



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

NOTICE

The monthly meeting for the Vermont Advisory Council on Historic Preservation will be held at 9:30 a.m. on January 23, 1997, in the fourth floor conference room at the Division for Historic Preservation Office, 135 State Street, Montpelier, VT 05602.

AGENDA

- | | | | |
|------|--|--|------------------------|
| I. | A. | Minutes | 9:30 a.m. |
| | B. | Schedule meeting dates | |
| II. | Issues and Priorities - Standards for the SR/NR, cont'd - | | 9:45 a.m. - 12:15 p.m. |
| III. | SHPO Report | | 12:15 - 12:45 p.m. |
| IV. | National Register Final Review | | 12:50 - 1:10 p.m. |
| | A. | Moquin's Bakery, Rose Street, Burlington | |
| | B. | Windsor Village Historic District (Boundary Increase), Windsor | |
| V. | Acknowledgment of receipt of Vergennes/Documentation/ Andrews Building from the Department of Buildings and General Services (BGS) | | 1:10 - 1:25 p.m. |
| VI. | Updates | | |
| | A. | Brandon Training School (Giovanna/Curtis) | 1:30 p.m. |
| | B. | Grants (Eric) | |
| | C. | Downtown Legislation | |
| VII. | Other | | 2:30 p.m. |



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MINUTES
January 23, 1997

Members Present: Thomas Keefe, Chair, Historic Architect
Dr. Glenn Andres, Vice-Chair, Architectural Historian
David Lacy, Prehistoric and Historic Archeologist
Kimberly Zea, Historian/Citizen member
William Finger, Citizen Member

Members Absent: David Donath, Historian
Holly Ernst Groschner, Citizen Member

Staff Present: Nancy Boone, Architectural Historian
Lanora Preedom, Administrative Assistant
Townsend H. Anderson, SHPO
Eric Gilbertson, Director/Deputy SHPO (2:00 p.m. - 3:00 p.m.)
Elsa Gilbertson, National Register Specialist (9:30 a.m. - 1:45 p.m.)
Curtis Johnson (10:00 a.m. - 2:21 p.m.)
Giovanna Peebles (1:30 p.m. - 2:21 p.m.)

The monthly meeting of the Vermont Advisory Council on Historic Preservation commenced at 9:40 a.m. at the Division for Historic Preservation's Conference Room, 135 State Street, Montpelier.

- I. A. Minutes: Dr. Andres made the motion to accept the minutes, seconded by Mr. Lacy. There was no discussion, and they were approved unanimously.
- B. Scheduled meeting dates: The following dates were scheduled - February 18, 1997, in Rochester, March 27, 1997 (Annual Meeting - election of officers, CLG, and Grant meeting), Montpelier, April 15, 1997 (Grant meeting), Montpelier, and May 6, 1997, (HP Class), Burlington.
- II. Issues and Priorities - Standards for the SR/NR, cont'd - Ms. Boone distributed information and gave an overview to the Council. Ms. Boone said what she is hoping to have happen is that through the use of some examples and charts, the Council can focus on some of the uncertainties and questions they have had about the State and National Register Criteria, where they differ, and how to interpret them. The object is to end the discussion with some sort of sense that the

Council is on track or that something needs to be done, that they know what it is and then go ahead and do it. Ms. Boone started out by saying that the Division really does look to the Council for feedback. Every time something is reviewed, the Division takes that as feedback to interpretation of the SR/NR criteria. Ms. Boone sees it as building up case law or precedent. The Division looks to the Council as the body that interprets these things to let them know when they want to head in a new direction or the Council wants to be expansive or wants to contract. The Division needs to hear that from the Council. She indicated that it doesn't necessarily need to be explicit, because the Division can interpret what the Council does that way. However, it would also help to sometimes become explicit, let the Division know what is going on and make sure that the Division understands what the Council is doing. Ms. Boone also prefaced, that for today's discussion they are purposely focusing on buildings. She reminded the Council that archeological resources, both prehistoric and historic, are obviously eligible for both criteria, and they often occur on the same property. There are broad issues about how the survey is conducted now, where it picks up one resource in one program and another resource in another program. There's a discussion to be had there about whether those two things can be brought closer together -- but that's not today's discussion. Ms. Boone mentioned to the Council that they will be seeing many more archeological resources than they have seen in the past.

Nancy Boone brought up a few issues which the Council requested at a previous meeting -

1. Comparison of the SR/NR criteria - Ms. Boone reminded the Council about the areas of integrity, because when you look at a resource and say "Sure it's old, but is it historic, is it eligible for the State Register or the National Register?" She pointed out that a lot of that depends on the level of integrity it has. Most of the "grey area" buildings which the Council sees are ones that had some questionable status in relation to integrity. Ms. Boone said that the Council wants to get into breaking down that overall concept of integrity into its parts. There are theoretically 7 types of integrity, which Ms. Boone went over with the Council (per handout).

Nancy Boone will present slides of 21 properties which she would like the Council to review quickly. The purpose is to make a quick, "gut reaction"-type eligibility determination. Then going back over the same examples, look at the areas of integrity, compare the "gut" reaction to see if there is variety, and then discuss together what aspect of integrity might be shown in the particular example.

2. How the origin of the request for the Council's review affects the outcome of that review. (The owner request vs. the required review under Act 250, etc.) This will be presented by Curtis Johnson through charts which have also been distributed to the Council.
3. Where is the difference in the threshold between the State and the National Register. Ms. Boone said at the last meeting some people suggested that having a gap at all was

unhealthy, and others saw advantages to having a two-tier system. They should discuss the issue of the gap between SR and NR and whether it should be a gap or whether the Council wants to pull that together. Ms. Boone said the Division does operate in some respect as a two-tier system and this will be addressed as a concept. Ms. Zea asked if other states have the same disparity between the SR and the NR. Ms. Boone said it varies. Mr. Lacy asked how many states have SR, Ms. Boone said that it's the vast majority.

In the context of the chart, "The SR and NR and How They Relate to Each Other", a discussion regarding districts followed. Nancy Boone explained that in the chart Curtis is not saying all villages are eligible for the State Register and the National Register - he's saying that all villages that have been identified as State Register Districts are eligible for the State Register and not all villages have been identified as SR Districts.

Ms. Boone said what she would like the Council to do is think of examples of districts - then the Division could do some research to see how they have been treated in the State Register. Mr. Johnson has always assumed that if something was a district it was a district under the SR and the NR. Ms. Boone said that's why she feels it is important to establish what the Council is thinking of as a district and whether they've been included in the survey as districts. Some areas discussed were Manchester Center, Center Rutland, and Bennington.

Ms. Gilbertson said that the next time they will also talk about boundaries. Mr. Keefe suggested that they also go back to the issues of integrity and significance. Mr. Lacy said he would be interested in hearing about the sampling of styles - how do they become representative, what determines the value.

Mr. Keefe asked the Council to think about what they would like to focus on for the next meeting (or couple of meetings) and contact one of the staff. Ms. Boone said she feels it would be helpful to note some of the overall statements and questions that relate to policy, and that kind of thing, (everything that came out today) on a piece of paper and send it to the Council for the next time to help them focus. It was decided that to get Holly and David up to speed they should receive all the handouts and review the slide projects.

Mr. Anderson said he'll work with Lanora Freedom to give her a day where she can get the minutes done, and then to speak to what Ms. Boone said, to provide a summary of the events, so in May we'll have a place to start up again. He said it's important to not lose the momentum, because the Council will be moving forward -- and we will be doing rules and regs and have them adopted sometime before the end of this year. Mr. Anderson feels we should stay ahead of the curve so we are not reacting, but have the pieces in place; i.e. what the roles are (clarification of the roles).

Dr. Andres asked if it would be possible to make the slides available to them, or perhaps make color photocopies. Ms. Boone said she would take care of it.

VII. Other - Archeology Report - Mr. Lacy gave the following report:

- Kathy Wheeler's "Melodeon Factory" archeological report as a result of work funded in association with State Historic Preservation building grant.
 - Historic Archaeology (special focus on Downtowns) started by Gio.
 - Curation survey initiated by Doug Frink (ACT).
 - Mr. Lacy is keeping tabs on a Timber Harvesting Impact study being conducted in Minnesota. that has implications for Vermont's "Acceptable Management Practices" for loggers (possible future rules/regulations).
 - On January 17, "Across the Fence" television program featured Vermont Archeology Week and Atlatl competition at Chimney Point.
 - The Hayes Foundation -- philanthropic educational foundation in the Rutland area -- has chosen to focus their annual summer camp on a historic/archaeological logging village in the Green Mountain National Forest this year! Sheila Charles is a prime mover in this project.
 - Vermont Archeology Week has been moved from May to September to better jive with the weather, field projects, and school scheduling priorities.
 - Consulting Archaeology Program, as part of the mitigation measures for the Highgate project, is producing a professional-quality video about quarrying and stone tool making (Mr. Lacy is in it!).
- *The Society for American Archaeology and the Boy Scouts of America (and Girl Scouts?) have developed standards for, and approved, a new merit badge in Archaeology. Good opportunity for outreach.
- VAS has a web site! (Ms. Peebles provided handouts for a variety of HP web addresses).
 - Finally, State Fish and Wildlife sent out an RFP for a three-year contract to do their archaeological (Section 106) review, based on a Programmatic Agreement developed by Giovanna Peebles. May serve as a good example for the Council to use for Agreements with other Agencies. We need to discuss whether the AC wants to "review and approve" it to the extent that the actions also cover projects funded with State money and therefore subject to State Historic Preservation law.

IV. National Register Final Review:

A. **Moquin's Bakery, Rose Street, Burlington** - Ms. Gilbertson passed around photographs and the survey for the Council to review. Ms. Boone explained that it is a rehabilitation project for artist housing and workspace. The CLG has reviewed the nomination and Ms. Gilbertson read segments of their letter of support for the nomination and indicated they feel it is eligible under Criteria A and C. They are very pleased that the building is being restored for public education. Dr. Andres made the motion to nominated the Moquin's Bakery building to the National Register under Criteria A and C. Seconded by Mr. Lacy. Dr. Andres noted that this project demonstrates a remarkable sense of quality and pride. Ms. Zea asked where it is located. Ms. Boone said in the residential section of the Old North End. The motion passed unanimously.

B. **Windsor Village Historic District (Boundary Increase), Windsor** - Ms. Gilbertson explained that this is an amendment to the original boundary and passed around photographs for the Council to review. There were no comment letters. Ms. Zea made the motion to nominate the request for boundary increase under Criteria A and C. Seconded by Dr. Andres. There was a brief discussion. Dr. Andres also requested the word "opaque" be changed to either frosted or translucent. Ms. Gilbertson agreed to this change. The motion passed unanimously.

- V. Acknowledgment of receipt of Vergennes Documentation/Andrews Building from the Department of Buildings and General Services (DBGS) - Mr. Keefe explained to the Council that there is a procedural questions which needs to be resolved. The Council asked for documentation of the Andrews building. What the Council needs to decide is how to deal with documentation when it comes back. Mr. Keefe asked if the Council should look at each one as they come back, and approve them, or should the responsibility be delegated to Division staff. Mr. Keefe said, from a matter of interest, he thinks it's good for the Council to see them if they can, but on the other hand, he would also feel perfectly comfortable having the Division staff review the documentation. Discussion followed regarding the number of copies submitted, where they want them kept, what has been done in the past, etc. Mr. Lacy mentioned that he feels there should be a copy at the local library and the Vermont Historical Society. Mr. Keefe indicated that distribution should be; owner, Vermont Historical Society, library, and the Division. The Council also decided that when documentation arrives at the Division for the Council to review they need to only bring the original to the meeting to be reviewed at that time. The Council also questioned why they decided to not raze the building. Ms. Boone said as far as she knew a local housing group became involved, but she wasn't sure of the details. Ms. Boone read the excerpt from the Capital Budget regarding the Andrews Buildings. Mr. Keefe questioned if the Council needs to acknowledge receipt of this documentation. Mr. Anderson said there is an increasing level of cooperation at the Department of Buildings and General Services and that a letter of acknowledgment should be written. Mr. Anderson said in the future this procedure should be included at the time of the request. Ms. Boone mentioned that the "doc and destroy" guidelines specify there be a local repository. Ms. Boone suggested that what makes sense for clarification of distribution is the person doing the documentation identify the repository. Mr. Keefe questioned if it is the Council's responsibility to suggest where it is deposited or to just make sure that the consultant who does the work makes the recommendation where the repository will be. Ms. Boone said that the present procedure, in the "doc and destroy" guidelines which the Council adopted, is that it's the responsibility of the Architectural Historian to identify the place and send the report there. Ms. Boone also indicated that the negatives are on file at the Division's office in a numbered filing system. Ms. Zea asked who should receive the original - Mr. Keefe said that the local repository. Ms. Zea said that she feels in that case there should be two originals, one which should be kept at the Division (or VHS). Dr. Andres asked that for Addison County projects a copy be sent to the Sheldon Museum. Mr. Lacy would like to make sure that there is a way for the Council to know that the consultant follows through. Mr. Keefe asked the Council if they are comfortable with the policy that the Division staff does it.

Ms. Zea suggested that perhaps the Chairman could sign off on projects. Mr. Keefe said that he did not see a problem with this.

Ms. Boone asked the Council if they would also like to acknowledge another report which was received at the Division regarding Brandon Training School - "Two Pig Houses and a Slaughterhouse". The Council agreed.

VI. Updates

A. **Brandon Training School** - Giovanna Peebles gave the update on the 191 Acres project field inspection conducted by GEOARCH at the request of the Department of Buildings and General Services (DBGS); David Lacy accompanied the GEOARCH team to better understand the process. Ms. Peebles had requested that DBGS provide up-to-date site plans for the project to the field inspection team; however, what they received was a sketch map used for the sales promotion piece. When Ms. Peebles received the end of field inspection report she realized there had been some miscommunications regarding historic buildings on the property because GEOARCH expressed concern for historic structures and associated potential archeological sites. GEOARCH identified a certain amount of the property was sensitive for prehistoric sites. After further discussion with DBGS it was discovered that there were already restrictions on a large portion of the land: a large acreage had been set aside in a conservation easement to conserve agricultural lands, and another parcel has been set aside as wetlands. After further discussion with Mr. Meir, representing DBGS, he presented another map to Ms. Peebles which clearly showed the location of the agricultural land conservation easement, the wetlands, and the designated flood plain. None of these lands can be developed. Ms. Peebles used the GEOARCH field inspection letter to delineate the prehistoric sensitive lands on the site plan dated January 10, 1997. This annotated map, along with a special condition drafted by Ms. Peebles will be made part of the purchase and sales agreement with the new owner. The special condition states that the delineated lands are archeologically sensitive and will require review pursuant to Criterion 8 of Act 250 should development occur on those lands.

Ms. Zea asked if DBGS is aware that the protected ag lands are also archeologically sensitive? Ms. Peebles said that was a good point and that, in fact, the site plan does not record that information. The only place that the sensitivity of those lands is noted is in GEOARCH's letter. The Council would like Ms. Peebles to make clear the overlapping ag easement and sensitivity.

Mr. Johnson then spoke to the Council regarding three State Register buildings which are part of 191 acre parcel, Two Pig Houses and A Slaughterhouse. Buildings and General Services will document these prior to the sale. It will not be a condition that they have to be rehabilitated at the time of the Act 250 permit. There is also a draft Act 250 permit which says the buildings on the State Register of Historic Places in the Brandon Training School Complex, and also the former breeding barn for the farm, which predated the school, will need to meet the Standards for

Rehabilitation This has been supported by Buildings and General Services. For the properties to be eligible for the Rehabilitation Investment Tax Credit, they need to actually be listed on the National Register. The problem lies in once subdivision starts it may be difficult to have the property listed. Mr. Johnson said that the major purchaser and DBGS are in agreement that they want to have as a condition of the sale that the owners will give their consent for nomination to the National Register of Historic Places. Curtis Johnson stated that they are trying to keep the district boundary for the campus tight to keep down the number of non-contributing buildings in the complex. Mr. Johnson also said that the purchaser is hiring a consultant to prepare the National Register Nomination. Ms. Peebles mentioned that it would be very important to be sure to mark down where former tenants of the Training School are buried, if known.

B. Grants - Eric Gilbertson updated the Council on the Grant Process and presented a potentially questionable project to them. Each member was given an updated manual and application for their information. Mr. Gilbertson then asked the Council if an application for Locomotive #494 would be considered eligible. One grant stipulation is that the structure must be on or eligible for the National Register. Mr. Gilbertson's question is does a locomotive fall within the interpretation of a structure. Ms. Zea indicated that because of its position in the downtown area, and especially because it is on tracks situated next to a working train station the Council should make a note of its presence in the community. Mr. Finger made the motion that a locomotive does fall within the interpretation of a structure and therefore is eligible for a preservation grant, seconded by Dr. Andres and voted unanimously.

III. SHPO Report - Mr. Anderson reported on the following:

- Capital Budget - The Capital Budget went in for \$1,295,000 from the Division which included work at Plymouth (roof and exhibit at Wilder Barn, preparation for the Ag Museum), Kent Museum, Underwater Preserves, a Heritage Tourism Grant Program, and ADA upgrades. The actual capital appropriation request which went to the Legislature was \$380,000.

The Needs Assessment will be complete in about six weeks and will provide us with information for long range capital development plan.

The Bennington Battle Monument Gift Shop expansion was not funded.

The Council questioned how the Capital Bill is reviewed. Mr. Anderson said that Mr. Keefe reviews it with members of the Division staff, then a letter is sent to DBGS expressing our concerns. Mr. Anderson said it is our hope to some day be able to review it before it is published.

- The Cultural Heritage Tourism Task Force Steering Committee - The Division will have a seat on it. Mr. Anderson will check with Ms. Gilbertson to make sure it is still on track.
- Rules and regulations - Tina Ruth has the first draft from Judith Melito.
- The Division is proceeding with a Programmatic Agreement with AOT on Section 106.
- The Downtown Legislation - Mr. Anderson thinks it is being introduced this afternoon, sponsored by Representative Cillo. Mr. Anderson said he has a verbal commitment that it will make cross-over. There was also a meeting with the Vermont League of Cities and Towns and overall the Division received a positive response regarding the proposed legislation (with a few minor concerns). Mr. Anderson explained that the reclamation bond has undergone some changes, still working on it.

VII. Other -

Taylor Street Bridge, Montpelier - Mr. Anderson and Mr. Keefe have been asked to testify before the City/State Commission this evening. The Commission is headed by Senator Illuzzi and discussions will focus on parking (i.e. a multi-modal parking facility) and proposed replacement of the truss bridge. Mr. Anderson will represent the interests of the Division and the Council.

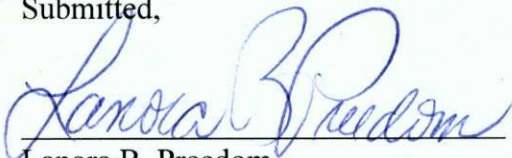
Mr. Anderson passed out to the Council information on Preservation Leadership Training and suggested they may want to consider attending.

Mr. Lacy passed out to the Council an e-mail message regarding Cultural Tourism Forums. He expressed concern that one may not happen in the Northeast.

Mr. Lacy asked the Council if they would like to commend Ms. Gilbertson for her involvement in, and doing an outstanding job as a member of, the Cultural Heritage Tourism Task Force. They agreed unanimously.

The meeting adjourned at 3:30 p.m.

Submitted,



Lanora B. Freedom

Division for Historic Preservation



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NOTICE

The monthly meeting for the Vermont Advisory Council on Historic Preservation will be held at 9:30 a.m. on February 18, at the Rochester Ranger District Office, Route 100 (1 mile north of Rochester Center), Rochester, Vermont.

AGENDA

- I. A. Minutes 9:30 a.m.
B. Schedule meeting dates
- II. Issues and Priorities - Standards for the SR/NR, cont'd -
 - A. Conclusion of Buildings Discussion 9:45 a.m. - 11:00 a.m.
 - B. Archeological Resources, SR, and Act 250 11:00 a.m. - 12:15 p.m.
 - 1. Application of Meadowlands Business Park (Summer Ice Joint Venture) - for an Act 250 land-use permit

WORKING LUNCH

- III. National Register Preliminary Review
 - A. Proctor Maple Research Center, Underhill 12:15 p.m. - 12:30 p.m.
- IV. North Bennington Graded School - Review of Plans and Elevations for new stair tower as requested in the March 1996 review (Nancy Boone) 12:45 p.m.
- V. Buildings on Husky Project Site, Milton (Curtis Carter) 1:15 p.m. - 2:30 p.m.
- VI. Archeology Report - David Lacy 2:30 p.m.
 - A. Slide Presentation and Tour of Perkins Barn Rehabilitation Project
- VII. SHPO Report 3:30 p.m.
- VIII. Other 3:45 p.m.



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MINUTES

February 18, 1997

Members Present: Thomas Keefe, Chair, Historic Architect
Holly Groschner, Citizen Member
David Donath, Historian
David Lacy, Prehistoric and Historic Archeologist
Glenn Andres, Vice Chair, Architectural Historian
William Finger, Citizen Member

Member Absent: Kimberly Zea, Historian/Citizen Member

Staff Present: Townsend H. Anderson, SHPO
Curtis Johnson, Historian (9:30 a.m. - 4:30 p.m.)
Elsa Gilbertson, National Register Specialist, (9:30 a.m. - 1:20 p.m.)
Nancy Boone, Architectural Historian
Lanora Freedom, Administrative Assistant
Giovanna Peebles, State Archeologist (9:30 a.m. - 4:40 p.m.)
Scott Dillon, Survey Archeologist (9:00 a.m. - 4:40 p.m.)

Others: Curtis Carter, Department of Economic Development, re: Husky
(1:00 p.m. - 3:30 p.m.)

I.A. Minutes - Dr. Glenn Andres moved to accept the minutes, Ms. Groschner seconded. There was no discussion and there were no changes. Voted unanimously.

I.B. Schedule meeting dates: March 27, 1997, annual meeting, April 15, 1997, May 6, 1997, Burlington, Historic Preservation Class - Ms. Groschner indicated that she will not be able to attend the March meeting. Mr. Lacy said he will not be able to be at April meeting. Ms. Boone said the division will work out the archeology issue. After a brief discussion it was decided to postpone the annual meeting until April.

II. Issues and Priorities - Ms. Boone thanked Ms. Groschner and Mr. Donath for making a special effort to review the material from the previous meeting so they would be up-to-speed for this meeting.

Ms. Boone provided an agenda and summary from the previous meeting for the Council. Mr. Keefe said he would like to summarize the SR/NR issues before we have a lapse in time. Ms. Boone wanted to bring the Council back to the original questions to see if they can answer them and reach some decision on how they want to proceed on some of the questions. Mr. Keefe said that one thing which came out in his mind is what the difference is between the SR and NR? He feels that the SR is different from the NR and he wants to clarify the difference, both in terms of the criteria and the functions. Ms. Groschner would like to discuss the function of the SR and NR first, then discuss difference in criteria. She feels that there are two sets of criteria which may or may not line up. Ms. Groschner said what needs to be made logical is the benefit of having two different categories. Ms. Groschner would like to see clarity and vision. It needs to be clear and understandable by others. Standards need to be consistent. The Council gets the final vote in SR, therefore they have control, but this is not the case for the NR. Ms. Groschner feels using the State Register to create Districts to keep the conte in tact is very important and should be part of the future agenda. She said to keep the goal in mind then decide on the criteria. Mr. Donath asked what the public presumption is regarding this question, for example, the term "are consistent with." Ms. Boone explained that she feels individual members of the Council are using "consistent" to mean different things. For example, Ms. Groschner uses consistent to mean "the same", where Ms. Boone uses "consistent" to mean "in line with", "logically connected to". Ms. Boone pointed out that how you define "consistent" affects how you answer the question. Mr. Johnson explained what is meant by 22 VSA 14 regarding criteria. Ms. Gilbertson explained how the SR all fit under NR - they all fit somewhere. Ms. Boone said that in the past they have used her interpretation of consistent. What the Council is talking about now is a different way of interpreting the language so it may have a potentially different result.

Ms. Groschner said she is talking about policy. She said she is more interested in how terms like significance are defined, not whether these standards are a lot bigger than the NR standards -- whether they are more encompassing and inclusive. Ms. Groschner would like to be really clear on what the standards mean. If there are four NR categories she would like the Council to agree on what those four categories mean and apply them to the SR. Ms. Boone said what she feels Ms. Groschner is getting at is the pros and cons of closing the gap between the SR and the NR, that is where the policy comes in. Ms. Boone says Ms. Groschner is proceeding under the assumption that the closer they can be together the better. Ms. Groschner said perhaps there are people who don't agree with the consistency interpretation and she feels if anybody believes the standards are inconsistent, the Council should identify that first. Mr. Keefe said he feels they are inconsistent only in degrees. He still feels there is a threshold for SR that is different from the threshold for NR. Dr. Andres feels that it's more a matter of the purpose of these two registers; and how to define the limits. Mr. Johnson said he feels it's not so much a question of the language of the law; consistency, meaning the demonstration which Ms. Boone did last time with the SR criteria and NR criteria. That match-up would still be the same if it was construed that the SR and NR criteria were identical in terms of the resources they

included. Mr. Johnson explained he feels the language exercise is not what's pertinent, he feels it's the concept of having a State Register which includes substantially greater numbers of properties throughout the state. Is that consistent? Is that the effect of our criteria? Is that consistent with our NR criteria? Ms. Groschner clarified what she feels Mr. Johnson is saying is that properties which are not eligible for the NR are therefore inconsistent by definition. Mr. Johnson said yes.

Mr. Keefe said if it comes down to the issue of local, state and national significance it would be state significance which would get emphasized in the SR. You could make the case that that's a broader category when you are looking at it with respect to the State of Vermont, rather than when you are looking at significance with respect to the United States. Mr. Johnson said that the National Register is quite explicit. If the property has historic integrity and is of local significance, it is eligible for the National Register. Mr. Johnson said that always brings up in his mind the rhetorical question: does that mean that properties that are eligible for the State Register, that are not eligible for the National Register, are not of at least local significance and they do not have integrity? Are those the ones we're putting on the SR? Ms. Groschner said she feels that is not the case, and she doesn't like the, "when in doubt, put it in the SR", mindset. She would rather make an affirmative statement about value in the cultural sense as opposed to a "default" judgment. Ms. Groschner said she feels Mr. Johnson's point is excellent, that local significance is justification under both standards, and that having a perfectly parallel interpretation of what the criteria are is fine, it's just a matter that one register has the criteria flushed out a little.

Dr. Andres questioned whether the Council is going to give the same kind of scrutiny to everything that goes on the SR as they give to things that go on the NR. Is the Council going to require the amount of documentation for historic significance (for instance), that we would expect for the NR? Is the Council going to give the kind of physical documentation to a building that is required for the NR? If so, how will anything get on the SR? Dr. Andres said that if it's a planning tool the Council wants to be as inclusive as possible, and if they are going to set up barriers, and tell the property owners they have to jump over the same hurdles to get on the SR and the NR they are cutting out a lot. Mr. Johnson said that in terms of the Division's knowledge about resources they are more readily able to inventory resources for the SR than the NR. Regarding determination of eligibility, the SHPO office has determined, outside of the context of the Council, that there are thousands of properties eligible for the National Register. Therefore, the question of threshold in the regulatory context does not bring up the same issues about documentation.

Mr. Donath questioned the value of having properties eligible for the SR that are not eligible for listing on the NR. He asked if it serves any public benefit. Mr. Johnson said that there is a survey which helps the division do planning, but Mr. Donath said that the survey is the State Register. Ms. Boone said yes, for all practical purposes. Mr. Donath said then there is the survey for a planning tool, but what public benefit does it serve to

have designation on the State Register? Ms. Boone said that when a property is not eligible for the National Register, the Division enjoys telling the applicant that it is eligible for the State Register - it's like a consolation prize. Also, the Division is seeing more and more outcomes related to SR designation; i.e. ADA, zoning plans, land trust issues, etc. Dr. Andres said he feels the public benefit from the SR is a benefit to the broad public because the Council is identifying resources for planning purposes; it's more of a public tool. He feels the NR is more honorific, and it becomes more of a private benefit; for example, eligibility for tax credits, grants, etc.

