes were Mr. Lacy, Mr. Keefe, Dr. Andres, and Mr. Anderson. Members voting no were Ms. George and Dr. Stout.

14. Smith Toolshed, Arlington

Mr. Keefe did an architectural assessment for the owner. He stated for the record that he has no future financial expectations on this building.

22. Bostwick Barn, Shelburne

This application received a letter of support from the Shelburne CLG Commission.

28. Howrigan Farm, Enosburg

There was a question on funding the painting of the trim.

31. Harmon Noble Barn, Isle La Motte

It was noted that fixing the roof would be the top priority.

40. Robinson Round Barn, Strafford

This building received a grant last year that covered replacing

half the roof. The application this year is to replace the rest of the roof.

42. Orleans County Fair, Barton

Ms. George asked if the fairgrounds should have a preservation plan.

The Council broke for lunch at 12:30.

VII. Director's Report

During the working lunch, Mr. Gilbertson gave the director's report. He said he and John Dumville met yesterday with the Travel Department's ad agency. The purpose of the meeting was to get the agency to consider using the state-owned historic sites as demonstrations of what Vermont is. He mentioned two phrases that came up in the meeting--"Vermont, where history is seamless," and "Vermont, where history is the norm rather than a rarity."

Mr. Gilbertson attended a retreat with agency heads in late November.

There was discussion on the federal apportionment formula for funding the state historic preservation offices. Mr. Gilbertson explained how it worked and said there is talk now about changing it in a way that would be detrimental to Vermont.

Mr. Anderson said the agency secretary has expressed an interest in meeting with the Advisory Council. Mr. Anderson will invite him to attend the January meeting.

VI. Confirmation of Dates for January, February, and March Meetings

The following dates were set: January 27, February 17, and March 25. The January meeting will be held in Montpelier if the agency secretary can attend. Otherwise Mr. Gilbertson will try to arrange to have the January meeting in Woodstock.

I. New Business (cont.)

A. Selection of FY'94 Barn Preservation Grants (cont.)

56. Balentine Barn, Calais

Since the application was made, the owner has removed the roof/vent for the interior silo. The Council asked if he would restore it if he got a grant. Ms. Llewellyn said she didn't know.

65. Zacharski Barn, Hartford

There was a letter from the Hartford CLG Commission in support of the National Register eligibility of this property.

75. Andrea Howe Barn, Brattleboro

Mr. Keefe did an architectural assessment for the building.

79. Furgat Barn, Rockingham

The Rockingham CLG Commission wrote a comment letter in support of the National Register eligibility of this property.

Ms. Boone then totalled up the scores. She noted that projects receiving scores of 100 points or higher amounted to \$63,000. The Council then looked at the projects that scored 99, 98, and 97. They agreed to give each of the following projects six points (one point from each Council member) for geographic distribution: 28, 31, 48, 51, and 63. Ms. Llewellyn then summarized those five projects and showed their slides again. Each Council member then ranked these five projects in their order of preference (1 to 5, with 1 being top preference). The total scores were: #28--13 points, #31--23 points, #48--20 points, #51--18 points, and #63--16 points.

The Council then discussed the optimum number of projects, and reviewed the amounts for the high scorers. Dr. Andres made the motion, which was seconded by Ms. George, to lower the amount for #9 from \$7,500 to \$5,960 to fund only the cupola. The motion passed unanimously. Dr. Stout made the motion, which was seconded by Mr. Keefe, to lower the amount for #43 from \$15,000 to \$7,500. The motion passed unanimously. Mr. Lacy said that looking at the projects he felt there were no archeological concerns, so there is no need to set aside money for archeological studies. Mr. Keefe made the motion, which was seconded by Dr. Andres, to lower the amount for #28 from \$6,300 to \$5,800 (cutting out the cost of painting the trim). The motion passed unanimously. The Council concurred that #48 be reduced from \$3,900 to \$3,300. Mr. Anderson suggested not funding any project more than \$10,000. The Council concurred and said that when they talked about the barn grants the current maximum grant amount of \$15,000 should be discussed.