Mr. Johnson pointed out that the Council is confusing the use of the SR as an actual list that communities use, and the discussion is more about the criteria for eligibility. For example, Burlington and Middlebury reference the State Register for purposes of local zoning. He said that basically most (90%+) of the resources affected in the SR list are eligible for the National Register. He feels the community is not really looking at the SR because it's broader than the National Register. Dr. Andres said he feels they are, because the whole town is not on the NR. However, Mr. Johnson said that the whole town is eligible for the most part. Ms. Groschner asked if the pool of resources doesn't suggest that the criteria cannot be interpreted consistently. Ms. Groschner is also unclear that because the standards are interpreted the same, you have to require the same amount of documentation. She feels that if the Council is able to make determinations for SR eligibility, given the standards which exist today, they could take the standards and spread them out and look at them against the NR standards and say they are consistent, then why is it they are on the SR without the same documentation that the NR has. Ms. Groschner said she can't see any reason procedurally. Ms. Boone pointed out that it comes down to time and money. Ms. Groschner said that they can then agree the standards mean the same thing, but the application process is different. Ms. Gilbertson said Bulletin 24 points out the various levels of survey and the Park Service lays out the procedures. The NPS has expressed concern, on occasion, that the Division forms do not explicitly say that the property has been determined eligible. Ms. Groschner said that this discussion indicates to her that the Division is clear about the distinctions between the SR/NR.

There was discussion regarding the number of buildings included in the survey and whether they are actually on the State Register. Ms. Boone said that not all buildings in the survey are actually on the Register.

Dr. Andres said if the Council tries to tighten up the relationship regarding eligibility for SR and NR he would be distressed because he feels SR gives an opportunity to recognize buildings that are less than 50 years old, and that if somehow they could get recognition before they are 50 there might be some chance to save them. This brings up the question of how the state will identify what is going to be valuable resource. Which resulted in a discussion regarding how to figure out what you are really going to want to save, and what is a worthy resource. Mr. Anderson indicated what he has heard regarding the goals of the SR is good so far, but he is most concerned by fact there is the direct link with Act 250 law and that at some point the Council needs to get back to that. However,

it is very important to define what the Council's goals are. At some point the division needs to separate out the discussion that is germane to rules and regs, and that rules and regs may be the appropriate place to address what the direct link is. Act 250 is very direct about a listing on the State Register and puts the burden on the Council to determine if the project has "undue adverse impact". Mr. Anderson questioned the intent. If the goal of the SR is to protect properties than it is clear what the responsibility is under Act 250. This resulted in a lengthy discussion regarding undue adverse impact, doc and destroy, and setting priorities. Examples where doc and destroy was used as mitigation were also discussed and it was explained to the Council that this is not a preferred alternative by the Division and the Council may be setting a "dangerous" precedent.

Mr. Keefe went back to the statement made earlier - the goal of the State Register is to protect buildings - he said he is not sure he agrees with that. Mr. Keefe said he feels that the public benefit of the SR is to identify resources and make that information available to the public. But if you narrow the focus and say the reason for the SR is simply to save buildings, he feels the Council is falling into the trap which says every historic building automatically gets saved. Mr. Keefe would like to get back to discussing what is the purpose of the SR and NR. Mr. Keefe explained the reason the Council is having these discussions is to give the Council a chance to step away from the normal business and examine why they are doing what they are doing, and why they decide what they decide. Mr. Keefe said that sometime down the road the Council will be faced with a difficult decision, and then these discussions will come into play. He said that the Council is trying to clarify now, so when they reach that point they will have something to fall back on.

Ms. Groschner said she feels the State Register is a regional planning tool which fits perfectly into the regional planning review process of Act 250. She said if that's why the Council is going to look at that criteria differently, the emphasis should be placed on: (1) regional context (are there a lot of a certain property type) or (2) the less than 50 year-old criteria. Ms. Gilbertson said that the National Register has very clear standards. There are 40+ Bulletins. Mr. Johnson said that if in fact the SR is a list of 1st and 2nd class properties (because it includes everything that is on the National Register) it can be difficult in an arena where the Commissions make the decisions on treatment. In their opinion a historic site is a historic site - - we have the SR and the NR, but we don't have class 1, 2, 3 or 4 wetlands. The Commissions would like to know more about how the eligibility of something determines how it's treated. Mr. Donath feels that the Council is leaving themselves wide open politically because of this 1st and 2nd class determination and the feeling that the SR is less predictable than NR. Mr. Donath also said that the NR has a defensible process - there's a how to, how come, and no one has articulated what is really needed under the SR.

Ms. Groschner explained the need to be clear, write it down, refer to it, have definitions for eligibility that are clearly identifiable and then come to the point where the Council says these are our parameters. Mr. Johnson asked how the standards will be interpreted,

and in what direction they should go? Does the Council want to make sure that something is not lost that is significant versus do they want the standards to be set so the Council can make the best possible case for what they already know. Ms. Groschner said that the Advisory Council needs to articulate guidelines for themselves for unclear contextual issues - i.e. the last egg farm in Vermont.

There was lengthy discussion regarding various issues of significance and regulatory impact. Ms. Peebles asked if what they are considering is that different significance has different treatment? Mr. Anderson said yes. For example, significance 1, 2, 3, 4 - Significance 1 gets complete protection and 4 gets minimal protection. Ms. Peebles said she feels that's a very important point, but that it's a whole different discussion. The present issue is whether the SR and the NR should become the same thing. The Council needs to outline their objective. Ms. Boone said that they are getting into the appropriateness of politics in the decision making, and whether things are tainted based on how the Council looks at them. Should the Council decide the implications of their actions before they decide they should take an action? Ms. Boone said that the Division has tried to help people focus on the significance and what is appropriate to identify as worthy of preservation and then talk about the protection, acknowledging that they can't all be saved. After discussion regarding doc and destroy Ms. Groschner explained she feels that rather than make the two standards the same, they should create a treatment which is appropriate to the standard. Ms. Groschner said the Council has an intellectual function to identify what is preservation-worthy, apart from what happens to it. Ms. Groschner said she feels that part of the Council's policy function is to identify how resources are allocated by determining what the public value is.

Mr. Donath said that part of the problem is that the Division no longer has the resources to conduct and publish the survey. If the Division could do that, then the Council could address these things a lot better than they can right now. Mr. Donath said for example, when he looks at something and sees it is questionable, and he has no background information, his default answer is a probable no. His answer may be different if there is the option of sending the applicant back to do more research. But if he has to decide on the spot, lacking more information he would default to no. Mr. Donath said that perhaps in that same instance other people's default answer may be a yes. Ms. Boone said she doesn't feel that is true. She thinks the Council helped themselves get to that point because, at some point, several years ago the Council said they would not put anything on the State Register unless they had a form. Ms. Boone said that part of that form is a Statement of Significance, which to her means that the applicant/consultant has to be able to articulate what the significance of the property is. The significance can be mentioned hundreds of times, or just once, but it is still worthy to be on the list. Ms. Boone said that the Division is at a point now where they are requiring the articulation of significance. Ms. Boone said if the information in the Statement of Significance does not convince you that it meets the criteria, then it should not be put on. Mr. Donath confirmed that the default should then be a "no". Mr. Donath disagreed that the nomination should be based

primarily on the Statement of Significance. He said that given an old enough building, with some integrity, and given enough time, anyone could write a Statement of Significance to get the property on the Register. Ms. Boone asked the Council if they would feel better about an all-inclusive State Register if she could give them information regarding how many times the applicant is stopped dead in their tracks, and unable to do their project? Ms. Groschner said that she doesn't feel badly about that. What she wants to know is how many distinctive character types the Council needs, and when are they more important because they are in context; where does that get decided? Ms. Gilbertson asked how they can determine which classic cottage is more important; she said it comes down to local significance, that is what is important. Ms. Peebles said that the issue of historic context needs to be addressed at another meeting, this has been discussed within the division. For example, why do you need to put one more barn on the State Register, why is one more cellar hole archeologically significant? Ms. Peebles said it has to do with frequency, rarity, and relative condition.

Ms. Boone said it would be very helpful to her if at some point she could have some indication if the Council wants her to do something more after this discussion. Ms. Groschner suggested that in order to make any progress perhaps the members need to break out into workgroups. Ms. Boone said she just wants to be sure that the Council continues to move in a forward direction. Ms. Groschner wants more clarification as to why there are policy differences (if there are policy differences)? Ms. Groschner said the question of whether the SR/NR standards should be changed is really a question of what the objectives are. Ms. Boone said she thinks it's important to give this whole thing a total airing; then the Council needs to decide. Whatever mechanism the Council wants to use to decide (vote or whatever) it needs to be done, because not everybody is going to agree. Mr. Keefe said that in order to have closure and decide on the decision-making process the Council needs to complete the discussion to the point where they flush out the issues more than they have done today, but unfortunately there's also a timing issue. Mr. Keefe said that the Council needs to decide on policy issues and summarize.

Archeology resources - Everyone received the fax before the meeting regarding the issue of archeology with respect to Act 250. The Council needs to decide what information they need in order to decide whether this criteria is a problem or not. They need to determine if the Council is going to change their approach to archeology, how it is viewed by the Council and how they make their determinations. Mr. Keefe indicated the purpose of their discussion is for fact finding and an informational discussion regarding their responsibilities under Title 22. Mr. Anderson gave background on where the issue came from, he said this issue impacts the SR/NR discussions. Mr. Anderson sent Council members a memo indicating that preparation which would create framework for the council to discuss actual projects could not be accomplished therefore the application of Meadowlands Business Park, II.B.1. on the agenda will not be discussed at this time.

Mr. Anderson said he feels that what is practiced with regard to what the law actually says is a gray area for the Division and the Council. He questions if the Division/ Council have the authority to require Act 250 applicants to undertake archeological

studies prior to determination of a "historic site". Mr. Anderson said there are very substantial implications for the Council with respect to archeological resources. If the burden does not shift to the applicant until it is determined to be a historic site then the burden of determining significance could create major workload issues for the Division and the Council. Mr. Anderson said that a practice, which is defensible, needs to be established in accordance with the law. Mr. Anderson would like to bring the most viable resolution by the Council back to the Administration to be used in drafting the rules and regs. Mr. Anderson said that everything, in his mind, hinges on what the law says, and at what point the burden shifts to the applicant.

Ms. Peebles will provide a briefing memo to the Council prior to the June meeting, which will include case law (or decisions from actual cases appearing before the Board) regarding burden of proof and significance. She will not include case law regarding treatment specific to archeology. The Division is making land-use decisions without establishing a historic site. This is what is making Mr. Anderson uncomfortable for various reasons; i.e. there is possibility for it to be contested. Mr. Anderson said he feels it is safe to say that the archeological sensitivity predictive model was developed pursuant to Section 106 of the National Historic Preservation Act and then was applied to the State's Act 250 law and the actual definitions of these two laws are different.

Discussion followed regarding how to explain the importance of archeology to a layman, and how to educate the district commissions to recognize the importance of archeology. Mr. Lacy suggested that the briefing material could contain a positive view statement from the legal community. Mr. Anderson pointed out that this would probably not be possible because the Division presently does not have an in-house attorney. Mr. Lacy would also like to know the scale of the problem. For example, what number of sites result from Act 250 as opposed to Section 106? There was extensive discussion regarding where the burden of proof lies, the credibility/success rate of the predictive model and the extent of the problem. Ms. Groschner says she feels that the Council has never actually taken a look at the predictive model since she has been on it. Mr. Anderson said he is looking for clarity. Mr. Donath asked about the user friendliness of the predictive model. For instance, could the Council say that when a property, when tested against the predictive model falls within, for example, the 90% probability category, it is a historic site at that point? What constitutes a site, and what is the determination for the archeologist to make? The determination is the key. Mr. Keefe said that the Act 250 law says if it's not on the SR or NR then it's the Council's testimony that makes it historic. He said that he feels the step which is being presumed is that the Environmental Board is saying that the Council has already established a historic site, when they really haven't. Mr. Johnson asked if it would be helpful to the Council for Ms. Peebles to include in her briefing the percentage of land in Vermont which falls within the predictive model. There is a need to make a connection between the definition of predictive model and historic site. Ms. Groschner said that lay people need to know how good the predictive model is and what you get when you apply it. This is where policy judgement comes in. Mr. Anderson pointed out that one of the problems is that there is a lot of compliance archeology but there is little research driven archeology. He

asked the Council if they are prepared for the impact of Act 250 archeology? Ms. Groschner sees two problems: (1) applying process for burden of proof, and (2) cost of process.

The Council needs to focus on the Act 250 question and what is a State Register eligible archeological site. Information the Council would like to see, to help them know where to go with this discussion at a later date includes: (1) more about the definition of a site; what is being used currently and whatever other information the Division has about how a site is defined; (2) what is the threshold SR listing of an archeological site; (3) information on the predictive model; do it succinctly to get a demonstration of it so one can understand how to use a predictive model and how it works; (4) legal opinions; (5) background information on the difference between historic and prehistoric archeology, and how that affects the definition of a site, or does it affect it? (6) more information on the issue of archeological districts; (7) percentage of distribution - what sites discovered come through the Act 250 process versus 106 versus other? (8) what is the universe of Act 250 projects? areas in which we recommended surveys vs. sites which were actually found. Ms. Peebles said she would like to go back through as many Act 250 projects as she can and see if she can make a case for State Register eligibility, for what reason, and would they be NR eligible. Ms. Groschner asked if you can designate a site which is predicted but not yet found, can you delegate your authority to predictive model, can you create a burden on the applicant in the context of the application to help make the affirmative finding that determines jurisdiction, or do you need jurisdiction before? Mr. Lacy asked of that number, how many projects have previously recorded sites? Mr. Anderson would like Council members to know that the long-term goal is to get more support for significant resources for the state and pursue a "trust fund" so that sites which have been found to be significant will have public benefit. Ms. Peebles will get the above information to Council by mid-May.

III. National Register Preliminary Review

A. **Proctor Maple Research Center** - Ms. Gilbertson showed slides and read verbatim a letter of support from Sumner Williams, Assistant Director of the Center. This property is being considered under Criteria A and Vermont Historic Plan context of science and industry and the agricultural theme. There was brief discussion and questions. This building is where the equipment for experiments was housed. Mr. Lacy commented that it fits the State Register criteria. Mr. Donath asked if there are related surrounding structures. There was discussion on interior features of the building, the public benefit of the building, and how many are in existence. Ms. Gilbertson said it is going to be used as a museum for old maple research equipment and there is only one in existence. Mr. Donath asked what the boundary of the nomination would be. Ms. Gilbertson said that it is yet to be determined. There was a brief discussion regarding the boundary. Ms. Groschner said that she feels it also has local and statewide significance. The consensus of the Council is that this property appears to be eligible for nomination to the National Register of Historic Places.

V. Buildings on Husky Project Site, Milton

Curtis Carter, facilitator for the state permitting process, presented slides and gave background on the project. The Phase I building application has been submitted and there is a pre-hearing scheduled next week. Mr. Carter is looking for input from the Division regarding the application. He said by mid-March there will be a master plan application for overall development of the site. Mr. Carter explained the map and package which was sent to the Council ahead of time. Mr. Carter also passed out a map which indicates the State Register buildings on the property, along with an Abstract and Conclusion by the University of Maine of the Phase IB study (attached to original minutes). Mr. Carter read the last line of the Abstract which said: "... along Row Road, have extensive alterations, both internal and external to the buildings, and do not appear to be eligible individually for National Register of Historic Places nomination." Then Mr. Carter read from the Conclusion which further stated: "In regard to the extant historical structures, none of them by themselves are eligible for nomination to the NRHP, and while there is the possibility that all of the properties combined might be eligible for nomination as a historic district, the structural and contextual integrity has been so extensively compromised that no such recommendation is contemplated. No further work is required for any of the historic extant standing structures within the study area and no nomination for NRHP is proposed." Ms. Groschner questioned the on-going archeological component. She asked if they chose to, could they split the evaluation of the architectural resources versus the evaluation of the archeological resources for review purposes. Mr. Carter explained that there have been two potential prehistoric sites identified from the Phase IB work which will require Phase II and they are in the path of a proposed bridge and access road. These will need to be addressed up front prior to any design and before the Corps can issue a permit. Mr. Carter then said that as Husky develops the 700-acre site they will address prehistoric archeology issues on each site before building takes place. Mr. Carter feels this is in keeping with the conditions of the Act 250 permit. Mr. Carter said that they are trying to identify resources up front so as they get into further planning and use of the site they will know ahead of time what to avoid or mitigate or deal with. The first building which is in a cornfield has already been determined to not have any sensitivity to prehistoric archeology.

Mr. Carter explained to the Council that Husky is a manufacturer of plastic injection molding machines; i.e. lawn chairs, cd cases, etc., and he showed slides of the property. Mr. Finger asked what the proposed future use of these buildings is. Mr. Carter said unknown at this time. Ms. Groschner questioned the new road setting. Mr. Lacy said in determining eligibility he is influenced by the decision of the consultant. Also, Mr. Donath pointed out that the house was not picked up in the survey. Mr. Donath said integrity is marginal, and we don't know anything about the property historically. Mr. Dillon explained that this was part of a larger farmstead of the Manley family. Mr. Carter also showed slides of other buildings along Rowe Road for determination of eligibility; a garage, the Aristide Cote Farmhouse, a large dairy barn, Allen-Rowe House (adjacent to the railroad tracks), and the Brush School. Mr. Dillon questioned the

association of other outbuildings on the property. The "Assessment of Extant Buildings - Rowe Road Neighborhood, Milton, Vermont" which describes each building is attached to the original minutes. Ms. Boone clarified that the town is asking the Council for both an SR and NR evaluation.

Learnard-Manley Farmhouse (U.S. Route 7) c. 1854 - The Council feels, based on the information submitted, there is nothing to suggest that this property is eligible for the National Register. Dr. Andres said it has lost its physical farmstead context. Mr. Donath said that given the loss of integrity of the farmstead, and the information presented, it is not likely enough a prospect to send it back for more information. Mr. Carter confirmed that the Council is not asking him to go back for more information at this point. The Council agreed they are not.

Ms. Peebles pointed out that there may be a question regarding a determination of only architectural eligibility and that may not be enough to satisfy the Corps under Section 106. Mr. Keefe pointed out that there is only enough information submitted for the Council to make an architectural determination. Mr. Anderson said that for Section 106 the Council has to act on the information which has been submitted. The Council is to make recommendations to the SHPO for the National Register and establish by testimony of the Council for the State Register.

Ms. Boone asked what Mr. Henry used as sources for his report and that maybe the lack of reporting historic significance means there may be none. Mr. Carter pointed out where in the report it indicated Mr. Henry's resources used in his research. This explanation satisfied Ms. Boone and the Council. Mr. Donath says it is a longshot based on integrity. Dr. Andres pointed out that the Council has turned down far better buildings for eligibility for the National Register. It is the consensus of the Council that this building is not eligible for the State or National Register of Historic Places.

Garage; c. 1945 - Ms. Boone pointed out that Vermont did the groundbreaking work on defining garage-types. The Council feels this garage does not have the character defining features. It is the consensus of the Council that this property is not eligible for the National or State Register of Historic Places.

Mr. Carter pointed out that the UMF/ARC Phase IB report will contain specific recommendations for the archeological deposits associated with these structures.

Roussin-Rowe Farmhouse (Rowe Road); c. 1850- Mr. Carter indicated that Mr. Henry's report said the farmhouse has received many alterations, and Mr. Henry feels that the historical integrity of the farmhouse has been significantly impaired. Mr. Carter did not have a slide or a photograph. Mr. Keefe said because we are left without visual documentation the decision will be based on the conclusion in the report. It is the consensus of the Council that this property is not eligible for either the State or the National Register of Historic Places.

Aristide Cote Farmhouse (Rowe Road), c. 1890 - Mr. Keefe pointed out that the historic integrity of this property appears to be intact. Mr. Keefe asked if the Council feels this is eligible for the National Register. There was no discussion. Mr. Donath said what bothers him about this house and the Allen-Rowe House (#6) is that something was going on in the neighborhood in the time and if you had more historic fabric there may a story. Mr. Keefe, said that knowing the consultant and the kind of research he does, if there was information he would have found it. Mr. Donath said there are other methods for finding social history in this area. The 1890 census is readily available and you should not just rely on the Beers Atlas for this information. Mr. Donath said looking at this property, the Allen-Rowe House and the school, he feels there is some possibility that that group may be part of some sort of historic grouping. He feels in these cases the Council should ask to look at additional information. Mr. Keefe asked the other members for their opinion regarding that statement. Ms. Groschner said she is satisfied with present information. Mr. Finger indicated he has enough information. Mr. Lacy was undecided. Dr. Andres said with the information he received he would not put it on NR or SR. It is the consensus of the Council and the recommendation to Mr. Anderson that this property is not eligible for the State or National Register of Historic Places.

Dairy Barn - Ms. Boone explained that in any State or National Register determination you would consider the primary building and attendant building together. She indicated that you would consider these two buildings (the red house and the barn) as a pair. Mr. Keefe confirmed that the Council has then already made the same decision for the barn as they did for the house. Mr. Keefe asked the members if they felt the barn should be considered separately. The Council agreed to not separate them.

Mr. Anderson explained that with respect to the State Register you may have a rural historic district worthy of documentation. Mr. Donath said if this were taken all the way toward mitigation, he feels that key elements may be the railroad and presence of the school. He feels there is important information that needs to be gathered and this could be a potential candidate for document and destroy. Ms. Boone pointed out that to get to that point they will then need to be determined historically significant. She said the Council can determine these properties to be not individually eligible, but say as a group they look eligible. There was further discussion on how to determine a property eligible for the State Register as a district.

Allen-Rowe House (Rowe Road) - It was clarified to the Council that this property is being looked at for individual eligibility. The Council asked Mr. Carter who the applicant is. Mr. Carter said that it's GBIC and Husky. It is the consensus of the Council and the recommendation to Mr. Anderson is that this property is not eligible for the State or National Register of Historic Places.

Brush School (North Road at Rowe Road) - Mr. Donath said that the schoolhouse appears to have suffered more alterations than the other property. He said that it could possibly have some significance as a district, but he feels it is not eligible individually for

either the State or National Register. It is the consensus of the Council that this property does not appear eligible for the State or National Register of Historic Places.

Mr. Keefe asked the Council if there is consensus that this group of buildings could be considered eligible as a district for the SR or the NR. The buildings are visible from each other. Mr. Donath said that the landscape reads the way it did in 1890 (assumably). Mr. Donath would like someone to go back and analyze this as a potential district under Criterion 9. Mr. Lacy said we are supposed to be looking at the report and voting from information supplied. Mr. Keefe asked the Council for their opinions regarding the eligibility as an NR district. Mr. Donath indicated that he could not make a case for individual eligibility but perhaps could make a case for either a NR or SR District. Mr. Lacy said he could not see it as either an NR or SR District. Dr. Andres said that there is enough "readable" in each of the houses that he feels a person could get a sense of the relative prosperity of the owners. Dr. Andres said that enough questions come to mind that there should definitely be photo documentation, that it's important to have a record of the buildings. There was further discussion regarding the documentation of this parcel. Ms. Peebles said that taking care of the social history will take care of the archeology concerns. Ms. Groschner questioned the overall historical significance of the property. Ms. Boone says that the research establishes the story of the area. Then the question to be asked is; is this a good example of what is found? Ms. Boone said to determine that you then go back and look at the integrity of the buildings and the integrity of landscape. She said what you are looking at is a 6- building area where two are brand new, one is so heavily altered the Council has signed off, and the school is questionable. Ms. Boone feels that if you are deciding if this is a good example of such a neighborhood, her answer is no. If the Council says it is not SR and NR eligible then you have no grounds for requesting additional information

Mr. Keefe asked the Council if there is any member who feels strongly that this area should be considered as a State Register or National Register District. One member voted in the affirmative. It is the consensus of the Council that the property is not eligible as a SR or NR District. Mr. Lacy made a motion that recommends to the SHPO that the appropriate historic archeology recommended in the draft report be done at the same time as the prehistoric archeology and be brought back to the Advisory Council by the SHPO for review. Seconded by Ms. Groschner and voted unanimously.

In response to the Council's discussion regarding the quality of the presentation and information provided, Mr. Anderson indicated that he feels they should go back and prepare a better presentation, they should comply with the standards, and address the criteria. They should also do the presentation in a form which is consistent, predictable, and understandable to the Council for them to come to a determination. Mr. Anderson said the problem is that we are not sure if we can require that because presently we're not sure who's responsibility it is. Ms. Peebles said that under 106 it's the applicants. There was further discussion regarding meeting the SR criteria. It was determined that rules and regs need to be clearly established soon. Mr. Keefe asked the members their feeling regarding sending back incomplete applications. Ms. Peebles said that there is a list of

interim procedures which has been developed by staff, and she can add to it based on today's activities and bring it back to the Council for their review. Mr. Keefe said that was a great idea and that the Council needs to let people know what they need to do to meet their standards, and if they are not going to meet them then the Council needs to cut off their presentation and go on to something else. Mr. Anderson said it may be appropriate to have as a goal for the Advisory Council that if the standard has not been met regarding establishing significance, then the Council has the opportunity to send the applicant back and ask them to submit adequate evidence. Mr. Anderson said in order to do that the Council has to address the question of when burden shifts to the applicant.

IV. North Bennington School

Ms. Boone indicated to the Council that the Division did not receive proper documentation from the architect regarding the elevations in response to the request from the Council. Mr. Keefe said he would not mind being delegated the responsibility of reviewing the plans for the project and bring back a recommendation to the Council the issues which need to be addressed. The Council agreed.

VIII. Other

Grants

Ms. Groschner asked if it is possible to have to have the grant applications sent to Council as a slate with recommendations by the staff, to have them approved/disapproved as a slate to free up some time during the next two meetings. Ms. Boone said it would be possible if it were stated that way in the manual. Ms. Boone said the process can be changed in the future as long as the process is described in the manual.

There was discussion regarding developing a new policy for review of the grants. Mr. Lacy and Mr. Finger feel it's not a good idea to expedite the review process. They feel it is one of the reasons the Council is appointed and that it should not be given almost totally to the Division staff. Mr. Anderson indicated that because the Council is trying to develop a higher profile, and the grants are very competitive, and there is legislative interest and the Council should stay involved. Mr. Anderson said one reason for changing the cycle is to have higher visibility with the Legislature. Ms. Boone told the Council that the grant meeting will be very different this time, because Mr. Gilbertson is in a position to only present the grants as submitted, there is no grants staff and Mr. Gilbertson is not as familiar with the background of each project as his predecessor was. Dr. Andres said the Council needs to be in a position where they can justify their decision.

The subject of recusals and conflict of interest was briefly discussed. Ms. Boone again read to the Council the letter from the National Park Service signed by Ms. Gurney to try to clarify this issue.

Charlotte, WIVN radio tower

Ms. Boone brought before the Council an issue where the Division is being asked to open the door and to determine whether radiation and interference is a potential preservation issue under Section 106. The connection is; can it be demonstrated that those kinds of things affect health, and the health problems cause people to move, and that affects the value in a small area, which then affects the community and the long-term viability of the entire area. Mr. Anderson said the question is whether the door should be opened for the FCC to ask those questions and be able to present positive findings that a radio frequency will cause a disfunction of a building. Ms. Boone clarified that this is going through Act 250 now. When the tower went up 10+ years ago, in their FCC report they said they were not near a historic area and there was no review of impact relating to historic area. Now, because the group cannot bring it up under Act 250 they are asking for FCC review under 106 because it was done improperly the first time. After brief discussion regarding impact it is the consensus of the Council that they do not want to get involved in this issue.

Mr. Keefe passed around the Smuggler's Notch report for the Council to review. It was recommended there will be a letter from the Council acknowledging receipt and review when follow-up reports come to the Council. Ms. Groschner asked about the status of the Brandon Training School- it is a National Register District.

VI. Tour of Perkins Barn Rehabilitation Project.

Mr. Lacy gave the Council and staff a wonderful, educational, historic, and interesting tour of the Perkins Barn rehabilitation project. Thank you.

VII. SHPO Report

Downtown legislation report - legislation was introduced early last week. Informational signage is going in as friendly amendment - brown signs is also in. The hearings for the state agencies started. Tomorrow will be private sector hearings. The bill needs to reach House Ways and Means by cross over - amendments are a concern for timeliness. There was a brief discussion regarding tax credits. Mr. Anderson said he feels positive about the legislation.

Mr. Anderson is going to Senate institutions to discuss public funding of National Register eligible projects. Ms. Groschner mentioned that perhaps there should be a new criteria under the SR criteria requiring the application to be consistent with Division historic preservation planning and policy. Holly suggested writing legislature a letter explaining the Council's authority under Title 22. Mr. Anderson said presently we are not in a position to say anything. He also said there needs to be a move to push historic sites.

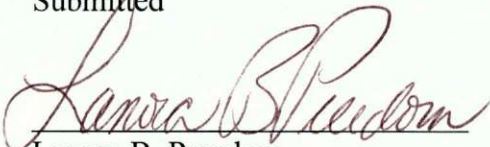
National Conference of State Historic Preservation Officers is going to take up the issue of lead paint. There is an effort to establish common interest among parties involved. Mr. Anderson is making presentation at the March meeting in Washington, D.C. HUD is putting on a lot of pressure to create lead free units. Not good preservation - could have huge impact on northeast. (NOTE: Ms. Groschner said there is a person at her Burlington office who can help - and person in Brattleboro office who does private sector regulatory review.)

The discussion of State and National Register issues will continue at the May meeting.

The Annual meeting is postponed until the May meeting.

The meeting was adjourned by the Chair at 4: 40 p.m.

Submitted



Lanora B. Freedom

Division for Historic Preservation

POOR QUALITY
ORIGINAL C/o

pgs 1-2

ASSESSMENT OF EXTANT BUILDINGS - ROWE ROAD NEIGHBORHOOD
MILTON, VERMONT
January, 1997

The following assessment covers the area flanking the entire 0.5-mile length of Rowe Road (Town Highway 18) westward from its intersection with North Road. This assessment treats all buildings that now exist along Rowe Road regardless of their age or condition. Additionally the assessment includes one former farmstead located along U. S. Route 7 about 1.5 miles north of Milton village, diagonally across the Lamoille River (Arrowhead Mountain lake) northwest of the Rowe Road area.

[Note: The term "historic" in this assessment follows the National Park Service definition of being at least fifty years of age or having occurred at least fifty years in the past.]

Historic Development in the Rowe Road Neighborhood

The Chittenden County atlas published by F. W. Beers in 1869 contains the earliest readily available map of Milton that records then-extant primary buildings and their owners or occupants. The Beers map shows that both North Road and the perpendicularly intersecting road now known as Rowe Road then followed their present alignments. The then-Vermont and Canada Railroad track paralleled North Road and crossed Rowe Road also on the same alignment that exists now.

Along Rowe Road, the Beers map shows three building symbols on the north side and one on the south side. The only symbol, identified as J. C. Squiers, between the North Road and the railroad crossing appears at the northwest corner of the North Road intersection. West of the crossing, a symbol identified as T. Allen is shown adjacent to the track on the north side of the road. Farther west, the only symbol on the south side of the road is labeled T. Allen Jr.

At the west end of the road, a symbol (later the Roussin-Rowe Farm) on the north side is identified only as "GWA," indicating that the owner resided elsewhere and that the symbol represented a building occupied by a tenant. Those initials referred to G. W. Austin, whose name appears next to a (house) symbol on the east side of North Road south of Rowe Road. The same initials (GWA) also appear next to other nearby symbols, indicating that Austin was a prominent property owner in the vicinity.

Northwestward across the Lamoille River from Rowe Road, the Beers map records little settlement along the north-south road paralleling the river (later designated as U. S. Route 7). A single symbol on the east side of this road opposite Arrowhead Mountain is identified by the name L. B. Learned, a misspelling of Learnard (the Learnard-Manley Farm).

Descriptions of Individual Extant Buildings (January, 1997)

1. Learnard-Manley Farmhouse (U. S. Route 7); c. 1854

This vernacular farmhouse may have been built by/for Lucien Learnard about 1854, and it has remained in the possession of the related Learnard and Manley families to the present. The house has been given various relatively minor alterations during the middle 20th century, mostly relating to fires. The asbestos shingles were applied to the exterior after the original clapboards were scorched by the 1944 fire that destroyed the adjacent dairy barn. The east wing was rebuilt after a 1978 fire within the house.

The one-and-one-half-story, five-by-two-bay house rests on a mortared rubble foundation, and is clad with asbestos shingles. A molded cornice with gable returns follows the eaves of the asphalt-shingled gable roof. A gabled dormer with paired small sash emerges from the center of the west slope.

The five-bay main (west) eaves facade includes two entrances; the main (left) entrance is sheltered by a one-bay, gabled porch with turned posts. Most of the house's window bays contain six-over-six sash with plain surrounds; a large 32-light fixed sash has been installed at the center of the main facade.

The rebuilt one-story rear (east) wing of shallow projection differs by its aluminum siding and shed roof. A 32-light fixed sash on its two-bay east facade overlooks Arrowhead Mountain Lake and the Rowe Road area to the southeast. A shed-roofed screened porch shelters the north half of the main block's east facade.

1A. Garage; c. 1945

Sited south of the house, this garage was built by/for James Manley to replace a shed destroyed by the 1944 fire that destroyed the dairy barn south of this site. The garage retains historic integrity without alteration.

The one-story, two-by-two-bay garage is sheathed with rolled asphalt in a brick pattern, and its gable roof is asphalt-shingled. Entering the west gable front are an exterior vertical-boarded sliding door on the left and an interior counterpart on the right. The windows are fitted with six-light fixed sash.

1B. Barn foundation; 19th century

In 1944, a fire destroyed the dairy barn that stood on this foundation oriented parallel to the east side of the highway. The barn was banked against its west eaves facade, supported by the extant fieldstone wall laid without mortar that formed the west wall of the basement. A circular concrete foundation next to the northeast corner of the barn site marks the position of a silo also destroyed by the fire.

2. Roussin-Rowe Farmhouse (Rowe Road); c. 1850?, c. 1937, c. 1970

The vernacular farmhouse of the Roussin-Rowe Farm (also known as Arrowhead Farms) incorporates two (north and south) historic two-story blocks plus an historic one-story northwest shed ell and a post-historic one-story south ell enclosing an indoor swimming pool. The origin of the north block has not been documented; however, its post-and-beam frame and partial wide-plank walls indicate that it was built probably not later than 1850. The perpendicular south block was added about 1937 by the contemporary owner, Albert Roussin. The south ell was appended about 1970 by Joseph Rowe, the owner since 1964. The house has received various alterations such that its historic integrity has been impaired.

The house has been entirely sheathed with vinyl siding below the asphalt-shingled gable roofs, resulting in the loss of door and window surrounds. The four-bay main (east) facade incorporates a two-bay gabled left half with an entrance and a two-bay eaves right half; a porch has been removed from this facade. The windows have been mostly replaced and altered in size.

The northwest (rear) shed ell contains a garage bay with an overhead door on its north eaves facade. The south ell contrasts by having multiple sliding glass doors on its east and south sides.

2A. Garage; c. 1960

Northwest (rear) of house; one story; two by one bays; shiplap; gable roof (asphalt shingles); two overhead doors on northeast gable front.

This garage does not contribute to the historic character of the Rowe Road neighborhood owing to its age of less than fifty years.

2B. Shop; c. 1970

North of house; one story; sheet metal siding; gable roof (corrugated sheet metal); large metal overhead door on two-bay south gable front; rear (north) gable facade open for aircraft entrance.

This shop stands on the site of an historic dairy barn that was destroyed by fire about 1968. A small rectangular concrete foundation next to its southeast corner marks the site of a milkhouse destroyed by the same fire. The shop does not contribute to the historic character of the Rowe Road neighborhood owing to its age of less than fifty years.

2C. Free-stall dairy barn; 1968

Northwest of house; one story; elongated rectangular plan; plywood sheathing except mostly open on southeast eaves front;

shallow gable roof (corrugated sheet metal); fully enclosed milkroom in northeast end.

The free-stall barn does not contribute to the historic character of the Rowe Road neighborhood owing to its age of less than fifty years.

3. House (Rowe Road); c. 1980

Two-story, two-bay west ell block added to original one-story, two-bay central block; clapboarded; gable roof (asphalt shingles); full-length porch on north eaves facade of central block; one-story, gable-roofed east garage block with three overhead doors on north eaves front (originally shed in field south of house).

This house does not contribute to the historic character of the Rowe Road neighborhood owing to its age of less than fifty years.

4. Aristide Cote Farmhouse (Rowe Road); c. 1890

The origin of this vernacular house has not been documented although its architectural character suggests that it was constructed during the late 1800s. Probably the longest-term owner, Aristide Cote resided here and operated the farm between about 1926 and 1972. The house has received minor alterations but its historic integrity remains essentially intact.

The one-and-one-half-story house of ell plan consists of a three-by-two-bay main block and a three-by-two-bay recessed east ell of slightly reduced scale. The house is clapboarded except for the vertically scribed plywood applied to the main block's west facade. The gable roofs are asphalt-shingled.

The three-bay main (south) gable facade includes a right entrance. The window bays on the main block retain historic two-over-two sash with plain surrounds except for a modern three-part picture window installed on the west facade. The ell's three-bay south eaves facade is spanned by a three-bay, hip-roofed porch with square posts and a plywood apron; the porch shelters a central entrance flanked by two-over-one sash.

4A. Dairy barn; c. 1890 and later

Set back (north) from the house in a surrounding field, this dairy barn was constructed in four stages. The east half of the main block formed the original (c. 1890) barn; the similar west half was added about 1940. The full-length south wing containing the milking parlor followed, and the milkhouse ell was appended about 1965. The barn has not been actively used in recent years, and its condition is deteriorating. Nevertheless, this barn constitutes the only surviving historic example of its type (or any agricultural outbuilding) in the Rowe Road neighborhood.

POOR QUALITY

ORIGINAL c/o

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The elongated one-and-one-half-story main block is sheathed with vertical boards, and its gable roof is covered with sheet metal. The one-story, shed-roofed south wing has multiple window openings on its south facade but the sash are mostly missing. Projecting from the left-center of that facade, the smaller-scale, one-story, two-by-two-bay milkhouse contrasts by its concrete-block construction below a shallow gable roof.

5. Roussin-Rowe Farm tenant house (Rowe Road); c. 1980

One story plus full basement (garage); three by two bays; synthetic siding; shallow gable roof (asphalt shingles); two overhead doors in basement on east (side) gable facade.

This house was built for Joseph Rowe, owner of the Roussin-Rowe Farm (#2), for occupancy by farm employees. The house does not contribute to the historic character of the Rowe Road neighborhood owing to its age of less than fifty years.

6. Allen-Rowe House (Rowe Road); 1860s?

Sited next to the railroad crossing, this modest vernacular house probably belonged to T. Allen as shown on the 1869 Beers map of Milton. During the 20th century, the Rowe family became its longest term owner, residing here from 1927 until 1964. (In the latter year, Joseph Rowe moved to his present farm (#2) at the west end of this road.) This house retains its historic integrity with only minor alterations.

Lacking decorative features, the one-and-one-half-story house incorporates the three-by-one-bay main block and a four-by-one-bay east wing of slightly reduced scale. The house has been sheathed with asphalt shingles over the original clapboards, and the gable roofs are also asphalt-shingled. The main block's three-bay south eaves facade includes a right entrance while the east wing has a left-center counterpart. The window bays retain two-over-two sash with plain surrounds. A one-story, gable-roofed shed ell projects from the rear (north) of the main block.

6A. Garage; c. 1975

Northwest (rear) of house; one story; two by one bays; vertical board siding; gable roof (sheet metal); double-width overhead door on south gable front.

This garage does not contribute to the historic character of the Rowe Road neighborhood owing to its age of less than fifty years.

7. Brush School (North Road at Rowe Road); 1927

Replacing the previous District No. 1 school located about 0.75 mile to the north, this small schoolhouse was built in 1927 by

Rollin Bushey, a local carpenter. Its name derives from the Brush family that lived nearby. The school continued in use until 1954, when a central elementary school was constructed in Milton village. By 1960, Brush School was adapted to a house; the most obvious alteration has been the replacement of the original windows. Nevertheless the building retains the basic character of a vernacular rural schoolhouse.

The one-story, two-by-three-bay main block of nearly square plan has been sheathed with aluminum siding. Its asphalt-shingled hip roof rises to a short ridge. A one-by-one-bay, hip-roofed entrance vestibule projects from the two-bay main (east) facade.

A smaller-scale, one-story, one-by-two-bay, hip-roofed rear (west) ell retains its original novelty siding. This ell contained the wood shed and two dry toilets for the school. A one-story, plywood-sided, shed-roofed wing has been added to the north side of the ell since the building was adapted to a house.

SOURCES

Annual Report of the Town Officers of the Town of Milton, Vermont for the Year Ending Jan. 31, 1928. Milton, Vt., 1928.

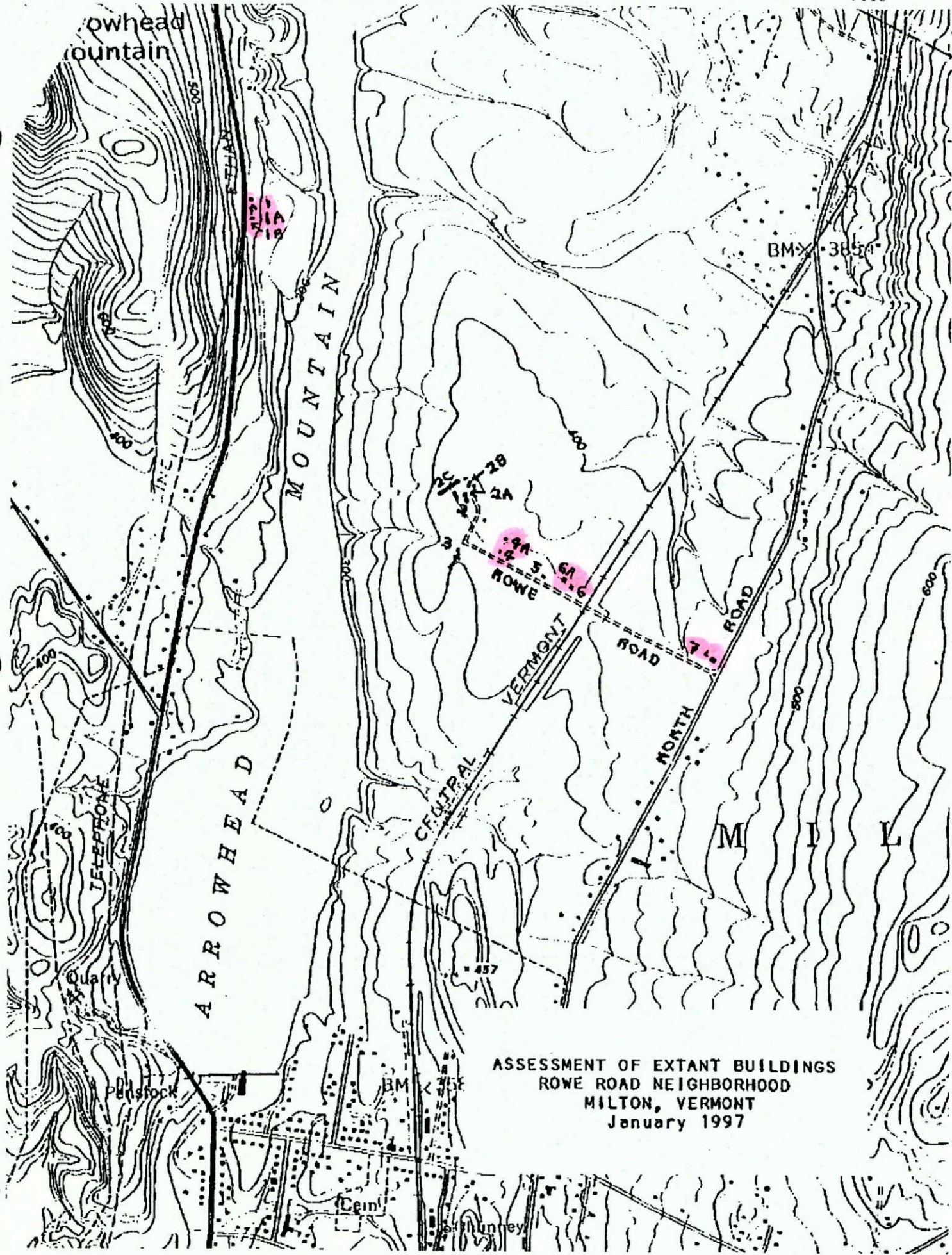
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Milton's Story. Milton, Vt.: Milton Bicentennial Committee, 1976.

Second Annual Historic Homes Tour, October 6, 1979 [pamphlet]. Milton Historical Society, Milton, Vt.

FitzGerald, Jane Manley; Milton Historical Society, Milton, Vt.
Telephone interviews by Hugh H. Henry on January 11 and 25, 1997.

Rowe, Joseph and Barbara; Arrowhead Farms, Milton, Vt. Personal interview by Hugh H. Henry on January 9, 1997.

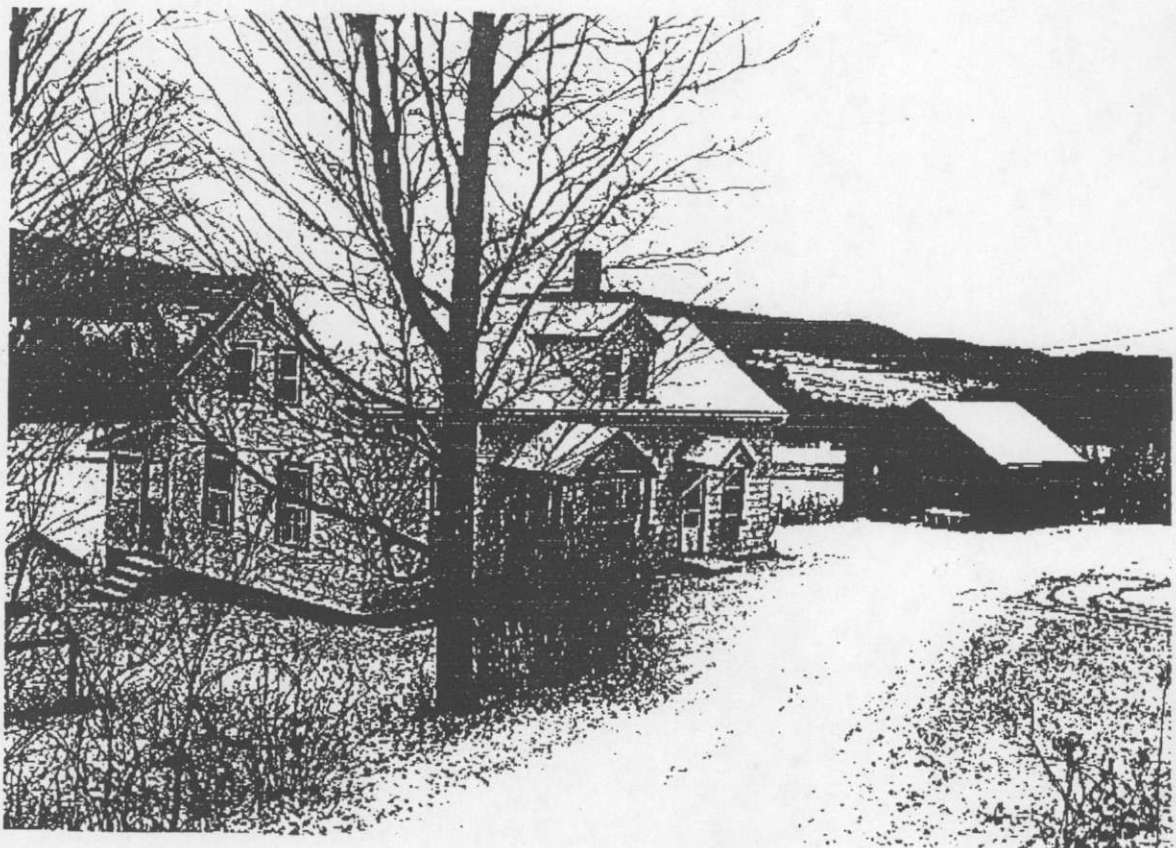


ASSESSMENT OF EXTANT BUILDINGS
ROWE ROAD NEIGHBORHOOD
MILTON, VERMONT
January 1997

**POOR QUALITY
ORIGINAL_____**

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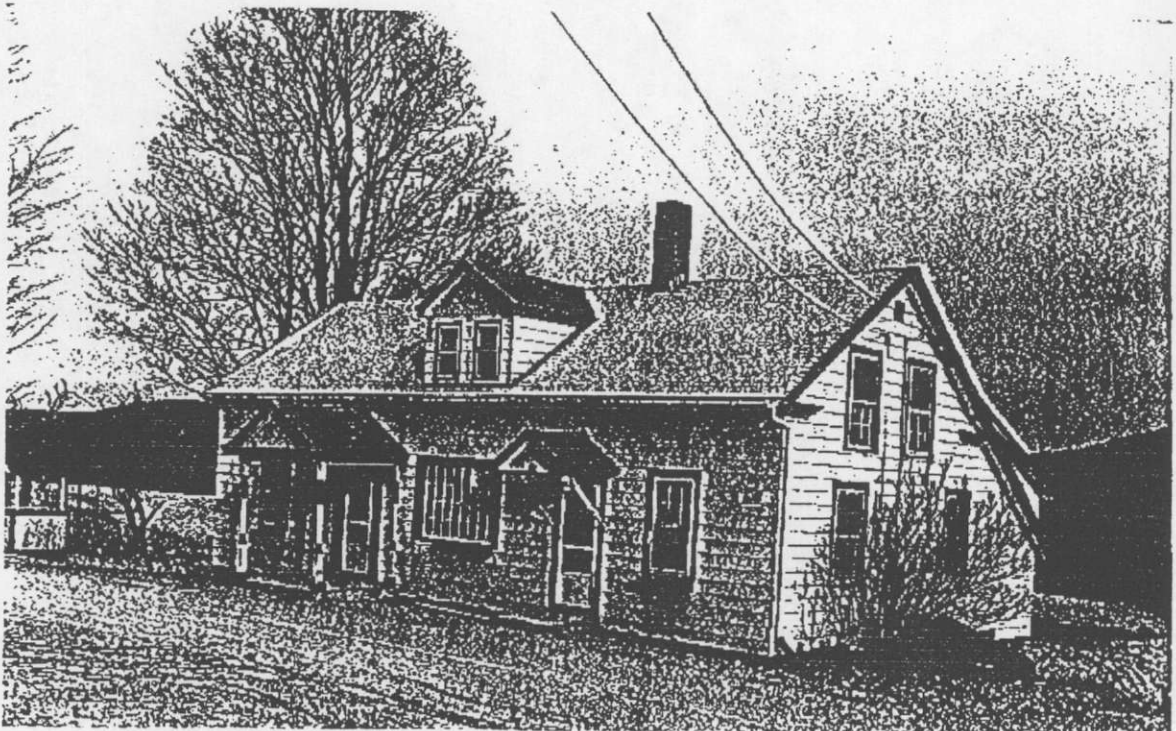
Leavard-Manley
Farmhouse and
garage (#1, #1A)
US Route 7
Milton, VT
N, W facades;
looking SE



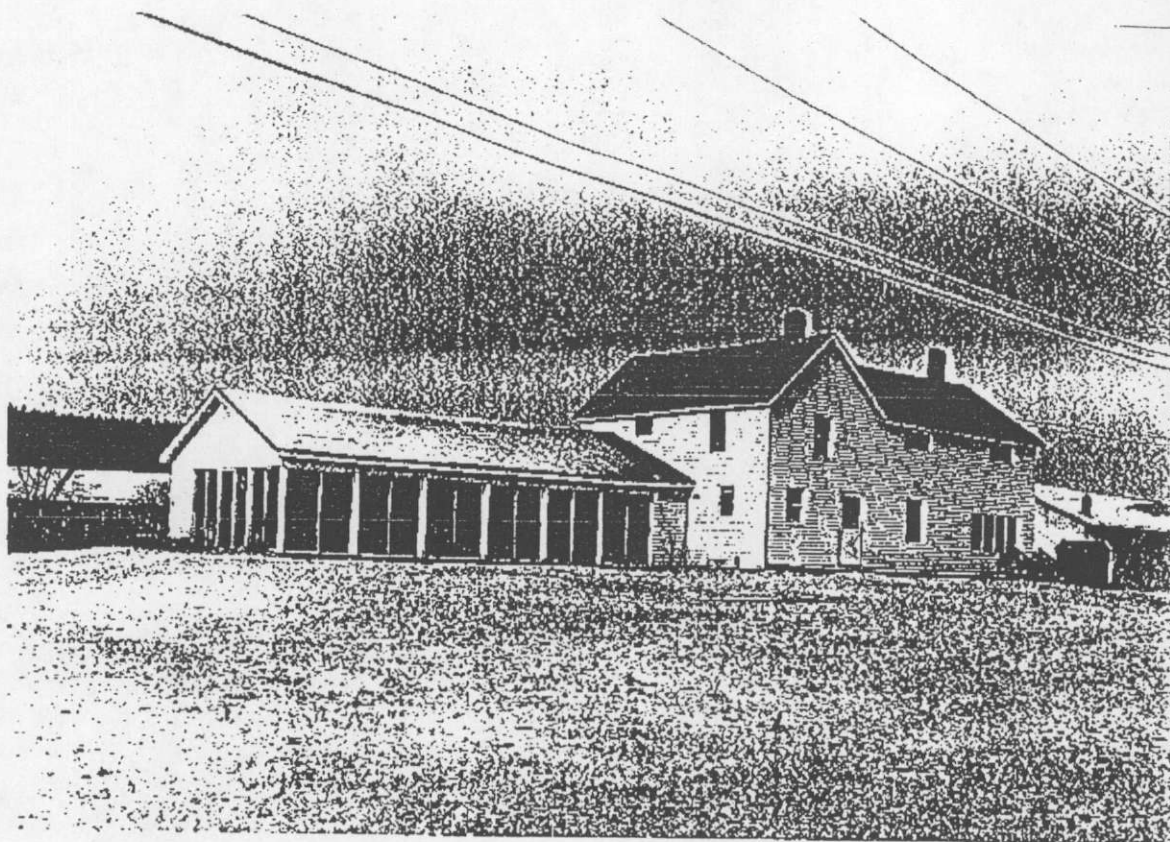
#1

#1A

Leavard-Manley
Farmhouse (#1)
West, South facades;
looking NE



Roussin-Rowe
Farmhouse (#2)
Rowe Road
Milton, VT
S, E Facades;
looking NW



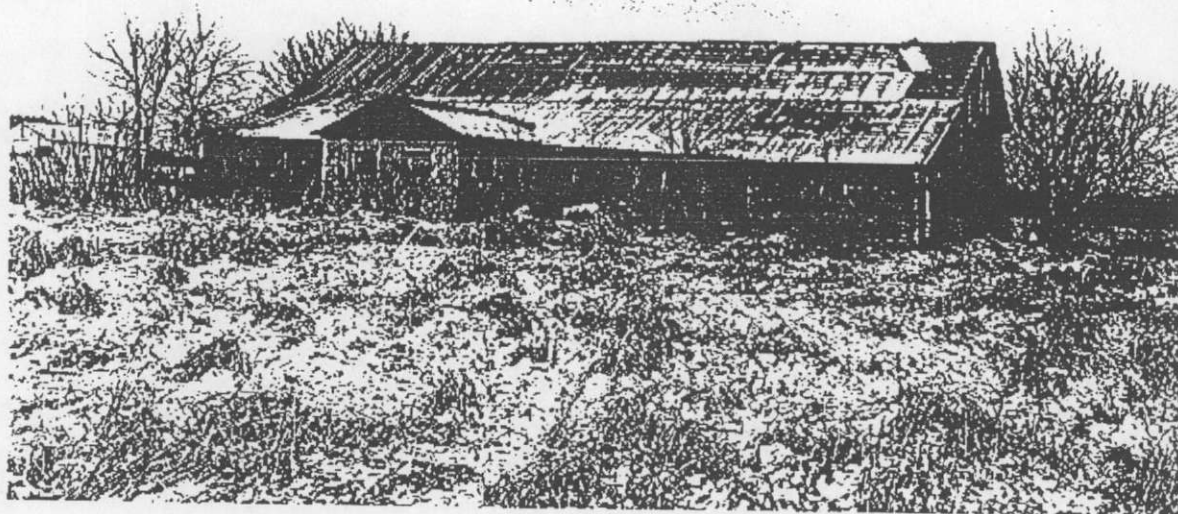
#2

Aristide Cote
Farmhouse (#4)
Rowe Road
Milton, VT
S, E Facades;
looking NW



#4

Aristide Cote
Dairy Barn (#4A)
Rowe Road
Milton, VT
S, E Facades;
looking NW



#4A

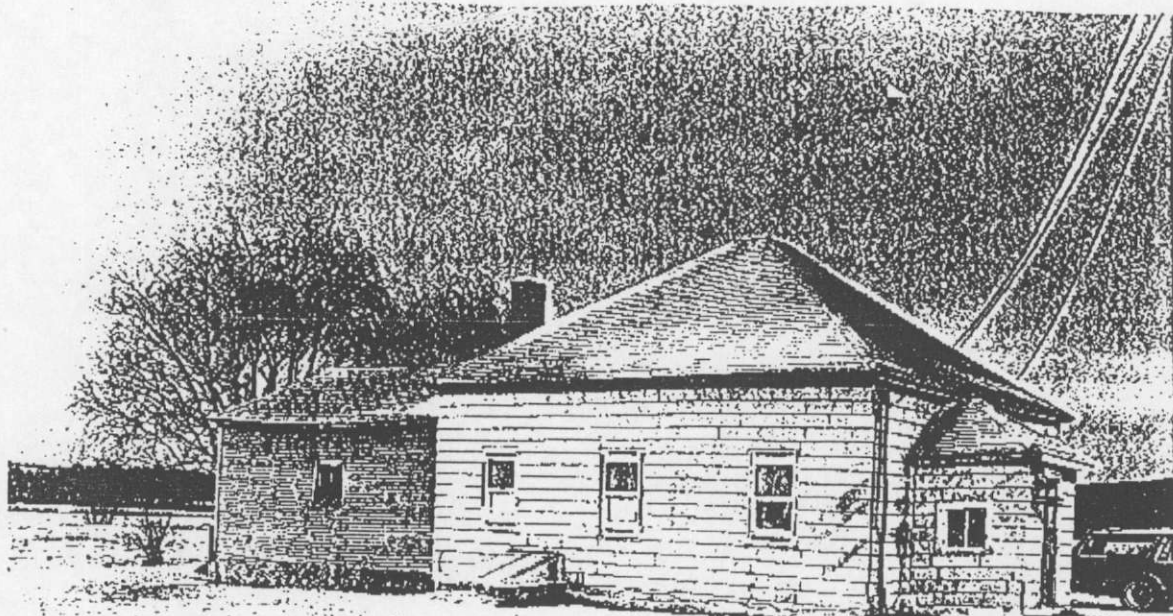
Allen-Rowe House
(#6), garage (#6A)
Rowe Road
Milton, VT
S, E Facades;
looking NW