Mr. Keefe made the motion, which was seconded by Dr. Andres, that the following properties appeared eligible for the National Register of Historic Places: Huizenga Barn, Monkton; Phelps/Marshall Farm, Orwell; Audet Barn, Orwell; Howrigan Barn, Enosburg; Orleans County Fairgrounds, Barton; Schleifer Barn, Greensboro; Hawkins Barn, Clarendon; Haley Farm, Middletown Springs; Zea Farm, Norwich; and Furgat Farm, Rockingham. The motion passed unanimously.

Mr. Keefe made the motion, which was seconded by Dr. Stout, to award the following grants:

9.	Huizenga Barn, Monkton	\$ 5,960
10.	Audet Barn, Orwell	1,250
12.	Phelps-Marshall Barn, Orwell	7,395
28.	Howrigan Barn, Enosburg	5,800
40.	Robinson Round Barn, Strafford	3,750
42.	Orleans County Fair Barn, Barton	10,000

43. Schleifer Barn, Greensboro	7,500
48. Haley Barn, Middletown Springs	3,300
51. Hawkins Barn, Clarendon	10,000
63. Zea Barn, Norwich	10,000
79. Furgat Barn, Rockingham	10,000

\$74,755

and that #31, the Harmon Noble Barn in Isle La Motte, be the first alternate. The motion passed unanimously. The Council thanked Ms. Llewellyn and the Division staff for their work on the barn grants. The Division thanked the Council for their efforts.

III. State Register Review and Designation

A. Coos Trail, Berlin

Ms. Peebles sent to the Council before the meeting a memo and copy of the Act 250 permit relating to the trail (attached to the record copy of the minutes). She introduced the LaGues, landowners in the area under consideration. She said Henry LaGue was objecting to the State Register listing. She gave the Council copies of maps showing the site under discussion, historic maps, the State Register criteria, and a motion she asked the Council to adopt. She gave the Council background on the issue. The Division learned in late November that the State Environmental Board will be hearing an appeal on the Rockwell Park Associates/ Bruce Levinsky Project Act 250 project. In the pre-meeting memo to the Council she had asked that they place the section of the Coos (or Cohos) Trail in Berlin on the State Register of Historic Places. Ms. Peebles reported that she had been in touch today with Marty Miller, a lawyer representing Mr. Levinsky, who said he didn't have enough time to confer with his client on this issue. Ms. Peebles said in light of this, rather than placing the section of trail on the State Register she would like to ask the Council to support the historic significance of the trail and to authorize the Division to testify on the historic significance of the Cohos Trail.

Ms. Peebles said there has been no detailed study of the trail, but that certain information is known. She said she has been on the trail several times in the past. Mr. Gilbertson has also been there. She outlined the history and extent of the trail from aboriginal to historic times. She said the Abenakis feel very strongly there is evidence from walking the trail that it is significant. Regarding the section in question in Berlin, the possible ancient Indian trail is not precisely aligned with the current town road. Ms. Peebles stated that this section is a remarkably intact historic entity in a well developed section of central Vermont. She said there probably are late 18th and early 19th century sites along the road that had disappeared by the time of the Beers atlas.

Ms. Peebles then discussed the motion she would like the Council to make. She said she worked with Kurt Jansen, environmental

review lawyer for the Agency of Natural Resources, on the wording. She discussed the importance of the area 200 feet on either side of the road and said it may include homestead sites and early encampments associated with the historic use of the road. She said she also feels that the area beyond 200 feet from the road may need to be considered for possible significance.

Ms. Peebles asked Mr. Lacy to comment. Mr. Lacy said regarding uplands, his experience with the Green Mountain National Forest has found that we should expect to find significant archeological sites in the uplands. He has found that the 200 foot area on either side of a historic road does include most primary structural remains of historic sites. Regarding early settlement in the hills, he said evidence in other Vermont towns shows there was a great deal of early settlement in the hills. Mr. Gilbertson said the intermittent streams in this area are significant waterways, this area is quite different from other parts of Vermont, and this stretch of road is really an abandoned road with half of it being passable by vehicle.