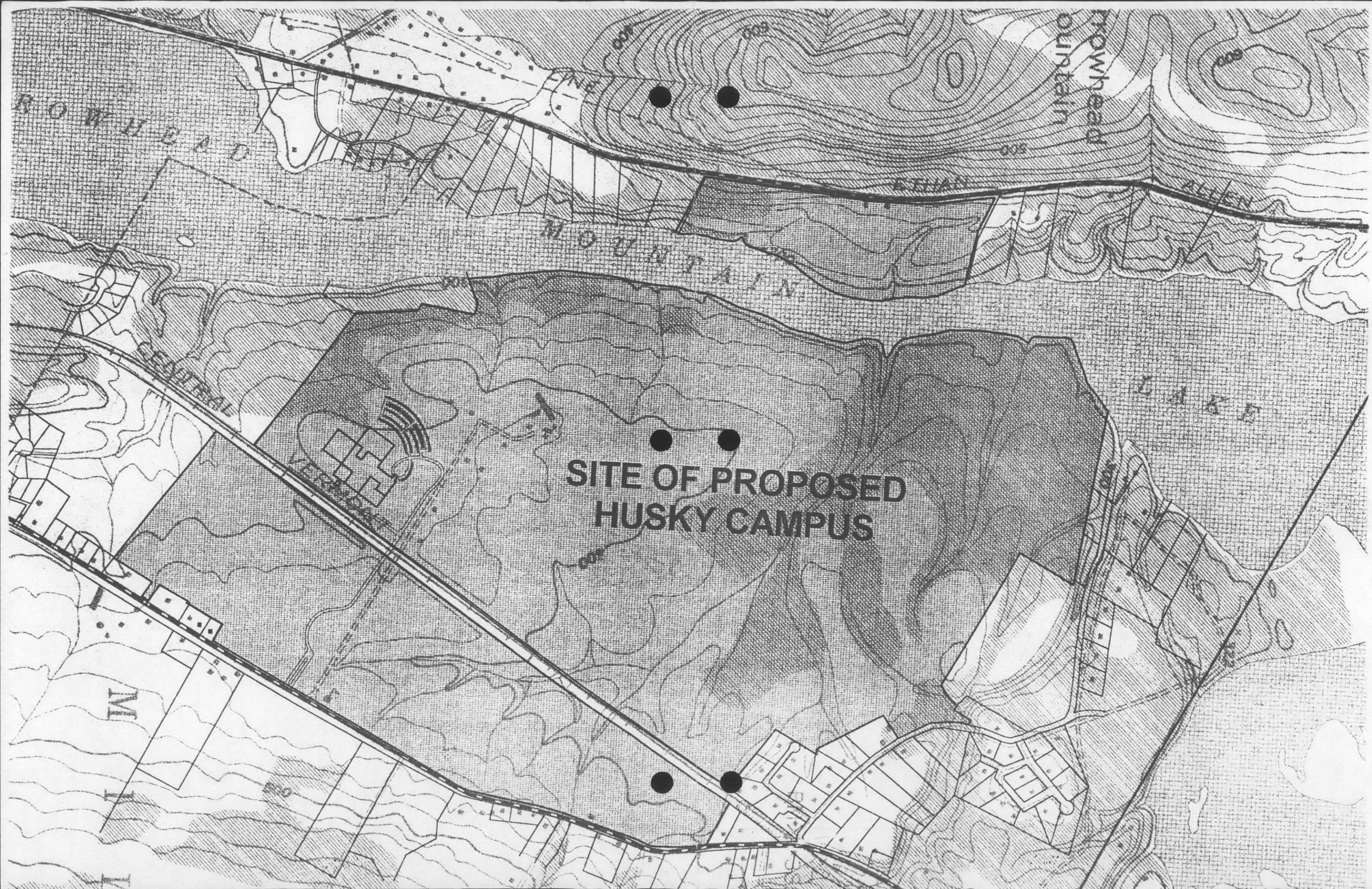
#6A

#6

Brush School
(#7) North Rd.
at Rowe Road
Milton, VT
S, E facades;
looking NW

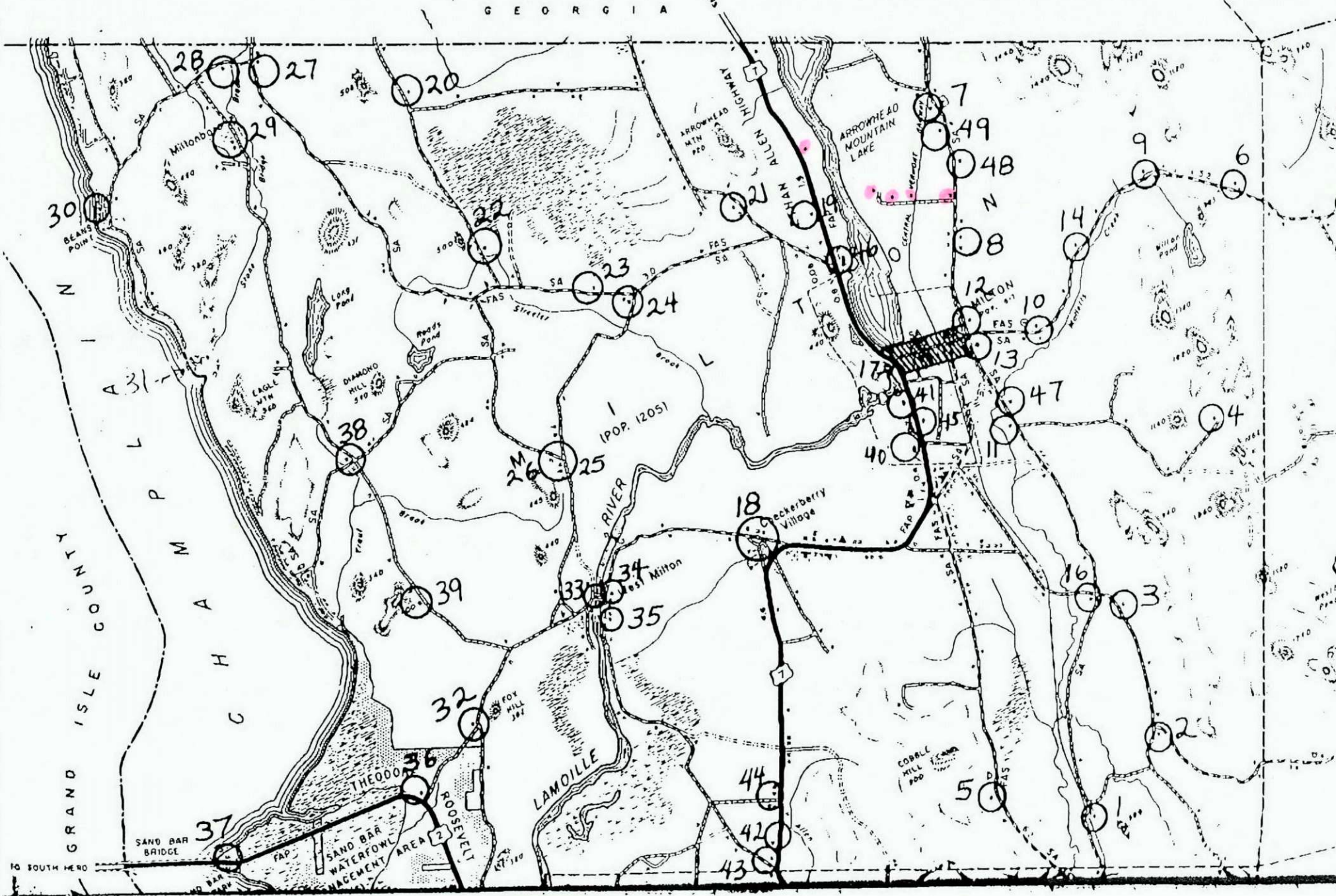


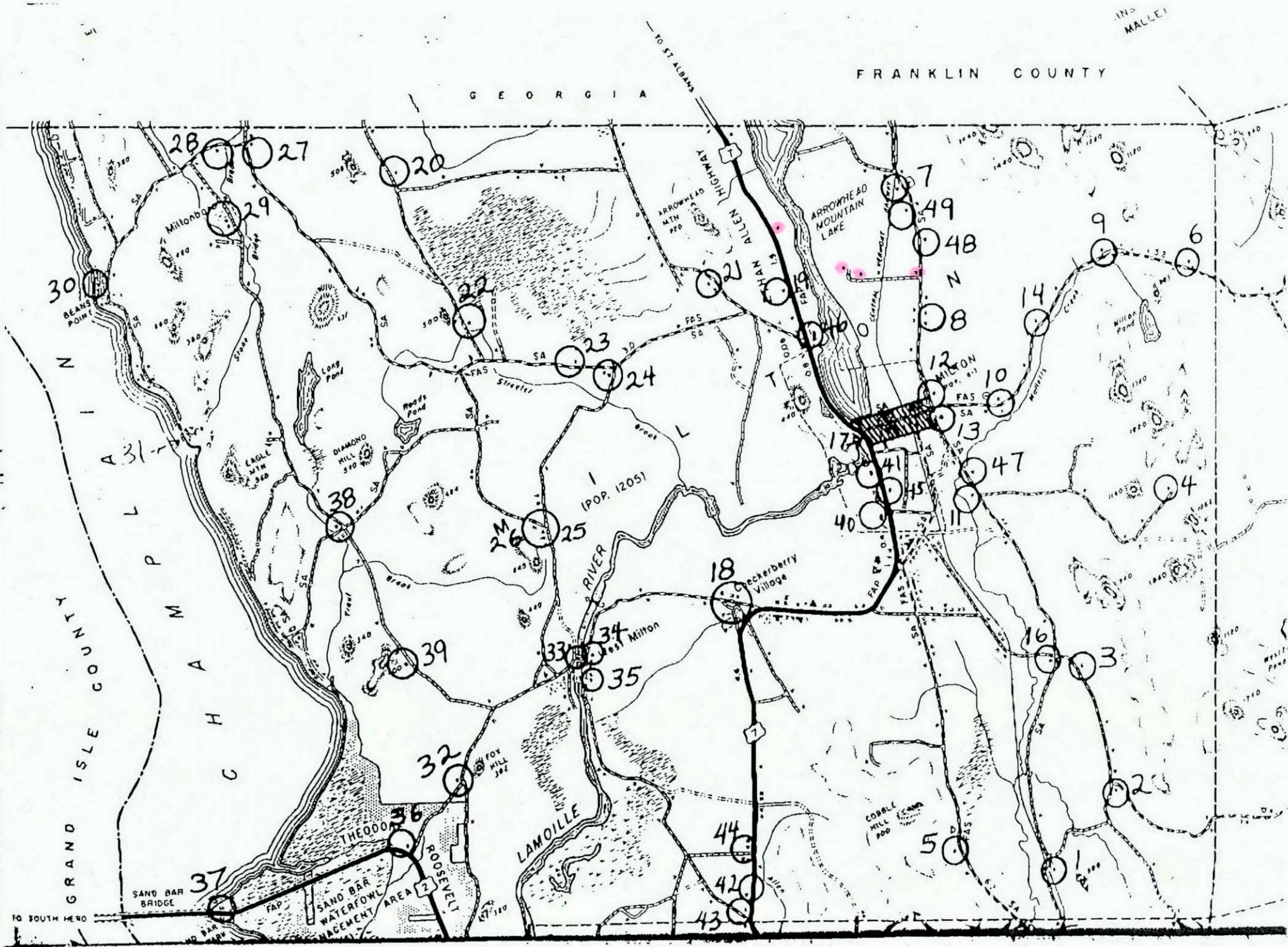
#7



GEORGIA

FRANKLIN COUNTY







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

NOTICE

The monthly meeting for the Vermont Advisory Council on Historic Preservation will be held at the Division for Historic Preservation conference room, 135 State Street, 4th Floor, Montpelier, Vermont, on Thursday, March 27, 1997 at **8:30 a.m.**

AGENDA

- | | | | |
|------|----|--|-----------|
| I. | A. | Minutes of the February 18, 1997, meeting | 8:30 a.m. |
| | B. | Schedule meeting dates | |
| II. | | CLG Grants - Jane Lendway | 8:45 a.m. |
| III. | | New Business - | 9:45 a.m. |
| | A. | Selection of the 1997 State Historic Preservation Grants | |
| V. | | Working Lunch | NOON |



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

MINUTES
March 27, 1997

Members Present: Glenn Andres, Architectural Historian, Vice Chair
David Donath, Historian
David Lacy, Prehistoric and Historic Archeologist
Kimberly Zea, Historian/Citizen Member

Members Absent: Thomas Keefe, Historic Architect, Chair
William Finger, Citizen Member
Holly Groschner, Citizen Member

Others: Barbara George, Citizen, Former Advisory Council Member
(9:40 a.m. - 5:00 p.m.)
Paul Hartmann, Architect (9:40 - a.m. - 5:00 p.m.)
Nancy Boone, Architectural Historian
Lanora Preedom, Administrative Assistant
Eric Gilbertson, Director, Deputy SHPO (9:40 a.m. - 5:25 p.m.)
Jane Lendway, CLG Grants Coordinator (8:30 a.m. - 9:40 a.m.)
Paul Bruhn, Preservation Trust of Vermont (9:50 a.m. - 10:50 a.m.)

In the absence of Mr. Keefe, Dr. Andres is acting Chair.

- I.B. Meeting Dates: April 15, 1997 in Montpelier - May 6, 1997 in Burlington. and June 11, perhaps in a CLG town. The Advisory Council annual meeting will be at the May meeting. Ms. Boone reminded the Council that the Annual Historic Preservation Conference is June 6.
- II. CLG Grants - Ms. Lendway gave the members a list of applicants for the awards. She also summarized the program to the Council, and explained that Priority 1 grants are for survey, National Register, planning and public awareness and education. Priority 2 grants are for pre-development and Priority 3 grants are for development. The total grant money available to award is \$39,800. Ms. Lendway then explained each applicants grant request to the Council as follows (list attached to original minutes):

Bennington applied for a Priority 1 grant of \$4,537. They would like to send their CLG commissioners to the Annual Historic Preservation Conference and the Annual CLG meeting. They will also copy and distribute their historic sites and structures survey (HS&SS) to 2 public libraries and develop 2-4 downtown kiosk display panels on historic preservation projects.

Burlington applied for a \$15,930 Priority 1 grant to develop design guides, hold 1-2 public forums in the Old North End on historic preservation topics and develop an Old North End revitalization plan, and attend the CLG Annual meeting and the Annual Historic Preservation Conference. Burlington also applied for a Priority 2 grant of \$845 to prepare the Ethan Allen Firehouse Preservation Report.

Hartford will use their CLG Priority 1 award of \$4,438 to prepare the Wilder Village Historic District National Register Nomination and send their CLG Commission to the Annual Historic Preservation Conference, in June, and Annual training meeting.

Rockingham applied for a Priority 1 grant of \$3,095 and a Priority 3 grant of \$5,000. They will also send their CLG Commissioners to the Annual Historic Preservation Conference and to the CLG Annual Meeting. Rockingham will sponsor public programming on architecture, promotional posters and fliers on four museums. Their development grant will be used to restore the Town Hall tower clock. Ms. Zea offered to provide names of clock repair professionals to Ms. Lendway.

Williston applied for a \$3,255 Priority 3 grant to paint the Town Hall steeple.

Windsor's Priority 1 grant request for \$2,700 is contingent upon certification by the Department of the Interior of their application to become a Certified Local Government. They will re-survey Windsor Village Historic District, develop a five-year survey and National Register Plan, and host public informational meetings on (1) historic architecture and (2) historic home improvement.

Mad River Valley Planning District and Shelburne did not submit applications.

Mr. Donath moved that the Council award Priority 1 and Priority 2 grants as submitted, award the Priority 3 at the 50/50 match as submitted, and give the excess \$505 to Williston. The motion was seconded by David Lacy and voted unanimously.

III. New Business

A. Selection of the 1997 State Historic Preservation Grants

Prior to the meeting Council members received a notebook with each project summarized on a 2-page form. A copy is attached to the file copy of the minutes.

Mr. Gilbertson gave an overview of the grant procedure, lists that are included in the notebook and method for scoring. This year the Division received 84 applications asking for \$642,843 for projects totaling \$2,038,716. Ten special grant applications for \$145,925 are included in the above totals. The council commented on the fact sheet and how easy it was to use. Dr. Andres expressed his appreciation to Ms. Barbara George and Mr. Paul Hartmann for helping the Council in this selection process. Ms. George asked what the policy is regarding partial grants. Mr. Gilbertson said this is broken out in the forms. Mr. Lacy asked if they should indicate what portion of the project they will fund before they score. Mr. Gilbertson said yes. Mr. Gilbertson recommended funding two special grants and explained what the special grant is to Mr. Hartmann. Dr. Andres said he would recuse himself from the Sheldon Museum grant application, because he is on the Board. Mr. Donath asked if he should recuse himself from the two projects in Woodstock because his foundation has given money to them in the past. It was agreed that Dr. Andres would recuse himself and that Mr. Donath need not.

Also, Mr. Gilbertson indicated that there is a project in which substitute materials are used and asked the Council to be aware of this.

Mr. Gilbertson then explained the selection criteria to the Council. He explained that the staff had scored all the projects in a preliminary round and he then identified the logical score point to distinguish between those that would advance and those that would not. Mr. Gilbertson did a quick, one slide presentation to give the Council an overview of all the projects, including those which did not make the preliminary staff cut.

Mr. Gilbertson asked if the Council would like to look at the projects which didn't make the initial cut again, or if they have any questions. The consensus of the Council is to not look at the cut projects again.

Joslin Memorial Library, Waitsfield - Brick repointing - Kim asked if they are going to reuse existing brick based on the comment regarding matching the brick. Ms. George asked about scoring for projects which don't meet the Standards. Mr. Donath said he feels that they should be eliminated if they are not meeting the Standards. Ms. Zea questioned the accessibility.

Westfield Schoolhouse, Westfield - Roof and wood repair - They have a community development block grant. The Council found the building eligible for the NR if the windows are repaired. The Westfield school is ineligible this year because the windows have not been repaired therefore, it is not NR eligible. They will need to reapply in the future. Ms. Zea said they should be encouraged to re-apply and should not take the rejection as the Council not having interest in project.

Guildhall Community Church, Guildhall - foundation and drainage - Mr. Gilbertson explained they want to make it accessible, do some foundation, regrading, and outside step work. There may need to be some archeology. Ms. Zea asked if there was a cost

breakdown. Th Council does not want to replace granite walls with concrete. There appears to be no basement, just a crawlspace. Ms. Zea does not want the grant to go toward a "Bilko" bulkhead door.

South Tunbridge Methodist Church, Tunbridge - pointing and roof repair. The church is presently not being used as a church. It is being proposed to be used for a variety of community functions. Dr. Andres said that the solution is not appropriate, the grade is too low, exposing brick. They want to re-grade to have the water flow away from the building. Highly visible building on Route 110.

Southern Vermont Art Center, Manchester - window repair, wood repair, membrane roof on the flat section, repair/replace interior beaded ceiling. Not visible from a public highway, although it is a very active art center.

Locomotive Engine 494, Hartford - repair to the boiler - rusted with parts of insulation showing - they have an ISTE A grant for the caboose and shelter for the locomotive. There is a lot of community support for the project. They want to restore as a moveable locomotive, not necessarily useable.

Ms. Boone questioned how the Council wants to deal with the CLG comments on projects. Mr. Gilbertson said there were no negative comments from any of the towns for the projects.

Mr. Lacy questioned how does the replacement issue affect the Standards issue. Mr. Donath questioned the removal of the asbestos. This does meet the definition of a structure. The Division has a lot of detailed information on this project.

United Methodist - Reading - repointing snecked ashler - The building is in use as a church owned by the parishoners and is visible from a public road. They have a technical report from a stone mason. Ms. Zea asked about the steeple repair in 1986. Mr. Gilbertson said it was well done. There was discussion of previous re-pointing.

Tunbridge Town Hall, Tunbridge - (special grant) they have an engineers report - they need to reinforce the floor. They do not have a clear scheme regarding how the work is going to be done.

St. Albans Historical Museum, St. Albans - re-pointing and sill repair. Dr Andres said that the staircase has been removed. Members of the Council said that the museum is excellent.

Vergennes Pumphouse, Vergennes - (special grant) - restoration. Dr. Andres asked what the planned use will be. Ms. Boone said that it will be interpreted and used for the public. The pump house and the mill building will be an interpretive center about Vergennes.

Newark Union Church, Newark - asphalt roof replacement with asphalt. Dr. Andres asked if they are going to match the pattern? Mr. Donath said he doubts it. Active church with a lot of school programs.

Southern Vermont College, Bennington. This building is presently not on the National Register therefore it did not apply for a special grant. Repair the cascade - loose stones, cobblestones - lot of volunteer work. Mr. Lacy and Mr. Hartmann wanted to have the need and intensity of the work explained. Mr. Gilbertson checked the grant request. Mr. Lacy questioned the public benefit. It was indicated that they do quite a bit of public programming. Ms. George indicated that the interior has a lot of photos of workers doing the actual work. Dr. Andres said it is a remarkable example of period landscaping. Bennington Regional Preservation Trust and the CLG sent letters of support. This building is eligible for the National Register.

Congregational Church of Chester, Chester - steeple work. Board railings are in very bad shape - they will be removed. Kim asked how extensive the repair of the woodwork is. Mr. Gilbertson said that there is some deterioration but would not be totally discovered until it is painted. There is no leaking. However, water does get in through the door. Removing the boards would help control the leakage. Mr. Donath questioned the condition of the metal on the steeple. Mr. Gilbertson said that Mr. Lewandoski has done a report. The height of the steeple is why the cost is so high, once the staging is up they prefer to do all the work.. The council questioned the cost because it doesn't look in bad condition.

Rokeby Museum, Ferrisburgh - restoration and repair of outbuildings. Mr. Donath said that it appears to be really close to routine maintenance. Rokeby is in the process of becoming a NHL.

First Congregational Church of Orwell, Orwell - stained glass work - steeple roof and framing has failed. Mr. Lacy suggested pulling out the \$20,000 for painting, and the \$3,000 for interior plaster. The Council will consider this grant for the steeple work only, for a total project cost of \$14,400, the grant request will be \$7,200.

Granville Town Hall, Granville - window repairs - Ms. Zea asked what window rebuild means. Mr. Gilbertson indicated that it is clearly identified in the consultant's report.

Quechee Grammar School, Quechee - roof replacement - leakage - asphalt roof - The building is presently being used as a Waldorf School. Mr. Hartmann noted the substantial changes to the windows. The building is on the National Register as part of the Historic District. Mr. Donath said there appears to be a lot of support for this school.

Goshen Town Hall, Goshen - need to remove and rebuild chimneys in order to do the reframing.

Barre's Old Labor Hall, Barre - chimney repair, re-pointing, sills, windows - Mr. Hartmann questioned how critical the need is for this project. It is presently not being used by the public. There is strong community support for this building. It has been nominated as a NHL.

Woodbury Center Methodist Church, Woodbury - steeple and steeple roof work, bell frame, spire top and weather vane.

Pierson Library, Shelburne - roofing and ballustrade - no discussion

United Church of South Royalton, Royalton - steeple base repair. There was brief discussion regarding the lead paint removal. The Council feels that it does not really need to be done for lead abatement.

Old Rockingham Meeting House, Rockingham - Work to be done on east stair porch. Ms. George asked if the stairwell is original to the building. Ms. Boone said it is and that is significant to the development of this type of building.

Randolph Center School, Randolph - repair to bell deck, porch roof and attic. The building is still used as a school. Ms. George asked if the insulation qualifies as part of the grant request. Mr. Gilbertson said he included it because it helps prevent ice buildup. Members of the Council said they feel this building should be maintained on a regular basis as a town building. The insulation should be removed from the grant request making the grant request total - \$4,400 for the total project cost of \$8,800.

Brandon Free Public Library, Brandon - the roof on the back of the library has failed. They want to replace the roof, and repair basement fixtures and the sewer line. Dr. Andres said that he feels they really need to apply for a Preservation Trust Technical Assistance Grant.

St. Johnsbury Athenaeum, St. Johnsbury - (special grant) - tower, roof, sash and window repair. Mr. Hartmann questioned the need for the repairs at present.

First Congregational Church, Morrisville - roof and chimney repair. There was brief discussion regarding shingle replacement. They are presently short \$15,000 toward the match..

Readsboro Historical Society, Readsboro - replace flashing and repair roof - no discussion.

Weston Mill Museum, Weston - Replace headgates, rebuild foundation and bulkhead. Dr. Andres questioned the match and whether they will be able to obtain it in time for the project to be done. Mr. Lacy suggested that there is perhaps an industrial archeology issue. Discussion followed regarding how much help toward the total project our grant would be the Council feels it would just be a token. The Council can only see that it will

take a large amount of money to repair it, but that it really needs to be taken care of. Lots of community interest. Ms. George suggested that this be put aside because there is not enough match. This project cannot be phased therefore the Council feels they should get the proper funding before it can be done. It was the consensus of the Council that this project should be ruled out under Criteria 4. Mr. Lacy would like the Division to follow up with the museum, especially in light of heritage tourism. Endorse the project concept in the reject letter. There is no phasing requested in the application.

NOTE: This letter should be an individual letter, personalized.

Cobbler Shop, Castleton - flashing and repointing, sash. Ms. Zea asked if there are any long range plans for the building. Will be open to the public one day a week during the summer.

First Universalist Church, Barnard - steeple work. Mr Donath noted that the project is well planned. Discussion followed regarding how extensive the rotting actually is and whether or not the leaning of the steeple is caused by the rot.

Gilbert Hart Library, Wallingford - window restoration and roof replacement. Mr. Gilbertson pointed out that a lot of this work appears to be regular maintenance.

Chaffee Center for the Visual Art, Rutland - The Parquet floors are not eligible for a grant request because it is considered maintenance of a previous grant. Mr. Lacy suggested they also should eliminate the bannister from the request. The grant request will be modified - the total request is not \$ 24,000 This makes the grant request \$12,000 as a special grant. Ms. Boone mentioned the original agreement to follow specifications regarding maintenance of the floors. Mr. Gilbertson suggested that they need to develop a preservation plan to set priorities. The Council also indicated that they feel \$20,000 is high for windows. Mr. Gilbertson mentioned the possibility of dealing with the windows on a phase basis. Presently they only have \$10,000 for match.

Guilford Center Meeting House, Guilford - window and sill repairs. They have done excellent planning and research at the suggestion of Ms. Boone. It is used as the local historical society and the building is a museum.

Roxbury Union Congregational Church, Roxbury - foundation - They are going to re-lay the stones and correct the drainage problems.

North Congregational Church, St. Johnsbury - walls and walks, repair and improvements. There is a lot of support from the town. Mr. Hartmann pointed out the it is ADA accessible.

West Newbury Congregational Church, Newbury - Steeple - repair and reinstall - no discussion.

Town Office Building (Buel Block), Castleton - This building has a lot of local controversy regarding if it should continue to be used as town offices. Roof and masonry repair. Selectmen are on board for use as a public building, but not necessarily for the town offices. The building has been sandblasted and repointed with portland cement. They are suggesting painting the bricks with the breathable paint. The project has many issues. Mr. Gilbertson suggested changing the type of roofing, but presently they have no solution. Mr. Gilbertson said the Division could perhaps leverage an appropriate solution to the roof problem. Dr. Andres suggested offering them something other than a special grant.

The Sheldon Museum, Middlebury - Dr. Andres recused himself and was replaced by David Donath as Chair. Shutter repair and replacement. The score was recorded before Dr. Andres returned.

Dr. Andres returned to the room.

West Rutland Town Hall, Rutland - Roof structure repair - They have been working on a carefully designated set of plans. The roof is under structured.

The Sage Street Mill, Bennington - window repair and replacement - Ms. Boone said it is possible to repair this type of window. The building will be used as a community building and art center. Ms. Zea asked about the large silver door-looking spaces - Ms. Boone said they are what used to be a ventilation area for indoor varnishing. This building is on the National Register.

Brandon Baptist Church, Brandon - steeple replacement. The steeple blew off in a hurricane. They are proposing a steel and aluminum replica of the original. There has been a lot of local interest in this project. The Council has received information on use of substitute materials. Mr. Gilbertson indicated this is an innovative solution to the steeple problem and it would also eliminate the maintenance problems which steeples have. Dr. Andres indicated that this project has brought the community together. Mr. Donath asked how the weight relates contrasting it with wood? Mr. Gilbertson said it is lighter. The Division has approved substitute materials in the past, mostly for window headers, sills and cornice pieces. Mr. Donath said that using substitute materials is not alien to rehabilitation. Mr. Donath would like to buy time and control regarding the steeple structure. Ms. George would like to see it get a grant but would have to rank it low in the area of need. Dr. Andres said that the need is community need, Brandon is a district and the church is a prominent fixture in the district. Ms. Boone is concerned about the precedent the Council may set in using substitute material for repair and replacement of church steeples. The steeple has been missing for 45 years. Ms. Boone said there is no cost comparison for wood structure. Dr. Andres said he would not agree to this except for the fact that it is a missing steeple - there is nothing to put back. Mr. Donath said that photo documentation is the only proof of what the steeple looked like in the past. There is no documentation about material, etc. Mr. Gilbertson said the town has investigated the cost of replicating the steeple. Dr. Andres would like to note that the only reason the

Council is supporting substitution is because it's a replacement of a lost original. Ms. Zea agreed that this may be a dangerous precedent. Mr. Donath asked that if they do receive a grant that the it be released that the Council did not approve the steeple, that they funded the base, and the restoration part of the project. We do not want to say that the State is supporting substitutes. Ms. Boone said it is, in a way, supporting substitutions because the Division has to approve everything for the next 5 years. Ms. Zea questioned if a wood steeple could be phased over a period of time. Mr. Hartman said it's not practical because of the staging. Ms. Zea asked if there are other churches who have used substitute materials for steeples. Mr. Gilbertson said he could look into this. The Council proposes a \$9,500 grant if they qualify under the other criteria.

Barnet Center Presbyterian Church, Barnet - foundation and support work - entrance. This may need to have archeology. Mr. Lacy said he doesn't see the need for it if they are just relaying stone. The Council questioned why they are replacing the door or stair. There appears to be no deterioration from the slides. Mr. Gilbertson looked at the application and said he thinks they are talking about the entry door to the basement. The Council told Mr. Gilbertson if they do get a grant to make sure that it is properly done.

Robin Hood Ammunition Site, Swanaton - stabilize - The building will be used as an small visitor and interpretive center. The main buildings are presently unoccupied, but the town is making efforts to reuse the buildings - There is a lot of community support for this project.

Congregational Church of Wells River, Newbury - repair to pinnacle. Dr. Andres asked if there was anymore information regarding the structure itself. They indicated replacing beams, but do not specify in the application what is rotten.

Kimball Public Library, Randolph - Mr. Hartmann indicated he worked on this project a long time ago. He has no financial or continuing interest in the building. It was the consensus of the Council that Mr. Hartmann need not recuse himself. Roof, chimney, drainage and front step repair. Mr. Lacy questioned the extent of the grading. Mr. Gilbertson said it will be minimal and right around the foundation.

The Garden House at Greatwood, Plainfield - gutters, woodwork, roof, fireplace, plaster. Mr. Lacy asked if this space is used by the public. Mr. Hartmann said it is mostly for the college's use. The application says it will be used as a garden house - part of the overall design of the campus.

Newbury Methodist Community Center, Newbury - used by many groups and has a great deal of local support. The Council would like to remove the request for painting and fund only the plaster if it is approved for a grant. Dr. Andres asked if they should re-plaster first or fix what's causing the water damage. The funding would be \$3,400.

Flynn Theater, Burlington - Repair and restore the organ grills. The Division received a letter of support from the CLG Commission. The organ grills cover the pipes and they

are coming loose from the lathes.

Grand Isle County Courthouse, North Hero - repair and replace the cupola, repair porch and steps, and repair portico. The building is on the National Register. Dr. Andres feels this is a very important courthouse and this courthouse should be saved. Ms. George suggested starting small, and see how they do with their repairs. If funding is approved it will be for the cupola only - \$6,000.

St. Annes Shrine, Isle LaMotte - open air pavilion - replace bottoms of posts, put in footings below frost levels - wind bracing and structural roof repair. Mr. Dillon suggested doing core borings - set aside money for archeology.

Roxbury Community Center, Roxbury - Foundation repair - There are lots of community events held in the building.

Williston Federal Church, Williston - steeple repair. Mr. Gilbertson explained that the issue with this project is that it will be in phases. They will take it down, then repair and then replace it. There was discussion regarding the effect of taking it down and whether it would ever get replaced.

Old Schoolhouse, Sharon - roof repair. Will replace the whole roof with membrane roof on the flat section. School is being used town offices and community center. Good example of school reuse.

Lawrence Memorial Library, Bristol - porch and stair restoration. Replicate the ballustrade.

Ms. Zea made the motion to nominate the following properties to the National Register: Granville Town Hall, First Congregational Church of Orwell, and the Woodbury Center Methodist Church, seconded by Mr. Donath and passed unanimously.

Mr. Donath made the motion to nominate the Old School House in Sharon to the National Register, seconded by David Lacy, and voted unanimously.

Mr. Donath made the motion for accept the following list of awards, seconded by Ms. Zea and passed unanimously.

The list of top scorers to receive grants is as follows:

St. Albans Historical Society, St. Albans	\$ 7,160
Granville Town Hall, Granville	\$ 10,000
Rockingham Meeting House, Rockingham	\$ 5,000
North Congregational Church, St. Johnsbury	\$ 10,000
Grand Isle County Courthouse, North Hero	\$ 6,000
West Newbury Congregational Church, Newbury	\$ 10,000

Williston Federated Church, Williston	\$ 7,000
Sage Street Mill, Bennington	\$ 10,000
Brandon Baptist Church, Brandon	\$ 9,500
Woodbury Center Methodist Church, Woodbury	\$ 10,000
Guilford Center Meeting House, Guilford	\$ 8,180
Orwell Church, Orwell	\$ 7,200
St. Johnsbury Athenaeum, St. Johnsbury	\$ 10,000
Kimball Public Library, Randolph	\$ 10,000

Special Grant

Castleton Town Offices, Castleton	\$ 15,000
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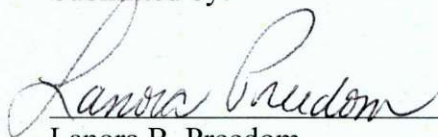
GRAND TOTAL \$135,040

Alternates

1.	Vergennes Pump House for both regular and special grant	\$10,000
2.	United Church of South Royalton	\$10,000
3.	Old Schoolhouse, Sharon	\$ 8,000

The meeting was adjourned by the Chair at 5:25 p.m.

Submitted by:



Lanora B. Preedom

Division for Historic Preservation

POOR QUALITY
ORIGINAL_____

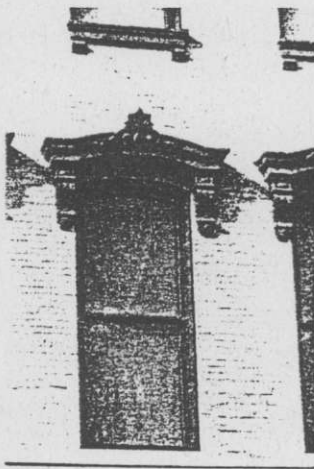
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a



b



c



d

Illus. 5. The four historic examples of various window hoods shown are: (a) stone; (b) cast stone; (c) cast-iron; and (d) sheet metal. The criteria for selecting substitute materials today (availability, quality, delivery dates, cost) are not much different from the past. Photo: Sharon C. Park, AIA.

production at the same time and were selected on the basis of the availability of materials and local craftsmanship, as well as durability and cost (see illus. 5). The criteria for selection today are not much different.

Many of the materials used historically to imitate other materials are still available. These are often referred to as the traditional materials: wood, cast stone, concrete, terra cotta and cast metals. In the last few decades, however, and partly as a result of the historic preservation movement, new families of synthetic materials, such as fiberglass, acrylic polymers, and epoxy resins, have been developed and are being used as substitute materials in construction. In some respects these newer products (often referred to as high tech materials) show great promise; in others, they are less satisfactory, since they are often difficult to integrate physically with the porous historic materials and may be too new to have established solid performance records.

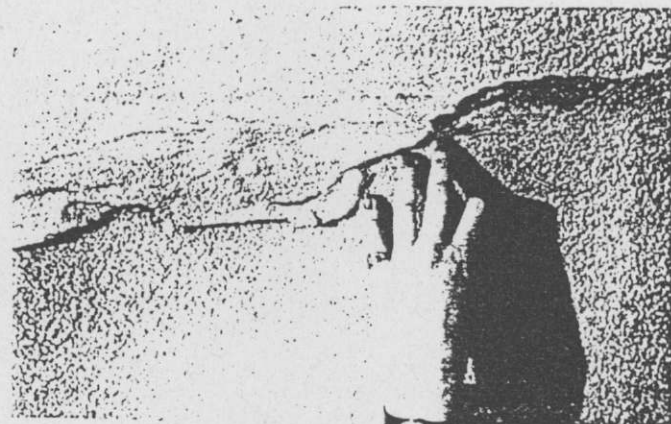
When to Consider Using Substitute Materials in Preservation Projects

Because the overzealous use of substitute materials can greatly impair the historic character of a historic structure, all preservation options should be explored thoroughly before substitute materials are used. It is important to remember that the purpose of repairing damaged features and of replacing lost and irreparably damaged ones is both to match visually what was there and to cause no further deterioration. For these reasons it is not appropriate to cover up historic materials with synthetic materials that will alter the appearance, proportions and details of a historic building and that will conceal future deterioration (see illus. 6).

Some materials have been used successfully for the repair of damaged features such as epoxies for wood infilling, cementitious patching for sandstone repairs, or plastic stone for masonry repairs. Repairs are preferable to replacement whether or not the repairs are in kind or with a synthetic substitute material (see illus. 7).

In general, four circumstances warrant the consideration of substitute materials: 1) the unavailability of historic materials; 2) the unavailability of skilled craftsmen; 3) inherent flaws in the original materials; and 4) code-required changes (which in many cases can be extremely destructive of historic resources).

Cost may or may not be a determining factor in considering the use of substitute materials. Depending on the area of the country, the amount of material needed, and the projected life of less durable substitute materials, it may be cheaper in the long run to use the original material, even though it may be harder to find. Due to many early failures of substitute materials, some preservationist are looking abroad to find materials (especially stone) that match the historic materials in an effort to restore historic



Illus. 6. Substitute materials should never be considered as a cosmetic cover-up for they can cause great physical damage and can alter the appearance of historic buildings. For example, a fiberglass coating was used at Rancho de Taos, N.M., in place of the historic adobe coating which had deteriorated. The waterproof coating sealed moisture in the walls and caused the spalling shown. It was subsequently removed and the walls were properly repaired with adobe. Photo: Lee H. Nelson, F.A.I.A.

need to keep dead loads to a minimum or if the feature being replaced is relatively inaccessible for routine maintenance.

Cautions and Concerns

In dealing with exterior features and materials, it must be remembered that moisture penetration, ultra-violet degradation, and differing thermal expansion and contraction rates of dissimilar materials make any repair or replacement problematic. To ensure that a repair or replacement will perform well over time, it is critical to understand fully the properties of both the original and the substitute materials, to install replacement materials correctly, to assess their impact on adjacent historic materials, and to have reasonable expectations of future performance.

Many high tech materials are too new to have been tested thoroughly. The differences in vapor permeability between some synthetic materials and the historic materials have in some cases caused unexpected further deterioration. It is therefore difficult to recommend substitute materials if the historic materials are still available. As previously mentioned, consideration should always be given first to using traditional materials and methods of repair or replacement before accepting unproven techniques, materials or applications.

Substitute materials must meet three basic criteria before being considered: they must be compatible with the historic materials in appearance; their physical properties must be similar to those of the historic materials, or be installed in a manner that tolerates differences; and they must meet certain basic performance expectations over an extended period of time.

Matching the Appearance of the Historic Materials

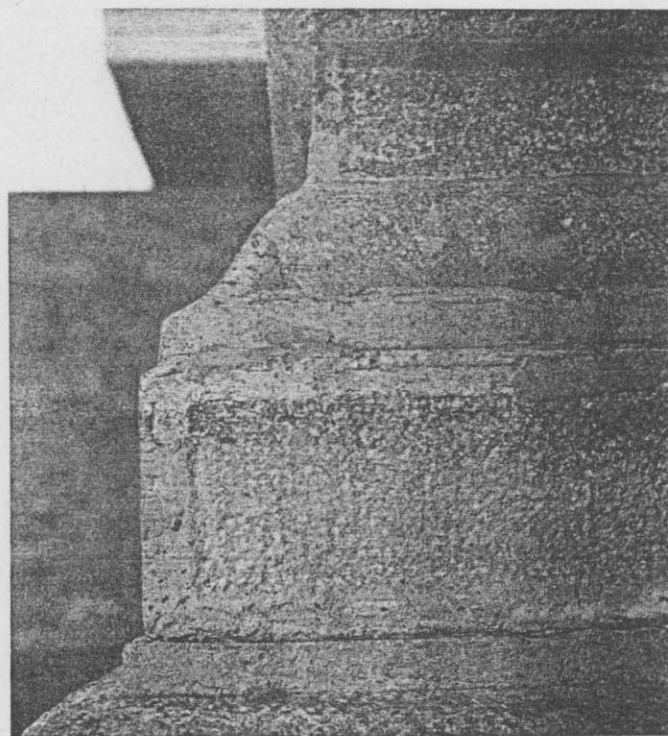
In order to provide an appearance that is compatible with the historic material, the new material should match the details and craftsmanship of the original as well as the color, surface texture, surface reflectivity and finish of the original material (see illus. 14). The closer an element is to the viewer, the more closely the material and craftsmanship must match the original.

Matching the color and surface texture of the historic material with a substitute material is normally difficult. To enhance the chances of a good match, it is advisable to clean a portion of the building where new materials are to be used. If pigments are to be added to the substitute material, a specialist should determine the formulation of the mix, the natural aggregates and the types of pigments to be used. As all exposed material is subject to ultra-violet degradation, if possible, samples of the new materials made during the early planning phases should be tested or allowed to weather over several seasons to test for color stability.

Fabricators should supply a sufficient number of samples to permit on-site comparison of color, texture, detailing, and other critical qualities (see illus. 15, 16). In situations where there are subtle variations in color and texture within the original materials, the



Illus. 14. The visual qualities of the historic feature must be matched when using substitute materials. In this illustration, the lighter weight mineral fiber cement shingles used to replace the deteriorated historic slate roof were detailed to match the color, size, shape and pattern of the original roofing and the historic snow birds were reattached. Photo: Sharon C. Park, AIA.



Illus. 15. Poor quality workmanship can be avoided. In this example, the crudely cast concrete entrance pier (shown) did not match the visual qualities of the remaining historic sandstone (not shown). The aggregate is too large and exposed; the casting is not crisp; the banded tooling edges are not articulated; and the color is too pale. Photo: Sharon C. Park, AIA.



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

NOTICE

The monthly meeting for the Vermont Advisory Council on Historic Preservation will be held at the Division for Historic Preservation conference room, 135 State Street, 4th Floor, Montpelier, Vermont, on Tuesday, April 15, 1997, at **9:00 a.m.**

AGENDA

- I. A. Minutes of the February 18, 1997 and
March 27, 1997 meetings 9:00 a.m.
 - B. Schedule meeting dates
- II. New Business - 9:15 a.m.
 - A. Selection of the 1997 State Historic Preservation
Barn Grants
- III. Working Lunch NOON



State of Vermont
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MINUTES
April 15, 1997

Members Present: Glenn Andres, Architectural Historian, Vice Chair
David Donath, Historian
William Finger, Citizen Member
Holly Groschner, Citizen Member (Arrived at 9:30 a.m.)
Kimberly Zea, Historian/Citizen Member

Members Absent: Thomas Keefe, Historic Architect, Chair
David Lacy, Prehistoric and Historic Archeologist

Staff Present: Eric Gilbertson, Director/Dep. SHPO
Nancy Boone, Architectural Historian
Lanora Freedom, Administrative Assistant

The meeting commenced at 9:07 a.m. with Dr. Andres presiding as Chair in the absence of Mr. Keefe.

I.A. Minutes - Mr. Finger made the motion to accept the minutes, seconded by Mr. Donath. Ms. Groschner requested that the name of the town be included with each grant applicant. The motion passed unanimously.

B. Meeting dates - May 6, 1997, in Burlington at UVM; June 11, 1997; and July 23, 1997.

Mr. Finger questioned Dr. Andres' recusal for the Sheldon Museum discussion. Ms. Boone explained the recusal process. Her interpretation is that association is not a problem, the concern is if there is going to be financial gain. The Conflict of Interest Issue is a matter of individual judgment as to the extent of the conflict and whether or not it meets the definition. Mr. Finger also said he did not receive any information in the mail and thought he should have received it. Mr. Gilbertson explained that the people who were not participating did not receive the information. Dr. Andres said that in the future all Council members should receive all mailings.

Ms. Boone said that the Division received a fax from Mr. Keefe regarding the Council sub-committee's recommendation for Richford High School and their decision on the State Register nomination regarding the Ryegate Industrial Complex.

Mr. Donath reported to the Council that the sub-committee recommended that **Richford High School** repair the slate roof which will retain the integrity of the building. The slate roof is original to the school. According to the report the sub-committee feels that repair to the roof is as cost effective as replacement with a standing seam metal roof and has at least a 50-year life span.

Ryegate Industrial Complex - This property came to the Council for State Register designation as part of their Act 250 application. The Advisory Council sub-committee agreed that the complex is definitely eligible for the State Register of Historic Places.

II. A. Selection of the 1997 State Historic Preservation Barn Grants

Prior to the meeting Council members received a notebook with each project summarized on a 2-page form. A copy is attached to the file copy of the minutes.

Mr. Gilbertson gave an overview of the grant procedure, lists that are included in the notebook and method for scoring. This year the Division received 63 applications asking for \$ 370,472 for projects totaling \$1,122,002. The Council once again commended Mr. Gilbertson for his excellent work preparing the fact sheets and streamlining the grant process.

Mr. Gilbertson then explained the selection criteria to the Council. Mr. Gilbertson explained that a number of applications were eliminated immediately because they were incomplete. Additionally, 15 other applications were eliminated in the preliminary staff review. He explained that the staff had scored all the projects in a preliminary round and he then identified the logical score point to distinguish among those that would advance and those that would not.

Mr. Gilbertson then mentioned to the Council that he is thinking of establishing a new grant cycle; applications to be mailed in the fall, due in November and December with the Advisory Council awards meetings to be held in February and April. He asked the Council for their comments. He is also thinking about revising the application. Mr. Gilbertson would like to make it more concise, perhaps by expanding the information requested. Mr. Donath made the comment that he was in Sen. Leahy's office on Monday. The Senator said barn grants is one of the most important things the Council does. The new schedule for grants, among other grants issues, will be discussed at the June meeting.

Ms. Zea asked that it be indicated on the summary sheet if an applicant has been awarded a grant in a previous year and if the project has been completed. Dr. Andres added that he

would also like to know which ones have received funding in the past. Mr. Gilbertson said that information was included in most cases. Next year it will definitely be included.

Mr. Gilbertson proceeded with the first run through which is a brief explanation of all projects, accompanied by one slide (several of the projects did not have slides).

During the run through Ms. Zea indicated she feels that in-town farms should be addressed somewhere in the future in relation to the barn grant program. The Council decided to also put this matter on the June agenda as part of the grants discussion. Mr. Gilbertson said a lot of in-town barns are considered not eligible for the barn grant because of the limited acreage and that most were not used for farming. Ms. Boone pointed out that this is a decision the Council made and they can change if they so choose.

Dayton Barn, Addison - Dr. Andres asked if the applicant sent in information and slides on the entire complex. Dr. Andres said it is a very documentable complex and would like this put back into the grant process. Ms. Groschner would like to know why this barn did not make the cut. Ms. Boone indicated that the application was very poorly done and there were no clear slides to illustrate the overall project. Ms. Boone pointed out that perhaps it needs to be communicated to them that in the future they should do a technical report. Dr. Andres agreed that it should not be considered in this round but they should be encouraged to re-apply in the future. It is the consensus of the Council to keep this application out of the selection process this year.

Ms. Groschner asked if other Council members would like to put the Bolotin Silo, Rockingham, back into the grant selection process for the Council to review. The preliminary slide shows only the silo and no surrounding buildings. Ms. Groschner would like to see the entire property to make her decision. Dr. Andres pointed out that it is not a highly visible local landmark. The consensus is to put the application back into the final round. Ms. Boone asked for clarity that it is only the silo and not the barn which is being put back in to be considered. The Council said yes.

Dr. Andres questioned the reason for the rejection in staff review of the Galick Field Barn - the Nature Conservancy owns this property. Dr. Andres asked if it were fixed will it just sit as an unused building? Ms. Boone said they want to use it for educational purposes in the future. There was further discussion regarding its very poor overall condition and that the plan to remove a sheep shed addition does not meet the Secretary of the Interior Standards. The Council agreed to keep this property out of the final grant review round.

Mr. Gilbertson asked the Council if there were any other projects the Council would like to have added back into the final selection round. The Council agreed there were no others. Mr. Gilbertson proceeded to show slides and explain in detail each of the following applications for barn grants:

Matthews Barn (White Rocks Inn), Wallingford - foundation, main barn frame, gutters, dormer, exterior siding. Dr. Andres explained that Clinton Smith put three barns together. Ms. Groschner said it is very prominent as you drive by. Dr. Andres questioned the seriousness of the

need, which became obvious through the slides. This barn has a technical report by Charlie Parker.

Beal Barn (A), North Hero - frame, foundation, sill and posts. There was a brief discussion regarding the roof. Ms. Zea questioned the use for public events and asked if it is a working farm. Mr. Gilbertson said the farm behind it is a working farm. The Council asked for a site sketch which was not available.

Jannen/Smith Barn, Halifax - truss framing, silo, replace top girt. Mr. Gilbertson said this property has recently been returned to farming. Mr. Donath asked if they are going to use the silo. Mr. Gilbertson said it did not say in application.

Willard Hunnewell Barn, Stowe - frame, foundation, sheathing, roof and replace door. Mr. Donath asked what the use of the barn will be. Mr. Gilbertson said sheep barn, or perhaps machinery storage. Ms. Boone said that there aren't many barns left in Stowe, therefore it may be eligible on its own. Ms. Groschner pointed out that the architectural element from the Council was missed because of input regarding scale of work versus budget.

Pastore Threshing Barn, Burke - frame and roof work. Ms. Groschner asked if the foundation was concrete. Mr. Gilbertson said it is concrete. The property is an active bed and breakfast.

Tyler Farm, West Newbury - framing work, leaking metal roof and cupola. Ms. Groschner commented that this property is still being used for agriculture. There was no further discussion by the Council.

W. Smith Milking Barn, Shrewsbury - repair valleys. Mr. Gilbertson indicated they have a 1995 grant for roofing work which has not been completed. Mr. Donath pointed out that they are coming back for another grant which appears to be for the same thing. Dr. Andres asked if they have the match for the new request. Mr. Gilbertson said they do not have the match. Ms. Groschner feels this proposal is too confusing and perhaps should be pulled from the process. Ms. Zea said they appear to have enough match. However, she feels in the future the grant manual should say if the applicant has outstanding work from a previous grant they should not reapply until the work is complete. Mr. Donath asked Mr. Gilbertson if it is apparent in the application that this is for different work from the first request. Mr. Gilbertson said the application appears to be for additional work. Ms. Zea feels the request should stay in and see where it falls within the scoring. The Council agreed.

Vail Barn, Lyndon - repair valleys and replace sills. This building is part of Lyndon Institute and used as a voc-ed center. Ms. Boone indicated that besides student use there is public programming. Mr. Donath asked if it is on the National Register. Ms. Boone said it is eligible but not on. Mr. Finger asked what their source of money is. Mr. Gilbertson said endowment and tuition. The Council generally feels that the work requested should be part of a regular maintenance program.

Lowry Barn, Marshfield - repairs to windows, doors, sills, siding, metal roof and beams. Mr.

Finger expressed concern that the project is trying to put too many things in the pot, and he is concerned that they won't get any of them done.

Pastore Sugarhouse, Burke - repair frame, replace or repair sills, corner post doors and windows. The proposed use is to be a rest area and warming hut for cross country skiers. There was brief discussion regarding previous use of structure. Mr. Donath said that it raises serious eligibility concerns in his mind. Ms. Groschner indicated that it is not highly visible.

Canfield Barns, Arlington - replace king-post, repair roof sections and sills. Mr. Gilbertson said the property is well-used; partially for raising Morgan Horses. Ms. Groschner asked for clarification on the need for the repairs. The slides which the applicant submitted did not allow the Council to properly evaluate the work mentioned. Ms. Zea also questioned the appropriateness of the request for money for painting. Ms. Boone said in the barn manual there is no reference regarding painting. The painting is directly related to the repair work in this request.