Mr. (Henry) LaGue agreed that the road is only partly passable. He said the real question is if there is such a trail as the Cohos Trail. He thinks the historian Mary Nye took editorial liberties in her history and he doesn't think it makes sense for the Indians to have had a trail over the hill. He said he doesn't think it is appropriate to designate this unless the Council really knows where the road is. Ms. Peebles responded that this is an exceptionally intact section of the trail and the 1793 Whitelaw map and other historic sources show the area of the trail. Mr. LaGue said the board needs a real proper determination of where the trail is before designating it. Mr. Gilbertson said the trail might have had several different routes. Ms. Peebles cited a list of historic sources that discuss the Cohos Trail in this location.

Mr. Anderson confirmed that the wording of the motions Ms. Peebles presented were drawn up with Mr. Jansen. He suggested the Council just say it is authorizing the Division to testify on behalf of the Council and that the dates of previous meetings when the Council had given such authorization be inserted.

Ms. Peebles noted that the area she is asking be considered is analogous to a predictive model. Mr. Keefe asked on whose authority does the Council accept that the trail is here. Division staff said it was on the authority of the Division and the State Archeologist. Ms. Peebles also stated that the Abenakis feel very strongly that the Cohos Trail is in this location. Ms. Peebles said that this road is very certainly an early settlement and pre-historic settlement trail, so at least it is very clear that this is a historic trail. Mr. Lacy said re the question of Indians and others not being likely to make and take roads over the hills, in the Otter Creek area, for example, the areas along the creek were swampy and not passable so it was much easier to travel in the uplands and on the slopes that were covered with large trees with open spaces in between. Ms. Peebles said she is asking the Council to look at this area as archeologists look at land all the time. She said it is very important in this Act 250

case that if the land here is ever to be developed there should be an archeological study. Dr. Stout noted regarding the accuracy of the historic sources Whitelaw is considered to be an extraordinarily accurate observer.

Mr. LaGue said the letter to him from the Division about this review was dated December 7, received on December 9, and the Council is considering this on December 16. He said it seems like there is a sense of urgency about designating this trail. He said it appears like there was an investigation of the area but he hadn't been informed. Ms. Peebles said there hasn't been a field investigation. She told the Council that it was important to protect this area, otherwise it will gut what the Division thinks regarding protecting archeological sites. She noted that there are patterns of human behaviour that are consistent for hundreds of years, which adds to the understanding of the Cohos Trail. Mr. LaGue said now if he wants to do anything on this land he will have to do a survey. Ms. Peebles said there would be many opportunities later to discuss this should he decide to do any projects. The Council commented on the very short time frame for making a decision on what Ms. Peebles presented. She said the Division needed to act quickly. The Division only learned about the appeal the day after the November meeting and must present testimony to the State Environmental board before the January Council meeting.

Mr. Anderson asked if the section re the area outside the 200 feet waters down their argument. Mr. Gilbertson said there is scientific evidence on human behaviour relating to transportation corridors that says there is a good likelihood of resources within the 200 foot area but that there still may be other resources outside the 200 feet. Mr. Anderson said this needs to be articulated clearly as Act 250 will not accept ambiguity. The Council then took ten minutes to read the statement Ms. Peebles proposed they approve (copy attached to the record copy of the minutes). Ms. Peebles then had to leave the meeting.

Ms. George said she had problems with the first page and thought the word "potential" didn't appear enough times. Mr. Lacy discussed the clear evidence of the historic period corridor and said the trail is clearly significant for that. He said he didn't think the Council was in good position to discuss viewscape, but said the area outside the 400 foot area for possible significance was important to include. The Council discussed wording changes. Mr. Lacy repeated that there is clear evidence of a historic corridor here and that this section of trail is significant for at least that reason.

Mr. Lacy made the motion, which was seconded by Ms. George, that the Council adopt as amended the "Description of Area Considered to be Historically Significant for Purposes of 10 VSA Chapter 151 (Act 250)," "Additional Areas of Historic Significance," and "Formal Authorizations." These are as follows:

"DESCRIPTION OF AREA CONSIDERED TO BE HISTORICALLY SIGNIFICANT FOR PURPOSES OF 10 VSA CHAPTER 151 (ACT 250)"

The Berlin Cohos Trail, designated VT-WA-99 in the Vermont Archeological Inventory, consists of that segment of the Coos Trail that extends between the Airport Road, Berlin, and the Berlin/Barre Town Line (see attached map), a length of approximately 5500 feet. The width of the Trail is the town Right of Way: 3 rods, or approximately 25' either side of center line. This historic site is eligible for the State Register under Criteria 11(a), 11(b), 11(c), 11(d), 11(e) and 11(g).