Hammond Barn, Ferrisburgh - cupola, slate roof, painting - 11-sided barn. Mr. Gilbertson commented that the bottom section of the barn is used for cabinet making, and the top is used for various storage. Ms. Boone asked for clarification if the Council is including the request for funding the painting. The Council said there is no mention in the manual therefore they are scoring including painting. Ms. Boone indicated that at the last meeting the Council scored on the basis of an adjusted funding request; i.e. take out the painting money (this barn has not been painted for 75 years.).

Bolotin Silo - roof and silo repair, replace miscellaneous hardware. This is a CLG supported project. Ms. Boone explained that for National Register eligibility the Council is looking at the barn as a stand alone, not as a farmstead.

Andrews Dairy Barn, Richmond - repair slate roof, floor, gutters, milk house wall and 1813 barn. Mr. Gilbertson said this barn is three barns put together. The Council asked what the present use of the barn is. Mr. Gilbertson said it is presently being used as hay storage rental. They are not using the building for other agricultural purposes. There is a report from UVM and letter of support from the Richmond Historical Society and the Vermont Farm Bureau.

Trickett Hay Barn, Orwell - repair or replace windows, roof and south wall. Brief discussion regarding procurement of the replacement of the sash. The barn appears to be two 30' x 40' barns put together. The barn is not currently being used but it is planned for sheep or heifer housing or hay storage. Ms. Groschner asked if the barn has been altered to the degree where it has lost its integrity. Ms. Boone said it has been altered in a manner consistent with its history and use.

Davis Horse Barn, Cavendish - repair or replace floor, exterior, foundation, sills, and replace cupola based on photo documentation. Mr. Donath said he can justify the foundation and sill work, but finds it hard to justify the remainder of the proposed work. Mr. Donath suggested funding \$6,000 if this project is selected; eliminating and the cupola replacement because the photo documentation required was not submitted and also eliminating the exterior repair work.

General Benjamin Wait House Barn, Waitsfield - jack and straighten barn, remove shed, re-lay foundation, replace rotten sills and repair studs, re-roofing. There was a brief discussion regarding match and it was determined they do have the match through the town.

Besser Barn (Valley View Farm), Morrisville - new concrete foundation. The present owners intend to use the barn for cattle. They intend to eventually rent the property to be farmed.

Howe Old Barn (Hamilton Barn), Brattleboro - roof and siding flashing, frame work. Dr. Andres questioned why they have not yet removed the vine which is causing the problem. Mr. Gilbertson indicated they have removed part of the vine. Mr. Donath mentioned that this request appears to be for routine maintenance. This is a working farm.

Lawrence Barn, Waterbury - foundation, sills, roof, posts and beams, and doors. The barn is to be used for hay storage.

Slocum Barn, Richmond - foundation wall. No discussion

Tuttle Barn, Charlotte - foundation repair, replace sills and siding and regrade drive. The grant request is for \$6,150. There were slides for the timber framing work, but none available for the foundation work.

Sibley Dairy Barn, East Montpelier - roofing. It is a working dairy farm.

Whitney Barn, Newbury - drainage, basement frame, rafters and windows. There are no slides of the overall view of the project, however, the quality of the application itself was very good. The barn is presently being used for storage and housing oxen.

Gaylord Barn, Waitsfield - foundation replacement. This made the staff cut because the barn is relatively large for an in-town barn. The future use of the barn will be for a blacksmith shop and stable. Mr. Donath questioned if this building was ever used for agricultural purposes. The other members feel that the fields in the rear indicate it may have had an agricultural use. Ms. Boone requested clarification of the grant request amount because the amount does not add up. Mr. Gilbertson checked the application and said the total amount for the work to be done is \$25,600 and the grant request is for \$6,300.

Burton Barn, Milton - collapsed foundation, sills. Bracing has failed. No discussion.

Gaylord Horse Barn, Waitsfield - replace two barn roofs, stone for drive-ups. No discussion.

Pierce Barn, Chester - foundation and floor framing. Mr. Gilbertson mentioned that he has received inquiries from the town clerk regarding the use of this building. There is no specific use mentioned in the application.

Edgecomb Cow Barn, Warren - foundation repair, replace roof. The barn is used for local events and theater.

Halifax Center Barn, Halifax - siding, jacking, stone foundation, and sills. No discussion.

MacLennan Barn, Windsor - roof replacement. Ms. Groschner questioned the urgency. Mr. Gilbertson said it was very carefully explained in the application. Ms. Zea said that it is very clear that it is a working farm.

Scott Farm Horse Barn, Dummerston - repoint foundation, repair frame, windows, doors, sheathing, slate roof, and paint. The Council requested that the paint and putty elements be removed from the total request. The grant request will now be \$5,265 on the total project cost of \$10,530. This farm will be operated as an orchard.

Knox Round Barn, Newbury - bracing, rafters, replace drive ramp, and re-roof drive cover. Working dairy farm. No further discussion.

Don Davis Barn, Cavendish - sills, cupola and painting. Per previous agreement of the Council the painting element will be removed from this request. The total grant request will be \$2,200 for a total project cost, excluding the painting, \$4,400.

Ms. Boone read the following list of prospective awards to the Council for their action.

Sibley Barn, East Montpelier	\$ 6,000
Whitney Barn, Newbury	\$ 7,500
Tyler Farm, Newbury	\$ 7,484
Knox Round Barn, Newbury	\$ 6,816
Matthews Barn, Wallingford	\$ 7,500
Don Davis Barn, Cavendish	\$ 2,200
Gaylord Horse Barn, Waitsfield	\$ 7,500

Alternate:

MacLennan	\$ 6,500
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This selection brought up the question regarding geographic distribution. The Council discussed awarding three grants in Newbury for over an hour. All three barns in Newbury received the same score which was 8 points higher than the next lowest project and the second highest score received by any project by one point. This means that the use of the geographical distribution factor would not have changed the result.

Ms. Groschner suggested in the future making a policy that there can only be one award per town per grant round. The feasibility of this was discussed and the general consensus is that this is not possible.

Ms. Groschner stated, regarding the Newbury awards, for the record, that not only did she not advise anyone regarding the applications but she did not suggest they apply.

Ms. Zea suggested taking a positive approach and perhaps do something like make Newbury the Barn Grant Capital of 1997. Ms. Groschner pointed out that Newbury is now aware of grant programs and making an effort to apply for many programs. Ms. Boone pointed out that Newbury also has done large numbers of National Register nominations in the past because they thought it was the right thing to do. Perhaps this is a sign of the direction Newbury is taking. Ms. Groschner suggested looking at the Newbury grants again to see if there is anything which the Council does not wish to fund. Mr. Gilbertson said that as long as the method is justifiable, the awards should stand. Mr. Gilbertson also stated that one of the Newbury barns is the oldest large barn in Vermont. The Council pointed out that one barn received a grant in a previous year. Mr. Gilbertson pointed out that each year is a new slate and a new competition. Ms. Groschner said that at a minimum the Division needs to publicize locally what has been done for the Town of Newbury.

Mr. Finger asked if there is follow-up to the program which tells the Division how the farm or barn is doing 5 years after they received the money. Is there a long-term positive impact, has any other money been put into the structure other than the Division's program?

Dr. Andres asked if the geographic distribution is actually an issue, there can only be one point assessed for geographic distribution and none of the lower scorers will add up to the amount of the score of the lowest winner. Ms. Zea reiterated that the Council needs to make this into a positive and publicize the good architectural value of the structures. Mr. Finger said it will look worse if you try to adjust the scores in some artificial way. The Council generally agreed that Newbury is a very high quality agricultural area. Mr. Finger asked how the barn grant program is publicized, how can people apply. Ms. Boone explained the standard operating procedure. Discussion followed regarding various ways to publicize the barn program, i.e., town clerks offices, various historical societies, etc.

Ms. Groschner pointed out that this may be a "package in the making" and that some other action may need to be taken, i.e. CLG community or develop a heritage tourism area. The overall feeling is that this is a great agricultural area with many working farms, and something positive should be done with this opportunity. Publicize Newbury as a Vermont historic farming community; organize barn tours, relate it to Heritage Tourism.

The Council would like it addressed in the Manual that an application cannot be submitted if you received a grant award the previous year. The Council feels if the applicant has a significant amount of property, the applicant should accrue a substantial match, and submit one application for the entire project. This will be discussed further at the June meeting.

It was suggested that Mr. Gilbertson write to the barn grant recipients in Newbury to see if the Division can do some publicity in Newbury. It was also suggested that perhaps the Division could sponsor a short training session at a recipient's barn to explain to future applicants the procedure and to see what has been done. The Council generally disagreed with this idea for a variety of reasons.

Another suggestion was to do a feature story on the three barns in Newbury emphasizing their exemplary qualities. The Council agreed the Division needs to do good, positive publicity, for example; oxen in front of the barn, local pride, quotes from prominent people. Ms. Groschner suggested that Peter Mallary could put this together. Mr. Gilbertson said he can contact Mr. Mallary. Mr. Gilbertson pointed out that the barns selected in Newbury are highly visible local landmarks, they are barns on working farms that have very strong significance. Therefore they were bound to score high given the criteria. It was also suggested that the publicity approach might be from the point of view that this is a program for "working farms". Dr. Andres suggested a category on the score sheet for "working farms". This will also be discussed at the June meeting. There was brief discussion regarding the score of the individual members. It was determined that the scoring was in line with the criteria previously set out.

Mr. Donath made the motion to find the Whitney Barn in Newbury and Don Davis Barn in Cavendish, eligible for listing on the National Register. The motion was seconded by Ms. Zea and passed unanimously.

Because the Knox Farm received a previous grant, \$684 will be deducted from their grant request. This amount represents the amount which went over the allocated budget for the grant program.

None of the applicants who received grants involve extensive excavation work, and there are no archeological concerns.

Ms. Groschner made the motion to find the MacLennan Barn in Cavendish eligible for listing on the National Register, seconded by Mr. Donath and voted unanimously.

Ms. Zea made the motion to accept the following list of awards, seconded by Mr. Finger, the motion passed unanimously:

The list of top scorers to receive grants is as follows:

Sibley Barn, East Montpelier	\$ 6,000
Whitney Barn, Newbury	\$ 7,500
Tyler Farm, Newbury	\$ 7,484
Knox Round Barn, Newbury	\$ 6,816
Matthews Barn, Wallingford	\$ 7,500
Don Davis Barn, Cavendish	\$ 2,200
Gaylord Horse Barn, Waitsfield	\$ 7,500

TOTAL	\$45,000
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Alternate:

MacLennan	\$ 6,500
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The Council requested the following issues be put on the June agenda regarding barn grants: discussion regarding putting a condition in the manual limiting repetitive barn grants; discuss in-town barns; the annual Advisory Council calendar in the context of changing the grants cycle; how to score if usage of the barn is contingent upon repair; revising the application (clarify the painting issue); and discuss having the match for the entire project and submitting one application.

The meeting was adjourned by the Chair at 3:35 p.m.

Submitted,

A handwritten signature in cursive script, reading "Lanora B. Preedom", written in dark ink. The signature is positioned above a horizontal line.

Lanora B. Preedom

Division for Historic Preservation



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

NOTICE

The monthly meeting for the Vermont Advisory Council on Historic Preservation will be held at the University of Vermont, Waterman Building, **Room 427** (the new lecture hall next to the main stairs) on May 6, 1997, from **9:00 a.m. to 3:30 p.m.** At **3:30 p.m.** the meeting will move to **Room 427A** until the meeting is adjourned. Council members and staff should park in Visitor's Parking on College Street, or in the parking area by the water tower. There is a \$50 fine if you park in staff/faculty parking. Also, remember to submit your parking ticket for reimbursement on your expense claim.

AGENDA

I. New Business

- A. Annual meeting - election of officers 9:00 a.m.
- B. Minutes of the February 18, 1997 and April 15, 1997 meetings
- C. Schedule meeting dates

II. National Register Final Review

9:30 a.m.

- A. South Tunbridge Methodist Church, Tunbridge
- B. St. Paul's Church, Royalton
- C. Salisbury Congregational Church, Salisbury
- D. Orwell Congregational Church, Orwell
- E. Shoreham Congregational Church, Shoreham
- F. Union Church of New Haven Mills, New Haven
- G. United Methodist Church, Isle LaMotte
- H. United Methodist Church, Grand Isle
- I. First Baptist Church, Burlington
- J. Enosburg Congregational Memorial Church, Enosburg
- K. Georgia Plain Baptist Church, Georgia
- L. First Congregational Church (New Wine Christian Fellowship), Swanton
- M. Holy Trinity Episcopal Church, Swanton
- N. Memorial United Methodist Church, Swanton
- O. St. Ann's Episcopal Church, Richford
- P. Richmond Congregational Church, Richmond
- Q. Methodist Episcopal Church of Winooski (United Methodist), Winooski

LUNCH

III. National Register Preliminary Review 1:15 p.m.

- A. Camp Hochelaga, South Hero
- B. Galick Farm, West Haven

IV. Environmental Review 2:00 p.m.

- A. Chapman Barn, Wilmington
- B. Champlain Mill, Winooski - pedestrian walkway
- C. Springfield State Office Building

V. SHPO Report 2:45 p.m.

- H.278 - update
- Post offices
- Urban renewal
- Capital Bill update
- Act 250 and archeology
- Tourism and Marketing - Heritage Tourism update
- Deerfield
- Other

Move to room 427A by 3:30 p.m. at the latest

VI. Archeology Report 3:00 p.m.

VII. Old Business 3:15 p.m.

- A. North Bennington School - Thomas Keefe

VIII. New Business, cont'd 3:25 p.m.

- A. Procedure for establishing ad hoc committees

IX. Other/Adjourn 3:30 p.m.



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

MINUTES

May 6, 1997

Members Present: Thomas Keefe, Chair, Historic Architect
Holly Groschner, Citizen Member
David Donath, Historian
David Lacy, Prehistoric and Historic Archeologist
Glenn Andres, Vice Chair, Architectural Historian
William Finger, Citizen Member

Member Absent: Kimberly Zea, Historian, Citizen Member

Staff Present: Nancy Boone, Architectural Historian
Lanora Freedom, Administrative Assistant
Elsa Gilbertson, National Register Specialist (8:30 a.m. - 2:45 p.m.)

Others: Members of the University of Vermont Historic Preservation Class
(9:30 a.m. - 12:15 p.m.):
Steven Melanson
Aimee Finley
Paul Austin
Todd Hannahs
Paul Wyncoop
Lee Moffitt
Diane Dolbashian
Carol DiNinno
David Payne
Barbara Shubinski
Chandler Simpkins
Ann Lattinville
Tricia Foster
Matthew Janiga
Rogan Faith
Jim Moran
Katie Wollan
Thomas Visser, UVM (9:00 a.m. - 12:15 p.m.)

John Dumville, St. Paul's Church, Royalton (9:30 a.m. - 10:30 a.m.)
Ted Michel, Orwell Congregational Church, Orwell (9:30 a.m.-12:15 p.m.)
Leonard Chapman, Chapman Barn, Wilmington (2:00 - 3:30 p.m.)

The meeting commenced at 9:20 a.m.

- I. A. Annual Meeting - election of officers - Mr. Keefe opened the floor for nominations for Chair. Glenn Andres nominated Thomas Keefe, seconded by Mr. Finger. Mr. Keefe turned the Chair over to Dr. Andres, to resume the nomination process. Dr. Andres said that by keeping Mr. Keefe as Chair, the Council would send a message to the National Park Service (NPS) that in a small state, such as Vermont, their "Conflict of Interest" policy is irrational and that the Council is irritated at the NPS for wanting us to lose a member. The Council wants to make the point that Chair may be one of the people who has to leave if the NPS does not adjust their policy for smaller states. It is the Council's intent to keep the affected person there as long as possible. Mr. Keefe said he would move rules and regs along as quickly as possible and he is also in agreement with Dr. Andres on the "Conflict of Interest" issue. The Council voted unanimously for Mr. Keefe. Mr. Keefe then took over the meeting. Dr. Andres nominated Holly Groschner for Vice Chair. Glenn Andres said he feels the Council needs someone with Ms. Groschner's background in the Vice Chair position to help with rules and regs. Seconded by David Donath. There was brief discussion regarding Ms. Groschner's willingness and if the members "know" she is interested because she is not yet present at the meeting. Mr. Finger said he liked the idea but indicated that Ms. Groschner is very busy. Mr. Keefe indicated he felt she is willing to make the time commitment. David Lacy said that he likes the legal connection, especially in the time of rules and regs. Voted unanimously.

- B. Minutes - Mr. Finger made the motion to accept the February 18 minutes, seconded by Mr. Donath. The following changes were suggested: page 2, center of paragraph - "Ms. Groschner feels using the State Register ... conte" should be changed to read "context", and page 3, end of second paragraph, change "flushing" to "fleshing". Voted unanimously as changed. Mr. Donath made the motion to accept the April 15 minutes, seconded by Dr. Andres, and voted unanimously.

- C. Meeting Dates - June 11, 1997, in Shelburne, July 23, 1997, Montpelier, and August 14, 1997. Nancy Boone asked if the Council is considering canceling the August meeting. Mr. Keefe said no because they are trying to promulgate the rules and regs this summer.

- II. National Register Final Review - Elsa Gilbertson gave a brief presentation and description of the UVM National Register course. She indicated that this is the 15th year of this course and over the years the students have done 100 nominations. This year's project is to nominate churches to the National Register under the MPDF. Ms. Gilbertson explained the Criterion and thanked Scott Newman, Judge Ron Kilburn, Dr. Andres, and Mary Jo Llewellyn for helping select the sites. Ms. Gilbertson explained that each student will present their

nomination individually by showing slides, explaining the project, and after comment letters have been read, the student will then answer questions from the Council. She introduced Thomas Visser, Director of the UVM, Historic Preservation Program who thanked the Council for coming to UVM and for their partnership with the program.

- A. South Tunbridge Methodist Church - Steven Melanson explained the structure of church which was built in 1833. The Church is being nominated under Criteria C as finest example of the late Federal style in Orange County with its king post framing and windows still intact and also under Criteria A. There has been moderate change to the interior. There are still services held in church for one month in the summer. Elsa Gilbertson read verbatim a comment letter in support of the nomination. There was brief discussion. Glenn Andres made the motion to nominate under Criterion A and C, seconded by Ms. Groschner. Holly Groschner questioned the nomination under Criteria A. It was the consensus of the Council that it appeared to be appropriate. Ms. Groschner questioned the boundary. Mr. Melanson said that there is no plot plan and that it is not required for such a small parcel. The Council clarified that just the church, not the community house, is being nominated. Mr. Donath asked what the feeling of the family that lived in the area is. Ms. Gilbertson explained the Howe family is very supportive. Voted unanimously.
- B. St. Paul's Church -Royalton - Aimee Finley - Gothic Revival - 1836 - (Episcopal) - The Royalton Historical Society saved the church from demolition. The church is being nominated under Criterion A for its social history and Criterion C for its early Gothic Revival style especially noted in the bell chamber. There are plans to keep up the church as an important part of community. Elsa Gilbertson read verbatim the comment letters from the Selectboard and the Church owners in support of the nomination. John Dumville from the Royalton Historical Society was also present to support the nomination. David Donath moved to accept the nomination under Criterion A and C, seconded by Dr. Andres. There was no discussion and it was voted unanimously.
- C. Salisbury Congregational Church - Paul Austin - Under Criteria C - Greek Revival, and A. The church was built in 1839 by Asa Parsons. Mr. Austin explained architectural significance; i.e. doors, bell tower, windows. The interior is excellent and Mr. Austin explained social history - built by local people with local products. There were no comment letters, however Glenn Andres commented in support as a member of the Congregation. Dr. Andres said there needs to be a correction in the MPDF changing the date from 1842 to 1839. Ms Groschner asked if the boundaries can be identified by sight at the location? Mr. Austin said that it is about ½ acre. They located a tax map which is considered official. Ms. Groschner moved that this property be nominated under Criterion A and C, seconded by Dave Lacy. Mr. Lacy asked if it could be nominated under B. Ms. Gilbertson said no because that Criterion is for the historic property that is most closely associated with a significant person. Unanimous.
- D. Orwell Congregational Church - Todd Hannahs - Nominated under Criteria C as an example of Greek Revival, Asher Benjamin architecture and under consideration 8

because it is located on the village green. The interior detail is well preserved and intact. In the 1890's memorial windows were installed, the original marble lintels, and organ were kept. There are indications of the horse sheds in the rear of the property. No comment letters. Mr. Ted Michel moderator of the church council indicated support for the nomination and thanked Mr. Hannahs for his work. Ms. Groschner asked if there is an active congregation? Mr. Michel indicated that it is small but active. They have a CD of organ music from their "Hook" organ on the National Historic organ registry. David Lacy commended Todd Hannahs for his subsurface work. Glenn Andres thanked Mr. Hannahs for a fine presentation. Ms. Groschner was pleased with the boundary. David Lacy nominated the church under Criteria C, seconded by Bill Finger and voted unanimously.

- E. Shoreham Church - Paul Wyncoop. This is a James Lamb church, built in Greek Revival style, located in the center of Shoreham. It is used as a church and town meeting house and is being nominated under Criterion C and A. Mr. Wyncoop explained the architectural significance such as the pillars and bell tower. He also explained that the interior is relatively intact with original pews, staircases, and floors remaining. It is a post and beam roof. There are no comment letters and no representative from church present. The Council commented on the good repair of the church. Glenn Andres moved to nominate this church under Criterion A and C, seconded by Mr. Finger. There was brief discussion which validated that Lamb was the architect. Tom asked if windows are true triple hung? Mr. Wyncoop indicated they are, although it is very rare in Vermont. It was voted unanimously.
- F. Union Church of New Haven Mills - Lee Moffitt nominated this church under Criterion A and C. It reflects the architectural history of the town. Eastman Case built this church in the Greek Revival style, including 20/20 windows. It also has an 1880 belfry. The church appears to have been built in 1851 and remains intact and locked in time. It contains a Carpenter Organ, with pew design by Asher Benjamin. Ms. Gilbertson read verbatim a comment letter from New Haven Church preservation society. There were no questions. Ms. Groschner moved to accept this nomination under Criterion A and C, seconded by David Lacy, and voted unanimously.
- G. United Methodist Church of Isle LaMotte - Diane Dolbashian nominated the church under Criteria C as the work of James Ritchie and Criteria A. In 1856 fire destroyed most of interior but it now remains intact from that date. Showed other buildings which represented Mr. Ritchie's work. The church stands on 1/2 acre. There were no comment letters. Glenn Andres moved to accept this nomination under Criterion A and C, seconded by Holly Groschner. There was brief discussion and it was voted unanimously.
- H. United Methodist Church, Grand Isle - Carol DiNinno - Nominated under Criterion A and C as an example 1853-1854 Greek Revival style. The windows and ceiling are intact. It is seen as the focal point of village. A comment letter from Church was read verbatim by Ms. Gilbertson. Mr. Lacy made a motion to accept this nomination under Criterion A and

C, seconded by Dr. Andres. There was brief discussion regarding grant money and the bell tower. Voted unanimously.

- I. First Baptist Church, Burlington - David Payne nominated under Criterion C and A. Built in 1864 by Architect John Stevens in the Italianate style There have been a few minor changes, and this church contains an original Hook organ. Mr. Payne explained that 17 rows of original plain pine pews remain, and that there have been other interior changes over the years. Ms. Groschner questioned what is going on in the back of the church? Mr. Payne explained the additions, and that the final renovation is not part of the contributing structure. The building has been altered but does not hide the original historic structure. Comment letter read verbatim by Ms. Gilbertson from the CLG commission which agrees this church is eligible under Criterion A and C. Mr. Thomas Visser is chair of the CLG commission and reiterated their support. After brief discussion Mr. Finger made the motion to accept this church under Criterion A and C, seconded by Mr. Finger and voted unanimously.
- J. Enosburg Congregational Memorial Church - Chandler Simpkins- nominated this 1821 church under Criteria C for architectural merit. Mr. Simpkins explained the details of the church which included the woodwork over doors, pilasters, and shelf lintels above the windows and doors. Where the church stands was originally the town common. There may have been horse barns because the adjoining lot shows some indication of the foundation. The interior is original. Mr. Simpkins described this church as a time capsule. Triple hung, stained glass windows. No comment letters. They applied for and received a grant but could not come up with the matching funds. They may in the future apply for grant money. David Lacy made motion to accept this property under Criterion C, seconded by Bill Finger. Ms. Groschner would like the boundaries clarified better in the nomination. Chandler Simpkins indicated that the plot description is in the nomination. Mr. Keefe questioned some of the items mentioned; i.e. organs and furnaces and why they were not mentioned as original to the building. Mr. Simpkins said he could not find the actual documentation therefore he did not include them specifically. Voted unanimously.
- K. Georgia Plain Baptist Church - Barbara Shubinski nominated this church under Criterion A and C as an example of late Victorian Gothic Architecture. She said that all examples of integrity remain. It was built in 1877, has virtually no changes and retains its feeling and association. The interior is largely intact. Ms. Gilbertson read two comment letters verbatim from the Town and the Georgia Historical Society. Dr. Andres made a motion to accept this nomination under Criterion A and C, seconded by Holly Groschner. Voted unanimously.
- L. First Congregational Church - Ann Lattinville - First built in 1823 and remodeled in 1869 in the Ecclesiastical Italianate style it is being nominated under Criterion C and A. This church contains an Estey Organ. The stained glass windows were added in the 1890's. The church retains all 7 areas of eligibility. Ms. Gilbertson received a phone message from Judge Kilburn explaining his interest in this church and the following, Holy Trinity

- Episcopal Church. David Lacy moved to accept this nomination under Criterion A and C seconded by Bill Finger. Ms. Groschner asked how much the 1942 interior alteration actually changed the interior? Ms. Lattinville said it was not clear from the documentation. Voted unanimously.
- M. Holy Trinity Episcopal Church - Tricia Foster - Nominated as an example of Gothic Revival style under Criterion C. This church was built in 1876 and has a 1909 addition which now acts as the church. Ms. Foster explained some of the altar marble detail and the roof trusses. There were no comment letters. Motion by Holly Groschner to accept this nomination under Criteria C, seconded by Dr. Andres. Ms. Groschner asked if there were pictures of the interior of the parish house? Ms. Foster said there were none. Dr. Andres asked if the siding was originally clapboard and if it is in the original location? Ms. Foster said yes to both. Voted unanimously.
- N. Memorial United Methodist Church - Matthew Janiga - Nominated under Criterion C for architectural integrity. It was rebuilt in 1895 in the late Victorian, Queen Anne style. Sits on the Town Green in Swanton. Mr. Janiga showed historic photos of the original church. It contains original pews and side windows which were saved from the fire by the parishoners. The pulpit was also saved - contains Swanton red marble. It contains a 1912 organ. There were no comment letters. Motion by David Lacy to accept this nomination under Criterion C, seconded by Glenn Andres. David Lacy mentioned that there are three nominations in Swanton which is also home to the Abenakis and asked if there been any mention of the Abenaki involvement in the Church activities. After a brief discussion it was voted unanimous to accept this nomination.
- O. St. Anne's Episcopal Church - Rogan Faith nominated this church under Criterion A and C. It was built in 1883 by an unrecorded architect/builder and overlooks the Richford Historic District. The interior is the most significant part of the church. It has striking arches, and the interior has tung and groove paneling original to the building. It has a very small congregation. This church reflects the fortunes of the community. In 1903 the church was repaired and turned 90 degrees. Elsa Gilbertson read verbatim a comment letter in support from the members of the Congregation. Motion by Bill Finger to accept this nomination under Criterion A and C. Seconded by Ms. Groschner. Dr. Andres commented that he finds the proportions of the building to be very handsome. Voted unanimously.
- P. Richmond Congregational Church - Nominated by Jim Moran under Criteria C. Walter R.V. Wilcox was the architect of this 1904 Colonial Revival church. Mr. Moran pointed out that the most significant characteristic of this structure is the Palladian window. Mr. Moran indicated that the bell tower is on the side and there have been significant additions. The interior has an interesting truss with additional beams. Also, the interior has "overhead" doors which can separate the church section from the parlor. Ms. Gilbertson read the comment letter verbatim from the Town of Richmond supporting this nomination. Ms. Groschner made the motion to accept this nomination under Criteria C, seconded by Glenn Andres. Dr. Andres questioned the structural changes and asked if

there was a failure which necessitated the change. Ms. Boone asked if the office addition is actually attached? Mr. Moran said it is. Voted unanimously.

- Q. Winooski United Methodist Church - Katie Wollan nominated this vernacular neo-Gothic church for its 20th Century Ecclesiastical architectural significance under Criteria C and also under Criteria A. The original structure burned in 1917 - the current structure was built in 1918. Most prevalent are the Gothic arches. The interior contains the original pipe organ built by the Hull Organ Company. Ms. Gilbertson read verbatim a comment letter from trustees of the church in support of the nomination. Ms. Groschner made the motion to accept this nomination under Criterion A and C, seconded by Mr. Finger. After a brief discussion it was voted unanimously.

Ms. Groschner expressed the Council's appreciation to the UVM Historic Preservation Program and to the students for the quality of their presentation. Tom Visser thanked the Council and told the Council that the students are preparing their nominations to be available on the Web. Holly Groschner mentioned that they might do the Meadow Meeting House in East Corinth. David Lacy asked if there needs to be action on the MPDF. Ms. Gilbertson said it is not necessary. The students left at 12:15 p.m.

V. SHPO Report

Nancy Boone gave update on the Division activities as follows:

Post Offices - the issue of trying to keep post offices located in village centers is very critical. The USPS wants more employee and customer space, more room for trucks to move, 20 parking spaces etc. The NGA will consider a motion from Governor Dean at the annual meeting regarding locating post office's in village centers. There is work being done on an MOA for which our department will provide technical assistance. With the Governor's support the VDP will take on post offices as a cause. Federal legislation is also being considered. Holly Groschner asked if the Council should send a letter of support to Governor Dean. Nancy Boone said it is a good idea and asked if the Council would like her to bring the resolution to the June meeting. Tom Keefe will draft the letter after Ms. Boone faxes him a fact sheet. Ms. Groschner made a motion that in recognition of the important function that the post office's play in the establishment and maintenance of the communities, that the Advisory Council prepare a resolution to Governor Dean in support of the preservation of community resources with the overall emphasis of preservation in downtowns and villages to be drafted by the Chair on behalf of the Council. Seconded by Dr. Andres and voted unanimously.

Richford letter - Nancy Boone confirmed Mr. Chiappetta's understanding of the agreement and clarified the issue regarding repair versus replacement to historic school buildings. Holly Groschner feels there needs to be a response from the Council regarding the response from William Reedy at the Department of Education. Mr. Keefe asked if the Council feels they should let Mr. Anderson

work out the policy with Reedy and not respond at this time. It was agreed that the Council will not respond to this until it becomes necessary and there needs to be additional support from the Council. The Council will hold official comment off, but Mr. Anderson needs to emphasize that #4, in his letter of February 26, 1997 to Mr. Reedy is critical, and if that gets watered down the Council will comment.

Building Codes - Ms. Boone reported that the special Committee assigned to address historic building codes decided to keep the code as is for now, but to train a designated Labor and Industry staff person who will be able to give definitive answers to other Labor and Industry staff and others regarding historic buildings. Mr. Keefe asked if there will be anything put out in writing describing where the flexibility may take place. Ms. Boone said there is a very good interpretation and that there can be flexibility for historic buildings. Historic Preservation graduate students will take the initiative to develop a manual this summer. The Legislature has approved that a historic variance appeals board be set up, and the Division is recommending that it be extended and become an on-going board. The Committee will check in again in a year to see how it's working and if it's not working, they will then go back and establish a new code.

Lead Paint - Last year's law required that owners of rental housing protect tenants from lead dust. The Division wants the language changed from aluminum window wells, to a smooth and cleanable surface. The Division is saying that there are different ways to achieve the same goal and the one they are choosing is not appropriate.

Deerfield meeting - June 6 - is a meeting of preservation interest groups from New England and New York State - i.e SHPO, National Trust regional staff and others. Ms. Groschner indicated she is interested in attending and would like the Advisory Council to be more cognitive of the regional issues.

Ms. Groschner said that the Council would like to commend Elsa Gilbertson and William Jenney as recipients of the Public Service Recognition Award for their participation in the Cultural Heritage Tourism Task Force and subsequent position paper.

Dr. Andres made the motion that the SHPO write the letter to the NPS regarding the Conflict of Interest issue indicating that the Council feels given the circumstances of a small state like Vermont they feel there are other ways to deal with this issue. The Council would like Mr. Anderson to write the letter and make the argument, indicating that this is the reason the Chair was re-elected. Bill Finger asked if the Congressional Delegation should be contacted. Mr. Finger, Ms. Groschner and Mr. Donath will pursue - perhaps have a meeting with the Delegation. David Lacy said the NPS needs to be more specific regarding solutions in small states and he feels it needs to be done in a general context and in a timely manner because the Council has business to do. It was decided to put a draft position paper in place signed jointly by the Council and the SHPO and to

copy the Congressional Delegation. It was reiterated that the NPS needs to re-think their policy. Ms. Groschner will put together a letter, and distribute it to the members for input. If they decide to involve Mr. Anderson they will have him verify with the administration that they approve this action. This matter will be included on the June agenda.

IV. Environmental Review

A. Chapman Barn - Mr. Chapman appeared before the Council and explained the history of his property. He passed around addition photos from the ones which the Council previously received. He said the property is an old farm which had two houses and a barn - they were in unliveable condition and needed new foundations and other major repairs. It was Mr. Chapman's understanding that he did not need an Act 250 permit when he started working on the property in 1987. In 1994 the District Commission determined he needed an Act 250 permit due to his use of the barn as a commercial storage facility. The Council needs to determine if the houses were NR eligible prior to renovation. Ms. Groschner said that there is not enough information available. She asked how the Council can determine this situation and what is the Council's jurisdiction. She said that whether or not there was an actual plan is the question and that is not the determination for the Council to make. The District Commission is asking for a retroactive determination. The Council said that as far as they are concerned the request for National Register eligibility is for the property as it is today and the Council considers the property as it is today clearly not eligible. The Council also feels it does not have proper guidance from the Commission regarding what decision they want the Council to make. Based on the information submitted the Council is not clear whether or not there was a plan submitted to the Commission. Is the way the building was preserved consistent with preservation standards, or is there undue adverse effect? The Council feels that in its current state, with its renovation, this property is no longer eligible for the National Register. Another question the Council needs to answer is does the Council feel that this group of buildings, in its past condition (the farmstead), before renovation is eligible for the State Register. Mr. Keefe indicated that if he saw this collection come before him requesting a barn grant he would feel they are historic because they have enough historic fabric intact to get a sense of the original characteristic of the building. The barn and residential buildings are together and represent a social configuration and development of a particular agricultural farmstead. Ms. Groschner made the statement that, while the Council owes special consideration to the District Commission's request, the Council has no indication from the District Commission when the plan for jurisdictional development commenced; therefore it is difficult if not impossible to determine whether there was undue adverse impact to the property. She then moved that the Council find that the subject structures, in their present condition, are not eligible for the State or National Register. Seconded by David Lacy. Voted as follows: five (5) yes, and one (1) no. The Council recommended to Mr. Chapman that he consult with the barn again program for future projects.

III. National Register Preliminary Review

A. Camp Hochelaga, South Hero - Ms. Gilbertson explained to the Council that the property is a YWCA camp. The Council looked at pictures and briefly discussed the Camp property. It is the consensus of the Council that it appears eligible for National Register. Ms. Groschner mentioned that in the future it might be nice to have a MPDF on camps.

B. Galick Farm has been postponed until the June meeting.

IV. Environmental Review, cont'd

B. Champlain Mill - the SHPO is looking for advice from the Council. Ms. Boone explained the project which is a 14' walkway which cantilevers off the foundation just above the windows. Mr. Donath said that the mills on both sides of the river represent the Industrial Revolution in Vermont.

Ms. Groschner said she doesn't know what problem this walkway will cause. The Champlain Mill is a major anchor in this mill district. Mr. Donath doesn't want to see the exterior ruined. The Council feels that a smaller walkway could be put there or pick an alternate route for it. There was lengthy discussion regarding various issues such as enhancement to the building, is this undue or is the Council hampering community/neighborhood development. They also discussed the project as not irreversible and that they are making a good community space. If it is about a pathway along the river does it need to be 14', or does it need to accommodate benches and carts. Mr. Finger suggested the Council look at the building, however time ran out. The Council's advice to Mr. Anderson regarding whether the Council feels this is appropriate development and would not have undue negative impact is as follows: two suggest they go ahead as designed, one member said it is high end of modification, one member said don't hang anything on side of building, and two suggested they alter the plan to five feet.

C. Springfield State Office Building, Springfield, Vermont. The Springfield Mill is being rehabilitated for state offices. The problem the Council has been asked to look at is loading dock on the back of the building. Buildings and General Services (BGS) was going to rehab that area and use it as a play space for children while their parent is at the SRS office. However, when they started the project it was discovered it is in worse condition than BGS had anticipated. Ms. Boone was asked if it is historic. Nancy Boone then showed slides to the Council and said she feels it appears to be built in 1928. Ms. Boone then asked the Council if they have concern with the removal of this, and if they do not, do they want mitigation. Ms. Groschner would like to have a representative beam or rafter stored. Mr. Keefe indicated he feels the addition has lost its integrity and has been altered beyond historic context. David Donath said perhaps something can be built to relate the functional memory of the dock to the building. Ms. Groschner verified that there is photo documentation of the entire space prior to development. The Council agreed to let the dock be demolished, they feel it has deteriorated too far.

- VI. Archeology - David Lacy gave a brief rundown of archeology activities during the past month which included a VAS workshop, and the spring VAS meeting in Middlebury, which included the VAW fundraising auction. He also mentioned that the *Journal of Vermont Archeology* is in production, that Doug Frink has published an article on fire periodicity, and that Jim Peterson has been appointed to UVM in the Anthropology Department. Mr. Lacy has been invited to write a chapter on Vermont archeology in a book about archeology in the Northeast.

VII. Old Business -

- A. North Bennington School - Mr. Keefe reported to the Council regarding the elevations for Phase II of the rehabilitation project, which is the addition of a new entryway. Mr. Keefe feels that the details are similar, and said the addition is being put on the side. He suggested to the Council that the elevations as submitted are acceptable. The other members agreed with Mr. Keefe's recommendation.

IV. Environmental Review - continued -

Springfield State Office Building, cont'd - At the request of Buildings and General Services, Ms. Boone brought to the Council a piece of wood flooring which is representative of the flooring in the Springfield State Office Building. BGS would like permission from the Council to remove the old flooring before installation of the new flooring because the nails sporadically pop up through the old wood and there are far too many to go through and nail them all back down. That also would not guarantee that they would pop up again ruining the new floor. Mr. Donath mentioned mitigation by keeping the existing floor in as many places as practical in the new building. Ms. Boone indicated that BGS had already mentioned they will try to keep the wood flooring in the public (lobby) and conference areas. The Council agreed that BGS could then remove the original flooring.

VIII. New Business

- A. Procedure for establishing ad hoc committees - The last ad hoc committee consisted of Dr. Andres, Ms. Groschner, Mr. Donath and Mr. Keefe. The question before the Council is are the members satisfied with that arrangement. The members would also like to know the procedure for requesting information and how the ad hoc committee is determined. In the present system the applicant sends the requested information directly to the sub-committee, and they make a recommendation to the full Council. Ms. Groschner suggested having the applicant sign a waiver regarding the sub-committee's decision. However, Dr. Andres said he feels they should have a choice whether they would prefer to have the decision of the sub-committee or the full Council be final. Dr. Andres said it is also important for the ad hoc committee to report back to the Council so the action can be reflected in the minutes. There was brief discussion regarding the public perception of the responsiveness of Council. Ms. Boone asked how the sub-committee will be formed. Mr. Keefe said it will be determined on a project-by-project

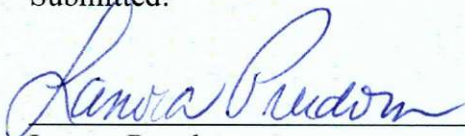
basis. He will determine who will be on the sub-committee and the Division will contact the members.

The Council is also formally requesting Mr. Anderson to submit a consent agenda for items he considers practical to be acted upon as a whole. The consent agenda would mean that for certain issues (i.e. National Register Review) the preparatory work will be done by Division Staff, with relevant facts and recommendations submitted to the Council in writing to be considered as a whole at the meeting.

At the June meeting Mr. Keefe would also like to set agendas for the next few months. He would like to review where the Council has been and where they are going. Mr. Keefe also suggested redoing the agendas to explain to the Council what action is required on each project. For example, the Council would like to know in advance the nature of the action, determine if they have enough information to make a recommendation, and what the Council needs to consider to make their recommendation. They would like to know the process for each subject in advance, not the substance. It was agreed to include this in the next agenda.

The meeting was adjourned at 4:12 p.m. by the Chair.

Submitted:

A handwritten signature in blue ink, reading "Lanora Preedom", is written over a horizontal line.

Lanora Preedom

Division for Historic Preservation



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

NOTICE

The monthly meeting for the Vermont Advisory Council on Historic Preservation will be held in at the Town Hall, Shelburne Village, from 9:00 a.m. - 4:00 p.m., Wednesday, June 11, 1997. (NOTE: The Town Hall is the 3rd building on the right, going south, after the stop light in the village.)

AGENDA

- | | | |
|---------------|---|-------------------------|
| I. | Old business - follow-up on items from May meeting | 9:00 a.m. |
| II. | New Business | 9:15 a.m. |
| | A. Minutes of the May 6, 1997 meeting | |
| | B. Confirm and schedule meeting dates | |
| III. | Presentation by the Shelburne CLG Coordinator -
Kate Bortz, Town Planner | 9:30 a.m. |
| IV. | Rules and Regulations, cont'd | 10:00 a.m. - 12:30 p.m. |
| WORKING LUNCH | | |
| V. | Grants discussion (Eric Gilbertson) | 12:30 - 1:45 p.m. |
| VI. | 123 So. Main Street, Waterbury, Garage Improvements | 1:45 p.m. |
| VII. | Smuggler's Notch Campground | 2:15 p.m. |
| VIII. | State Register - removal | 2:45 p.m. |
| | A. 1100 Hinesburg Road, So. Burlington | |
| IX. | SHPO Report (written) | 3:15 p.m. |
| X. | Archeology Report (David Lacy) | 3:20 p.m. |

- XI. National Register Preliminary Review 3:30 p.m..
 - A. Gallick Farm, West Haven
 - B. Curtis House, Norwich
 - C. North Hero House Inn, North Hero
- XII. National Register Final Review
 - A. Gallick Farm, West Haven
 - B. Curtis House, Norwich
- XIII. Adjournment 4:00 p.m.

AGENDA NOTES:

V. Grants Discussion-

- putting a condition in manual limiting repetitive barn grants
Combining work elements into one project, one application
- in-town barns
- changing the grants cycle
- scoring - if usage of barn is contingent upon repair
- revising application (clarify the painting issue)

VI. 123 So. Main Street, Waterbury - determine historic significance, evaluate the rehab plan
- The house is on the NR but the garage is not, determine if garage is eligible for NR in the district and evaluate whether the work meets the standards.

VI. Smuggler's Notch Campground - review the final report as requested by the Council

X. 1100 Hinesburg Rd - evaluate whether the outbuildings which are listed on the SR have lost their structural integrity and are still eligible for the state register or not. Consultant recommends removal from the register.



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

MINUTES

June 11, 1997

Members Present: Thomas Keefe, Chair, Historic Architect
Glenn Andres, Architectural Historian
Holly Groschner, Vice Chair, Citizen Member
David Donath, Historian
David Lacy, Prehistoric and Historic Archeologist
Kimberly Zea, Historian, Citizen Member (left at 3:30 p.m.)
William Finger, Citizen Member (arrived at 11:30 a.m.)

Staff Present: Townsend Anderson, SHPO (left at 4:00 p.m.)
Nancy Boone, Architectural Historian
Lanora Preedom, Administrative Assistant
Giovanna Peebles, State Archeologist (9:00 a.m. - 4:00 p.m.)
Scott Dillon, Survey Archeologist (9:00 a.m. - 3:45 p.m.)
Eric Gilbertson, Director/Deputy SHPO (12:00 p.m. - 2:30 p.m.)
Elsa Gilbertson, National Register Specialist (3:00 p.m. - 4:20 p.m.)

Others Present: Albert Bright, Legal Intern, DHCA
Tina Ruth, Special Counsel, DHCA
Kate Bortz, Town Planner, Town of Shelburne (9:30 a.m. - 10:45 p.m.)
Ronald Tofani, Buildings and General Services (1:30 p.m. - 3:00 p.m.)
Emily Wadhams, Architectural Consultant (2:45 p.m. - 3:30 p.m.)

Recusal: Thomas Keefe, Chair - 123 So. Main Street, Waterbury, garage improvements.

The meeting commenced at 9:15 a.m. in the Town Hall, Shelburne, Vermont.

- I. Old Business - follow-up on items from the May meeting. There was discussion regarding the ad hoc committee process. Ms. Groschner asked if the agenda is public information. Ms. Boone explained to her that the Agenda is sent to the Secretary of Administration, but that only the notice of the meeting date, time and location is published in the media.

It was decided that ad hoc committees would be used in rare, emergency situations and that the Council will get a legal opinion regarding the Open Meeting Law.

II. New Business

Mr. Keefe apologized to the Council for the material not getting to the members on time and assured them that a diligent effort will be made to assure that material is mailed in a timely fashion. Mr. Anderson explained that the minutes will be done within week of meeting.

Mr. Lacy made a motion to accept the minutes, seconded by Dr. Andres. There was discussion and the following changes:

- Page 3, C. Next to last sentence should read - Ms. Gilbertson said no because that Criterion is for the historic property that is most closely associated with a significant person.
- Page 5, L. First sentence should read - First built in 1823 and remodeled in 1869 in the ...
- Page 6, last line - Change Dr. Glenn to Dr. Andres.
- Page 9, A. Chapman Barn - The fourth and fifth sentences should be changed to read: It was Mr. Chapman's understanding that he did not need an Act 250 permit when he started working on the property in 1987. In 1994 the District Commission determined he needed an Act 250 permit due to his use of the barn as a commercial storage facility.

Later in that paragraph, Ms. Groschner's motion should read: Ms. Groschner made the statement that, while the Council owes special consideration to the District Commission's request, the Council has no indication from the District Commission when the plan for jurisdictional development commenced; therefore it is difficult if not impossible to determine whether there was undue adverse impact to the property. She then moved that the Council find that the subject structures, in their present condition, are not eligible for the State or National Register. Seconded by David Lacy.

The minutes passed unanimously as changed.

B. Confirm and Schedule Meeting Dates: **June 30**, Randolph, Vermont - to continue discussion of the Rules and Regs because Mr. Lacy will not be available for the July and August meetings. **July 23**, in Montpelier, and **August 12**, perhaps in Newbury and **September 16, 1997**.

Mr. Lacy asked if the Jackson House in Woodstock has been reviewed for the National Register. He feels its integrity has been destroyed. Mr. Donath said that it was sold within a month of the NR eligibility. Ms. Boone said the addition was planned at the time it was placed on the NR and presently the Division has no legal jurisdiction. Mr. Lacy would like to have the Council consider removing this property from the NR. Mr. Donath said they will be marketing it as a National Register property, that it's historic. Mr. Keefe agreed that the Council has no jurisdiction. Mr. Anderson will talk to Sue Jamele to see if it's going through Act 250.

Ms. Groschner gave an update on the Deerfield regional meeting. She said she feels Vermont does wonderfully well with very little and that our people do a great job. Ms. Groschner congratulated everyone at the division.

III. Presentation by the Shelburne CLG Coordinator

Mr. Anderson introduced Kate Bortz, Town Planner, Shelburne. Ms. Bortz welcomed everyone to Shelburne and gave the Council an overview of the CLG program in Shelburne. She explained why it's a very desirable town, i.e.: 18 miles of Lake Champlain frontage; a diverse economic community, 3 of the largest tourist attractions in the state, and many historic resources. She said the 7-member commission has been a CLG for 10 years. Ms. Bortz further explained the projects they have done and what is planned for the future. There were questions from the Council and they thanked her for taking time from her schedule to meet with the Council.

IV. Rules and Regulations, cont'd

Mr. Keefe recapped how the Council got to this point and explained that they are going to focus on rule making.

Ms. Groschner recommended that there should be structure to today's discussion. She would like to clarify what they are about to do, go over scope of rules, and have Ms. Ruth explain action items. Ms. Groschner would like the Council to make a list of additional information or issues which they would like to consider, significant vs. not significant, list issues, address them in a systematic way and make recommendation what the action should be.

Ms. Ruth started with a walk through of the rule. (The first draft which is being discussed by the Council is attached to the file copy of the minutes.) There was brief discussion regarding what the Council feels is the most important thing. Mr. Anderson gave an overview how the Council got to this point and told them that it was decided to look at the Division and the Council's roles under Act 250. Mr. Lacy brought up the issue regarding changing the burden to the proponent. The key role of Council is to determine significance by testimony. Ms. Ruth said that today the Council will focus on 2.3.1 (page 9), the Act 250 archeological process and its relationship to state agencies. Ms.

Ruth said she and Mr. Bright will come up with a set of rules for archeology and historic sites and they will then branch off from there. Ms. Ruth started by using the outline which she sent to the Council and focused on ways to relegate the process. David Lacy brought up the sensitivity issue mentioned on page 10 of the memo. He questioned the use of the word "site" when what they really mean is a "chunk of land". Mr. Anderson clarified that the use of the word "site" in Act 250 refers to historic site, Title 22 refers to a site. Mr. Donath suggested they don't use the word "site" unless they actually mean "site". It was mentioned that "site" is defined on page 4 of the memo. Ms. Groschner said the Council needs to emphasize the Act 250 process. Ms. Groschner asked who will use these rules. Ms. Ruth said everyone; the Advisory Council, the Division and the applicant, will use them. Tina Ruth is making the Council's suggested changes on the outline, will incorporate them, and send the Council a corrected copy for their review. Mr. Keefe mentioned that the priorities are that Act 250 and the archeological process are at the top of the list of issues and priorities.

There was extensive discussion on various word usages and definitions, such as in the definition of "Adverse Effect" under (2), and whether to include the word "integrity" or "context." Should the definition of "effect" include "integrity"? Change to read ... integrity of location... . Ms. Zea asked if the word "context" could be included to help clarify definition? Dr. Andres asked if they can use the word "viable." The wording could be ... changed in viability or integrity in a property's ... Ms. Ruth indicated that the definition of adverse effect derives from Federal Section 106.

Under (e) Historically Significant, Ms. Peebles suggested changing the word "site" to "property." It is the general consensus that the word "site" should not be used.

There was further discussion regarding the use of the word mitigation and what the Council expects.

Ms. Groschner asked if the Council wants to define what "documentation" means? Mr. Keefe said the Council agreed that documentation will be treated as a policy not a rule. Ms. Boone pointed out that there are specific standards regarding levels of documentation which are already written. Ms. Peebles pointed out that the federal law includes data recovery in the documentation definition.

Ms. Groschner pointed out that 22 V.S.A. (a)(8) does not say who the Advisory Council is supposed to advise. Ms. Ruth said that is true, but the AC only has jurisdiction under section (8). Ms. Groschner said the Advisory Council should take the plain language and interpret it sensibly.

After lengthy discussion Mr. Ruth made the following summary regarding the requested changes by the Council:

1. "May be" - in Title 22 definition of "site".

2. "Significance" - determination, definition.
3. Use of predictive model(s).
4. Address use of word "site" in outline of rules.
5. NR criteria don't or may not work as standard of significance for archeology; evaluate.
6. Address transition from "sensitivity" to "significance" in proposed rules.
7. Address listing on SR as part of Act 250 significance determination; process, AC adds site to list; check SR Notification Policy.
8. How can public be informed about archeology? To what extent should archeological sites remain confidential?
9. Address "viability" of site in definition of "undue adverse effect" in rules.
10. Address "impact on resource".
11. Documentation - consider whether to define in rules; already defined to three levels by feds.
12. Address, distinguish "site" definitions in Title 22 and Act 250.
13. AC needs to clarify its comfort level with "significance" definition.
14. Address "undue adverse effect" definition, adequacy of mitigation measures definition.

There will be an additional meeting on June 30 from 10:00 a.m. - 3:00 p.m. in Randolph. Before that meeting the Council members will send Tina Ruth their written comments.

Ms. Peebles told the Council that it is very important to her and Mr. Dillon that it be determined what level of evidence is needed to determine something significant, i.e. how many test pits, analyzing watersheds, etc.

Mr. Anderson finished the discussion by telling the Council that one of the outcomes of the discussion on rules and regulations is that the Council is left to define the threshold of significance. He said it is up to the Council to decide what they are comfortable with when they determine something historically significant. That will be an indication to the division how much evidence they need to submit to the Council for them to make a determination.

Ms. Groschner added that she would like to make sure the mitigation issue is addressed further, to make sure it is adequate. She also said that the Council will be mailed the following in advance of the meeting on the 30th:

- Copy of the revised rules
- The State Register notification policy, and
- The State and National Register Criteria.

V. Grants Discussion

Mr. Gilbertson explained to the Council that he would like to change the grants cycles to

make it easier for the applicant. Attached to the file copy of the minutes is Mr. Gilbertson's proposal. The Council concurred with the proposal that the application responses be limited in length and the questions be made more specific. Dr. Andres suggested that the questions be carefully phrased to elicit the best information from the applicant. For example: "How is the building important to the community." The council also recommended that the grant work be prioritized with the costs identified.

Mr. Gilbertson brought up the questions of in-town barns and how the council wants to treat them on the scoring sheet, also the general scoring process and funding for good stewardship.

It was decided by the Council that the definition in the application for in-town barns would remain the same. It does not exempt in-town barns if they were used for agriculture purposes.

It was also the consensus of the Council that the scoring sheet is adequate and if they award the discretionary points more thoughtfully, applications which promote good stewardship and community enhancement projects should still score high.

The Council agreed that Mr. Gilbertson shouldn't have to accept an application in which the work from a previous grant has not been completed and make it a policy that there will be no grants given to a single property two years in a row.

The consensus of the Council is the process is fine.

Council decided to keep the phrasing for in-town carriage barns are not eligible.

VI. 123 So. Main Street, Waterbury, Garage Improvements

Mr. Keefe recused himself under Conflict of Interest because he has other business with Buildings and General Services. Ms. Groschner took over as Chair for this item.

Ms. Peebles explained the handout to the Council for purposes of evaluating the project.

Mr. Tofani explained the project to the Council. The Council reviewed the pictures and information sent to them before the meeting. The property in question is within a historic district. The determination the Council needs to make is whether the garage is significant and contributing to the property.

Ms. Boone told the Council that the garage is on the NR because it is within the district.

Ms. Zea moved that the barn is a contributing structure to the historic district under criteria A and C, seconded by Ms. Groschner. Ms. Boone explained a project undertaken by the division regarding identifying characteristics of historic garages. She indicated

that this garage has the defining features of a community garage. The vote passed with one abstention, four yes.

David Donath made the motion that in as much as the defining features of this type of garage are prominent, i.e., the doors, and the suggested changes will have an adverse effect. Seconded by Dr. Andres. Voted unanimously.

Ms. Groschner asked if the DBGS looked at the cost of replacing the windows and repairing the doors. Mr. Tofani indicated it is costly. Ms. Boone said there is hardware available which allows conversion of swing out doors to overhead. She said there are also companies which manufacture replica doors. Mr. Tofani indicated that BGS does not have funds to repair the doors. There was discussion in which Dr. Andres pointed out there would be potential for savings because if they kept the doors and repair them, they wouldn't need as much new clapboarding.

The preference of the Council is to convert one side of the door which is in very poor condition to a people door, and rehab the remaining doors, including installing the hardware to convert a double door to overhead.