Known site locations associated with other historic roads and transportation corridors and tested environmental predictive models of site locations along Vermont's ancient and present waterways demonstrate that lands within 200' of historic roads, transportation corridors and waterways contain the highest density of significant historic sites representing Vermont prehistory and history. On this basis, 200' on either side of the Cohos Trail has a high potential for containing significant historic sites. This is a conservative assessment of the extent of this site. Thus the Cohos Trail historic site must be viewed as an approximately 5500 foot long by 400 foot wide historic district with the potential of containing the following specific features: late 18th and 19th century farmsteads associated with this road, including homestead, outbuildings, wells, privies, dumps, and associated landscape; and prehistoric and historic Abenaki camp sites and other places of traditional use and importance to the Abenakis that are associated with this trail. Loss or compromise of these features within this 200' zone on either side of the Trail would result in an adverse effect to this district.

Exact locations of specific features and sites have to be found by a combination of detailed historic research (sometimes including oral histories) and archeological survey methods.

There may also be historic sites located outside the 400 foot zone that are nonetheless associated with the road and focused on special geographic or natural features such as springs and rockshelters.

The Council has determined that the Cohos Trail and associated lands and sites described above are historically significant.

ADDITIONAL AREAS OF HISTORIC SIGNIFICANCE

Additional significant historic sites are likely to lie beyond the 200' zone on either side of the Trail, depending on the topography of specific sections. Impacts to these sites would also have an adverse effect to significant historic sites. Any such sites lying outside the 400' zone of historic significance may also be important for understanding what occurred along the Cohos Trail and the history of the Trail.

Lastly, the Council seeks to preserve the broader environmental context of this relatively intact stretch of Cohos Trail. This broad and as yet undefined area merits consideration and

protection under Criterion 8 of Act 250 because development of this broader area can have an adverse effect on areas that are essential for understanding the full environmental setting of this historic place.

FORMAL AUTHORIZATIONS

1) The Advisory Council on Historic Preservation on April 19, 1988, and November 23, 1992, authorized the Division to provide testimony on behalf of the Council without project specific authorization. For purposes of Act 250 Application # 5W0772-5-EB, the Council specifically reaffirms that the Division for Historic Preservation is authorized to present witnesses, including but not limited to Division staff, and other evidence to the Environmental Board, on its behalf, to support the historic significance of the Cohos Trail and associated lands and sites as described above; the necessity for archeological studies; and the project's potential impacts to the historically significant areas.

2) The Advisory Council on Historic Preservation formally supports the need to identify, consider and preserve (or mitigate adverse impacts to) as yet undiscovered, potential sites, associated with the Cohos Trail on the lands determined to be historically significant as described above. Identification consists of archeological studies conducted in accordance with the Division's Guidelines and studies by representatives of the Abenaki Nation through oral histories and other means of research."

Mr. LaGue asked for clarification on what part of the trail is included. The Council said it was the highlighted line on the map. The motion passed unanimously. Mr. Anderson thanked the LaGues for coming to the meeting.

I. New Business (cont.)

B. Review and Approval of FY'94 Federal Work Plan

Ms. Lendway sent the Council a copy of the proposed work plan before the meeting and had asked for their comments before the meeting. She reported that the Division expects about \$418,000 for FY'94. Ms. George said she felt more comfortable this year about the items noted as priorities and that she was glad the Division would be looking into finding a person to do the tax credit program. She suggested adding to the work plan Mr. Gilbertson's involvement with the new National Park Service historic site in Woodstock. Ms. Lendway pointed out two minor corrections in the script. Mr. Lacy said he was pleased to see that Ms. Peebles will be working with the Agency of Natural Resources to find solutions to their compliance problems. Mr. Gilbertson said they had recently met with officials at ANR about this and that ANR recognizes they have a problem with archeology in their large landholdings but that they don't have a solution.

Dr. Andres made the motion, which was seconded by Dr. Stout, to approve the FY'94 Federal Work Plan and annual application. The

motion passed unanimously. Ms. George congratulated the Division on the plan.

C. Other

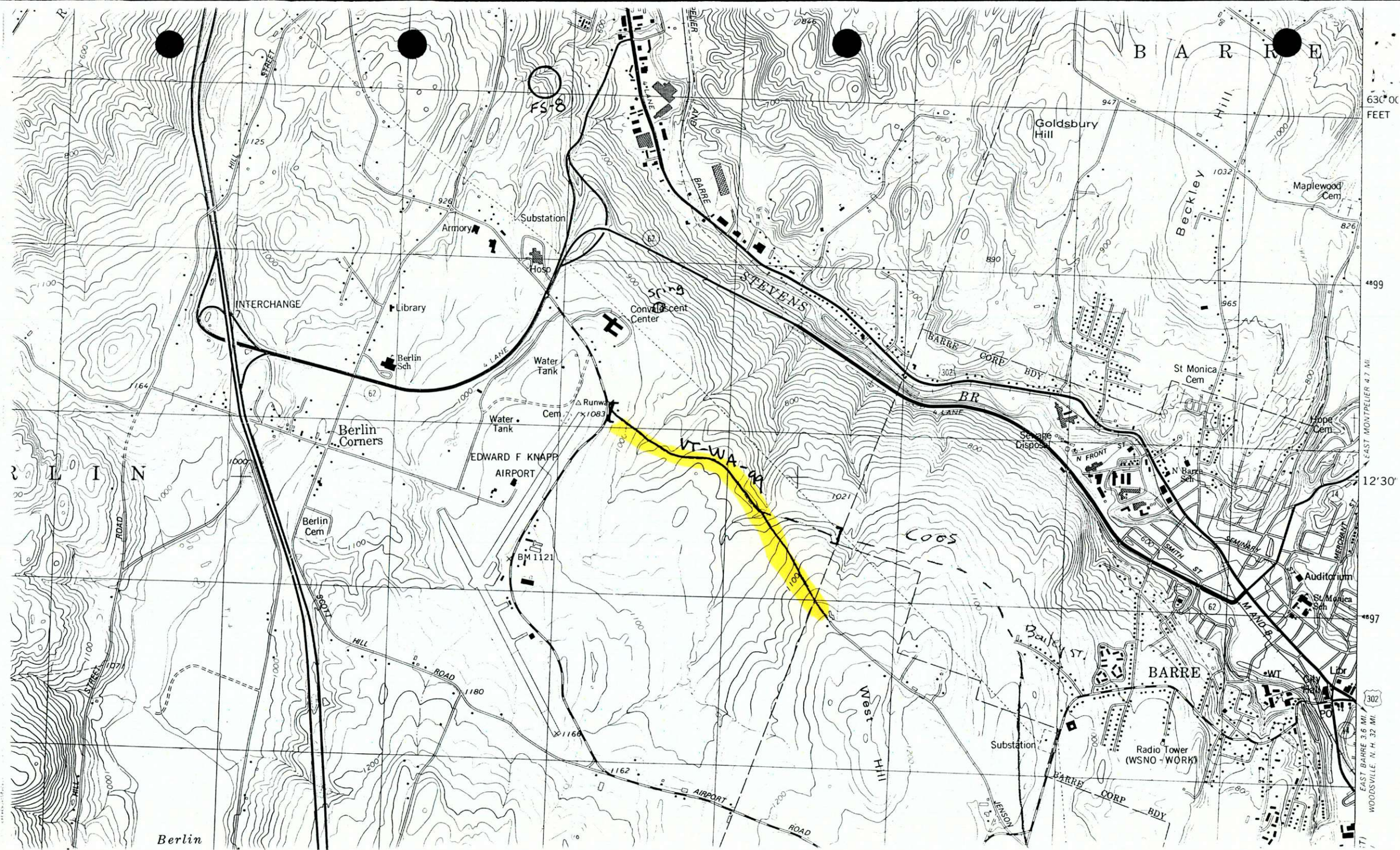
Mr. Anderson asked if the Council should follow-up on the round barn in Ferrisburgh and the facade easement problem. Ms. Boone said VHCB has asked the Division to comment. The Council suggested supporting the Division on their position. Dr. Stout made the motion, which was seconded by Mr. Keefe, that the Council supports the Division's determination that the work done on the Round Barn Farm in Ferrisburgh is a violation of the easement conditions. The motion passed unanimously.

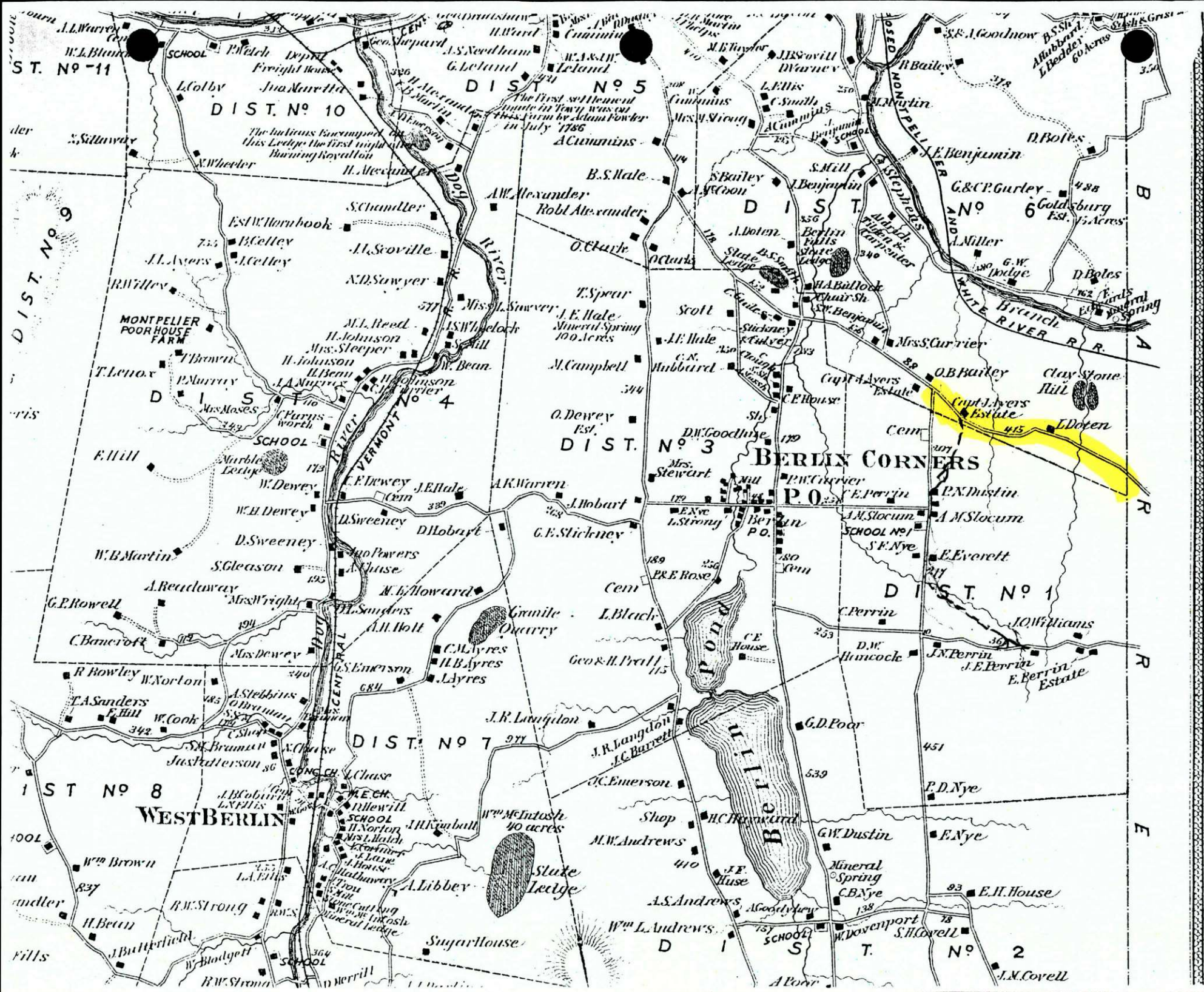
Mr. Lacy thanked Ms. George for her continued work on an annual report.

Mr. Lacy made the motion, which was seconded by Dr. Stout, to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 6:10 p.m.

Submitted by,

Elsa Gilbertson
Division for Historic Preservation





1873 Beers