Mr. Donath made the motion to retain the doors fixed in place, with blackout panel, convert two half doors to people doors, and remain in the budget. These changes would enhance the historic district. Mr. Tofani will revisit the issues with his contractors. Seconded by David Lacy. The motion passed with 4 yes, 1 no.

The Division will send a memo to Mr. Tofani. Mr. Lacy made the motion that the Division review the new plan and have the authority to sign off unless it is too far out of line, at which point it may come back to the Council, seconded by Dr. Andres and voted unanimously.

Mr. Keefe returned to the room, and resumed as Chair.

VII. Smugglers Notch Campground removed from agenda.

VIII. State Register - removal

A. 1100 Hinesburg Road, So. Burlington, VT.

Ms. Emily Wadhams explained that the contractor wants to develop the property and subdivide into 12 lots. She explained that one building collapsed in the last snowstorm of the season and that the rest of the buildings are in extremely poor condition. Sills are rotten, windows are gone, etc. Ms. Wadhams feels it has lost integrity because of the deterioration as a whole and loss of context. Ms. Wadhams passed around photographs of the buildings and the surrounding area. Ms. Groschner asked if it was listed individually or as a farm complex. Ms. Wadhams said it is listed as a house with related

structures (variety of outbuildings). Dr. Andres drove by and said that it is in really bad shape, it reads as a farmstead [that was] with relationship with its house. Dr. Andres agreed with Mr. Keefe that there should be "doc and destroy." Mr. Donath said that although they have been neglected he feels that they have not lost enough integrity to warrant de-listing. Mr. Donath feels that the Council does not want to get into the habit of de-listing property. The Council indicated that the property is on the State Register and the Council has nothing to say regarding the project.

Ms. Groschner suggested the Division keep a record of cases which request de-listing to build a case file. Ms. Boone said she would do that.

IX. SHPO Report

The SHPO report was submitted in writing and mailed to the Council prior to the meeting. Mr. Anderson passed out the Historic Preservation Plan to the Council for their review and comment at the July 23 meeting.

Mr. Anderson also passed out information on the Vermont Travel Information Study and encouraged the Council to attend the public informational hearings to support the Plan. The Council may review and designate one person to make recommendations to the Governor.

Ms. Gilbertson explained that private industry will not like this plan. Elsa Gilbertson will draft the recommendation letter and forward it to Mr. Keefe who will finalize it and send it to the Governor on behalf of the Council.

Mr. Anderson said he will bring a copy of the State-owned Historic Sites Needs Assessment Executive Summary to the June 30 Council meeting.

X. Archeology Report

David Lacy is participating in the New England Archeological Foundation effort for teachers and students to participate in projects with schools. He is working with Sheila Charles on a field school in the National Forest.

XI. State Register Final Review and National Register Preliminary Review

A. Gallick Farm, West Haven - Ms. Gilbertson explained that the Nature Conservancy is requesting that the Gallick Farm be placed on the State Register and be determined eligible for the National Register. Elsa Gilbertson passed around additional photo for the Council to view and explained that Ms. George is requesting a statement regarding the importance of the complex in the motion from the Council. After brief discussion Mr. David Donath nominated the Gallick Farm to be placed on the State Register under criteria 1, 2, 15, 16 and number 11 for archeology, that it has historic integrity and a wide

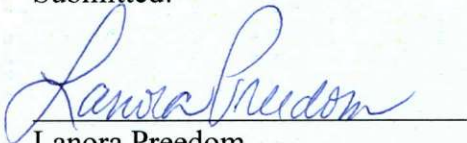
variety of agricultural building types, and that the underground and underwater resources are also significant. Seconded by David Lacy who also indicated that this farm is significant for its prehistoric archeological elements, historical integrity and layout. There was discussion regarding the many archeological resources which this property contains, such as, identified shipwrecks from the War of 1812, boat yards, and recorded quarry and burial sites. Voted unanimously. It is also the consensus of the Council that this property appears eligible for the National Register under criteria A, C, and D.

B. Curtis Homestead, Norwich - Ms. Zea was not present for discussion on this property, and conveyed through Ms. Groschner that she would not support the nomination of this property for State or National Register. The Council briefly discussed the alterations to the building and decided to table discussion until the July meeting when Ms. Zea will be present to express her concerns.

C. North Hero House Inn, North Hero - Ms. Gilbertson read a history and description of the property and passed around the survey book for North Hero. After a brief discussion it is the consensus of the Council that this property appears eligible for the National Register. The nomination should contain a good statement of historic context.

The meeting adjourned at 4:20 p.m.

Submitted:



Lanora Freedom
Division for Historic Preservation

Attachments



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

NOTICE

There will be a special meeting of the Vermont Advisory Council on Historic Preservation on Monday, June 30, 1997, from 10:00 a.m. - 3:00 p.m.. The meeting will be held at the Gifford Hospital, Conference Room West, Randolph, Vermont.

AGENDA

- I. Rules and Regulations, cont'd
Act 250/Archeology

10:00 a.m.- 3:00 p.m.



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

MINUTES
June 30, 1997

Members Present: Thomas Keefe, Chair, Historic Architect
Holly Ernst Groschner, Citizen Member, Vice Chair
Dr. Glenn Andres, Architectural Historian
David Lacy, Prehistoric and Historic Archaeologist
William Finger, Citizen Member

Members Absent: David Donath, Historian
Kimberly Zea, Historian/Citizen member

Staff Present: Townsend H. Anderson, SHPO
Lanora Freedom, Administrative Assistant
Scott Dillon, Survey Archeologist (left at 2:30 p.m.)
Giovanna Peebles, State Archeologist
Tina Ruth, Special Counsel
Albert Bright, Legal Intern

There was discussion regarding changing the July meeting date which resulted in the July meeting being canceled. The August 12 meeting will be in Newbury, Vermont, and the September 16 meeting will be in Montpelier.

New Business

Mr. Anderson talked about the press conference which will be held at the Lake Champlain Maritime Museum today with Senator Leahy regarding the discovery of a missing gunboat from Benedict Arnold's fleet.

Mr. Anderson also indicated that Mr. Patterson, who is now the Deputy Secretary of the Agency read the HP Plan and commented on it very favorably.

Mount Independence Coalition received a \$40,000 contribution which is to be used for Phase II of the exhibit at the Visitor Center.

I. Rules and Regulations discussion continued:

Mr. Keefe explained that the Council will continue the discussion on the archeology aspect of Act 250 in the rule making process. He explained that the role of the Council is to advise the Division and that the rule making will actually be done by the Division not by the Council. Mr. Keefe told the Council this is an opportunity for them to give their input into the process.

Ms. Ruth suggested that the Council re-read the June 4 memo and put into context why they are doing what they are doing.

Ms. Ruth pointed out that the delegation issue is one area of concern. She feels that perhaps the Council may not have been following the law: the Advisory Council has not been presenting the evidence to the District Commissions and to the Environmental Board. Ms. Ruth would like the Council to clarify the practices that are going on now and pull all the issues together. Ms. Ruth feels there is a need to clarify the on-going practices of the Council to make sure that they are consistent and defensible. She also wants to clarify the Advisory Council's role regarding testimony before the District Commissions and the E-Board. Ms. Ruth said that it is not the role of the Council to testify regularly, but only when issues are contested. Up to that time written testimony is sufficient.

The final item which Ms. Ruth will discuss today is the standard or criteria for the Council to apply to determine the definition of significance with which they are comfortable regarding archeological sites.

Ms. Groschner would like Ms. Ruth to explain what she wants from the Council, specifically the Burden of Proof issue and what it means to the Council. Ms. Ruth explained that what she is looking for is mostly for background because there is so much inconsistency and uncertainty in the interpretation of the law that needs to be understood. The Council needs to understand that this is the only area in which the Division does not determine what is significant.

Mr. Bright explained to the Council that if their process is defensible there should be no problem with the E-Board.

Ms. Ruth said the Council should look at the delegation of authority issue, 3 V.S.A. §214 which says that "A secretary, commissioner or director may delegate authority other than specific statutory authority of the office", she indicated that a board or council fit into the category also. She pointed out that the Council under 22 V.S.A. §742 has the specific duty to provide testimony, and under Title 10, the environmental law section, it specifically refers to the Advisory Council testimony.

Ms. Groschner clarified that what Ms. Ruth is saying is that there is no delegation of the testimony responsibility. Ms. Ruth said that is correct. Testimony can be by affidavit, and the Council does not have to appear until it is contested but at that point it is very important to have a member of the Council and the Division present to guide Division counsel in their examination.

Ms. Ruth explained the current process at the Division regarding how an archeological "site" is established. She said that an applicant and the Division cannot establish existence of a "historic site" unless it's on the State or National Register or by testimony of the Council.

Ms. Ruth passed out the proposed Act 250 Permit Process Flow Chart, as she and Mr. Bright have drafted, and the Sequence of the Proposed Archeology/Act 250 Procedure (attached to the file copy of the minutes) and summarized the new proposed rules and process.

There was lengthy discussion and Ms. Ruth and Mr. Bright will incorporate the recommended changes. The Council agreed with the process and will receive an updated version of the flow chart and procedure outline.

There was discussion regarding significance and sensitivity and if the protected status of the site can be changed at a later date when the Act 250 permit is amended. This brought up discussion regarding the Waterbury golf course situation. Ms. Ruth mentioned that if anything major changes in a project then it becomes a new application. There was discussion regarding MOA's and how they protect the site.

Mr. Keefe brought up the issue that "sensitive area" is not defined. Ms. Ruth said that is important and made note.

Dr. Andres mentioned that there appears to be no time limit on the time in which information is originally submitted to the Division. Ms. Groschner questioned when does the ANR deem an application complete. Mr. Lacy questioned charging a fee for assistance preparing the application, otherwise they need to make sure the application is complete when it gets to the Division. Mr. Anderson mentioned that "fees" is another discussion and is being taken care of under another avenue.

Mr. Keefe said that 15 days is not enough time for the Division to receive the information and then have to turn around and send it to the Council. Ms. Ruth will make a note to consider a longer timeframe. Ms. Ruth said she will check with the E-Board to see if the Council can be notified at the same time the exchange between the applicant and the Division occurs. Internal workload issues will be determined within the Division and some time changes may be made. Mr. Finger mentioned that there should be a "deemed approved" phrase in the rules, meaning that if the Division doesn't get it done in the timeframe, it will be approved. Mr. Keefe asked what will get submitted to the District

Commission? Ms. Ruth indicated that a separate statement would be submitted through findings of fact and conclusions. This is only if it is contested. Mr. Keefe would like to see a model of the findings which the Council is looking for. Mr. Anderson said that the Division will develop a form which the Council will use to determine significance. He said it is important that when something comes to the Council it is predictable, they know what it is, and what questions to ask. Start with the facts, then the criteria and apply the facts to the criteria. When an applicant submits information to the Council they should submit the proposed findings at the same time.

Ms. Groschner brought up the question regarding the statutory role of the Division in Act 250. Ms. Ruth explained that the Division does not have a statutory role other than the Council approving their participation. She said that by approving the Division's participation the Council is approving them to negotiate. Ms. Groschner would like the Council to make suggestions regarding site treatment and mitigation and be able to influence those decisions. There was a long discussion about the Council's role in determining mitigation. Mr. Anderson told Ms. Groschner that the Advisory Council has a very distinct role in determining historic significance, but from that point there is a subjective negotiation issue and the Council should stay above the fray and not get involved in conflicts with applicants. That's the Division's task. Mr. Anderson feels that if mitigation is suggested the Council can discuss it, subsequent to determination of historic significance, but maintaining that line of delineation is important to the integrity of the Advisory Council. Ms. Ruth agreed that the Council could discuss mitigation after their deliberations on "significance" but that it should not be in the rules.

The next issue Ms. Ruth brought before the Council for discussion is "Burden of Proof," 10 V.S.A §608 (a) who has the burden of proof? If there is a determination which is applicable then there is no burden. Once the Division has a "significance" determination from the Council and the Division determines undue adverse effect, then the burden shifts to the applicant. Will the determination of undue adverse effect be established through testimony?

Sensitivity/Significance issues and SR/NR issues will be discussed later.

Ms. Ruth further explained 3.3.1 of the June 24 draft.

Mr. Keefe asked Mr. Lacy if he is comfortable with how the predictive model is going to work, or how it is going to be applied. Mr. Lacy said he didn't feel this needs to be discussed further at this time, and that he worked out a lot of the problems in the wording with Ms. Ruth and Mr. Bright at their meeting last Friday. The question of fees came up again. Mr. Anderson explained that Mr. Dillon and Ms. Peebles are doing research on a fee structures and that it will be going in as an agency proposal as opposed to a division proposal. Mr. Lacy stated that if the fee structure doesn't work, these rules won't work and the current process should stay in place.

Ms. Peebles is looking to develop a modified Phase I and Phase II process to establish threshold parameters on a site's context, integrity, content and data potential. Is the implication that they are going to put sites on the NR using SR criteria? Mr. Anderson said that in the interim this will be the procedure. Ms. Groschner asked if everything shouldn't be put on the SR because all the work has been done already, except notification of town/owner.

Mr. Lacy feels it is important to make SR equal to NR - use NR standards to determine significance for archeology.

Ms. Groschner asked why Vermont has a State Register at all. Ms. Groschner recommended that someday the SR take into consideration the effect on adjacent property, or perhaps have a protection device for "gateway vistas," or open land, etc. Ms. Ruth suggested that perhaps someday the Council should address planning issues with other planning agencies.

The Council is making the standards of eligibility parallel, it is important to maintain the two standards. Mr. Anderson explained that if you are on the SR and not eligible for the NR, under Act 250 it is harder to justify a finding of undue adverse effect. The State Register has less credibility than the National Register, perception is that it has a reduced status.

Ms. Groschner suggested amending SR # 17 to say, "or a site which is determined eligible for the National Register." Ms. Groschner suggested that the AC should adopt the NR rules as the State Register Criteria and add a category called "other".

Mr. Finger said that the SR is more specifically inclusive and the NR is specifically exclusive. Ms. Groschner asked what would not be included on the NR that would be on the SR except for some of the vernacular buildings which make up Vermont's landscape.

Dr. Andres brought up the 50 year rule, which would not make the NR but could go on the SR. Ms. Peebles said that the AC does have the potential to redevelop the old paradigms, don't get stuck in the old ways just because that's the way it's been done forever. Dr. Andres said he feels that adopting the NR standards for the SR may tie the Council's hands.

Mr. Anderson said that if you apply the National Register criteria to the State Register, with the exception of the 50 year threshold, you know the property will be eligible for the National Register in the 51st year. Therefore listing on the State Register and applying the National Register criteria makes it eligible for the NR which would effectively raise the credibility of the SR.

Dr. Andres indicated that the NR criteria is a good umbrella for the State Register, but in the preamble to SR criteria and that the property will be judged for state and local

significance which would give the Council the leeway to interpret the criteria differently. Dr. Andres said that would mean that the Council would be working within the same framework. Mr. Bright said that every door that is opened opens up "historically significant". He said the reason it is defined that way is so it is clear to the applicant. There was brief discussion regarding the use of NR Bulletins for guidance for NR nominations but that structure for the SR is less clear.

Mr. Bright asked the Council if they are comfortable with the definitions of "historically significant" which they have established so far.

Mr. Keefe indicated that he is uncomfortable using the NR standards to put something on the SR. He feels that he could say that almost anything on the SR is NR eligible, but he feels the Council would have a hard time defending the small, vernacular buildings, etc., he feels the standards are not comparable right now. Mr. Keefe asked what can the Council do to advise the Division to make the decision.

Mr. Bright said that it is up to the Council to define significance. He wants to make sure that the definition in the proposed rule is what the Council is comfortable with when they are determining significance.

Dr. Andres indicated that the Council is looking at archeology more from a building perspective because that is where they have more experience and the Council feels it is easier to judge the architectural merit of a building. However, in many cases the difference between State Register and National Register is in the level of research, in what they can tell about that building. Dr. Andres said that to him that's very analogous to digging test pits. Dr. Andres said that if the Council is really going to have an analogous process and apply National Register standards, their eyeballing it is a sensitivity test, and then the Council has to require somebody to do the research to either prove that this is of National Register quality or not. They don't have to do the whole nomination, but they have to bring up enough information so the Council can say that this is connected with a pattern, it is connected with a person, it is connected with a specific case; so the Council can say "it feels right, it seems to have a certain integrity." If the Council is going to apply these standards, they need facts, and someone has to give them to the members, and then they will be analogous to what they are trying to do with the archeological sites. Dr. Andres then asked if they should charge the person who's applying and have them hire an architectural historian to go out there and make a case, or does the Council have the Division hire people on contract, and have them go out and dig up the documentation for the Council and we charge every applicant accordingly? Dr. Andres said it seems to him that's what has to be done if they are going to apply National Register standards. He added that right now what we have is a "squishy" review based on connoisseurship rather than facts. Dr. Andres said that the thresholds should be defined very carefully so that the Council is not duplicating process.

Ms. Peebles suggested that regarding social history, etc., there should be more communication with local constituencies, or historic preservation groups.

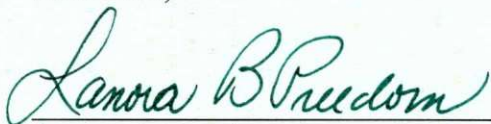
Ms. Groschner suggested replacing the word "professional" archeologist with the word "contract" archeologist. Mr. Bright agreed.

Mr. Bright noted the other wording changes in will incorporate them.

Ms. Ruth thanked everyone.

The meeting was adjourned at 3:05 p.m. by the Chair.

Submitted,



Lanora B. Freedom

Division for Historic Preservation

Attachment



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

NOTICE

The next regularly scheduled meeting of the Vermont Advisory Council on Historic Preservation will be held Tuesday, August 12, 1997, at **9:15 a.m.** sharp, (please) in Newbury, Vermont. It will be held at the Bayley Club, a single story, red brick building, located on Route 5, approximately ¼ mile south of the village green on the east side.

AGENDA

- | | | |
|-------|--|------------|
| I. | Minutes - June 11 and June 30 | 9:15 a.m. |
| II. | Schedule meeting dates | 9:25 a.m. |
| III. | Route 302 - 106 Violation | 9:30 a.m. |
| IV. | CLG (re-granting unallocated funds) | 10:00 a.m. |
| V. | National Register Final Review | 10:20 a.m. |
| | A. Old Stone Row, Middlebury College, Middlebury | |
| | B. Kemp-Shepard House, Georgia | |
| VI. | National Register Preliminary Review | 10:40 a.m. |
| | A. William A. Hall House, Rockingham | |
| | B. Colonial Theater, Manchester | |
| | C. Pinsbury-Stewart House, Dorset | |
| | D. Joe's Corner Store, 299-301 North Winooski Ave., Burlington | |
| | E. Carpenter House, Huntington | |
| VII. | State Register Review and Designation | 11:50 a.m. |
| | A. Curtis House, Norwich | |
| | NOTE: State Register Review cont'd after SHPO Report | |
| VIII. | WORKING LUNCH | NOON |
| | A. SHPO Report | |

- VII. Cont'd, State Register Review and designation 12:45 p.m.
B. Barn Removal, Waterbury (applicant may attend)
- IX. Title 22 Consultations 1:15 p.m.
A. Green River Crib Dam
B. Middletown Springs School - comment on archeology,
known historic NR site in the Historic District
- X. Old Business 2:45 p.m.
A. SR/NR discussion update
B. Westfield School
- XI. Other Business 3:20 p.m.
- XII. Barn Tours 3:30 p.m.



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

MINUTES

August 12, 1997

Members Present: Thomas Keefe, Chair, Historic Architect
Ms. Groschner, Vice Chair, Citizen Member
David Lacy, Prehistoric and Historic Archeologist (11:30 a.m. - 4:00 p.m.)
Glenn Andres, Architectural Historian
William Finger, Citizen Member (9:20 a.m. - 3:15 p.m.)
Kimberly Zea, Historian, Citizen Member

Member Absent: David Donath, Historian

Staff Present: Townsend Anderson, State Historic Preservation Officer
Nancy Boone, Architectural Historian

Others: Members from Agency of Transportation (9:30 a.m. - 10:30 a.m.)
Robert McCullough
John Perkins
Bernard and Erlene Weatherbee
Mrs. Cassidy
Gary Burrington, Contractor
Guests (1:15 p.m. - 4:00 p.m.):
Clarence K. Haynes, Middletown Spring School Board
Janet Jamieson, Rutland Southwest S.U.
Robert Lorenz, Department of Education
Members from Middletown Springs Historical Society Board
(1:15 p.m. - 4:00 p.m.):
Jane O'Reilly
Jackie Mott
John Arsenault
(Unclear)
David Wright
Patty Kenyon
Linda Peacy
Ursula Smith

The meeting commenced at 9:22 a.m.

I. Minutes

There was discussion to make the following changes to the June 30, 1977 minutes:

- Page 4, first full paragraph - second Ms. Groschner's reference to be stricken and substituted with the following new sentence: "Ms. Groschner asked Ms. Ruth and the Council to consider whether the statutory reference to 'approval' required the Council's approval of the Division's negotiation with applicants."
- Page 4, first paragraph, 3rd sentence to read: "Look for model of findings which Advisory Council would provide to District Commission or E-Board." Seconded by Ms. Groschner.

The minutes passed unanimously as changed.

II. Meeting Dates

September 16, in Montpelier, October 21, November 19, in Montpelier.

III. Route 302 - 106 Violation

Mr. Anderson summarized the project. A c.1950 barn was moved without 106 review. Currently a change in the project was proposed to change the alignment to avoid a ledge, but it would necessitate taking a c.1829 cape. Mr. McCullough and Mrs. Weatherbee confirmed that the barn was built in 1945.

Mr. Anderson noted that he was seeking Advisory Council consultation under 22 VSA 14. The project is in Section 106 review and the SHPO will make the determination of significance and effect in response to submittals from AOT.

Three barns and one garage were taken down under a separate contract last fall. Two barns and one garage had been reviewed and signed off. The third barn, at the Weatherbee's house was not reviewed. That barn was owned by the Clough's.

Ms. Groschner asked if the project would have been designed differently under the new State Design Standards. John Perkins said the right-of-way would have been the same, but the road would have been narrower. John Perkins said that AOT needs to purchase the ROW to include utility placement.

Similar projects exist at 22A, Addison and US 9, Marlboro. Mr. Perkins said if the project has the ROW purchased, projects will generally proceed as designed.

Projects have: 5-7 year Pipeline
 3-4 underway now

15 more jobs coming

Ms. Groschner and Mr. Anderson asked for a list of those pipeline projects up to Step IV (ROW plans). Poultney - Castleton is being redesigned - may be 4-12-12-4.

Mrs. Weatherbee suggested that AOT listen to property owners long before ROW plans. She said that they have been fighting the project for three years and "no one listened."

Mr. Finger asked about mitigation for violation. AOT offered rehab of a barn in Windsor as mitigation. Mr. Anderson did not see link to this project and wants to continue to negotiate with AOT.

Mr. Burrington said that costs of both alternatives are about the same. There won't be a cost saving (of which they would get 50% as a value engineering bonus) because of a suspected unstable ledge and a problem with having to toe the slope back too close to the house on top of the ledge. The contractor wants to shift the alignment, and take the cape. The project has a surplus of material that would be used on the site of the removed cape.

A need for an archeological study on the site of the cape was noted. Mr. Anderson said he would find out if there are pre-historic concerns as well as historic.

John Perkins noted that sellers must be willing. The Weatherbee's reported that they and the Cloughs are willing.

Mrs. Weatherbee did not want to share photographs of the interior of her house. She felt it was an invasion of privacy. She described that the lathe and plaster are gone, there are painted floors, new cabinets, bathrooms, and no fireplaces.

The Council advised the SHPO that the cape does not appear eligible for the National Register. The barn may have been eligible if it was old enough.

Ms. Groschner expressed concern that the project removed a corridor of agricultural buildings in a scenic valley. As mitigation, Ms. Groschner suggested that the AC look at similar projects and make timely comments about them.

Ms. Groschner noted that the Page barn to the west is also being affected by the project. It is no longer usable because the road comes too close to the barn. That will mean that the farmland associated with the barn may not be used.

Ms. Groschner drew attention to the impact that increased speed can have on the village.

Ms. Zea suggested that the cape be photo-documented as a local initiative.

Mr. McCullough noted that since the project has an Act 250 permit, this change would require a permit amendment and it's important to establish SR eligibility. Mr. Burrington

said he has spoken to Chuck Gallagher at the District Commission and that he expects to process a change as minor.

The Council discussed SR eligibility of the now missing barn and the house. Dr. Andres noted that the architectural character of the house is extent (compromised only by the dormer) and the building is readable in, and contributes to, the agricultural context of the valley.

Mr. Keefe noted that they understand that this question is being considered in the context of an on-going project:

- building appears eligible for SR
- AC wants to address procedure including getting list of upcoming projects.

IV. CLG - (Re-granting unallocated funds)

The Council had received a summary of the process for re-granting of CLG funds. The Council had no changes to suggest and they complimented Ms. Lendway on how well the program runs. Mr. Finger moved, Ms. Groschner seconded. Unanimous.

V. NR Final Review

The Council had reviewed copies of the nomination forms prior to the meeting.

- Old Stone Row, Middlebury College** - Dr. Andres excused himself and left the meeting. Ms. Groschner moved under A and C. The Council reviewed the photos. It was noted that the chimneys have been rebuilt. Ms. Boone and Mr. Keefe noted that a sketch map would be helpful. Unanimous.
- Kemp - Shepard House, Georgia** - Ms. Gilbertson read the support letter from the owner. Mr. Finger moved under C. Dr. Andres seconded. Mr. Keefe noted that the house is modified 8-course American bond. Council appreciated the nomination's reference to other brick buildings in the area. Unanimous.

VI. NR Preliminary Review

- William A. Hall House, Rockingham** - Ms. Gilbertson presented summary of significance under A, B, and C, and showed slides of the exterior and interior. The Rockingham CLG Commission suggested the nomination of the property. The Council concurred it appears eligible.
- Colonial Theater, Manchester** - Ms. Gilbertson presented summary of significance under A and C, and showed photographs. The Council concurred that it appears eligible.

- C. **Pinsbury - Stewart House, Dorset** - Council commented that there is not enough information on the house to evaluate NR eligibility, and that residents of East Dorset should be encouraged to consider nominating a district in the area. Glenn moved to place building on SR. Bill seconded. Unanimous.
- D. **Joe's Corner Store, 299-301 N. Winooski Ave, Burlington** - CLG Commission reviewed the property, the Chair visited the site and they concluded it should be nominated using an MPDF. Need more information on interior and windows for the Council to complete evaluation.
- E. **Carpenter House, Huntington** - Ms. Gilbertson presented summary and showed slides of property. The Council concurred that property appears eligible for NR under Criterion C. The barn was moved from across the road. The other barn is still across the road owned by another person who may or may not be interested in NR nomination. Ms. Gilbertson noted that house and barns on the property could be eligible, even if the other barn is not included. Council concurred.

VII. State Register Review and Designation

- A. **Curtis House, 256 Christian Street, Norwich** - The Council began consideration of this property two meetings ago, but did not have enough information to complete an evaluation at that time. The Council feels it does not appear individually eligible for the National Register. It may be eligible as part of a district on Route 5. The Advisory Council recommended that he consult with a historic preservation professional about surveying building in the area and present justification for a district at a future meeting. Ms. Groschner moved to put it on SR, under Criterion 1. Mr. Finger seconded. Unanimous.

VIII. SHPO Report

Conflict of Interest - Mr. Anderson spoke with Joe Wallace about the AC's request for resolution of the conflict of interest issue. A response will be coming soon. Mr. Anderson is continuously optimistic about a favorable outcome. He stressed to NPS how the Vermont Advisory Council meets 3 to 4 times more per year than other state review boards.

State Grant Criteria Review - Mr. Anderson would like the AC to review the grants criteria for modification to reflect priority for downtowns, designated downtowns, growth centers, etc., as anticipated in upcoming legislation.

NCSHPO Meeting in Portland, Oregon - Tours point out the pervasiveness of Vermont's historic environment, and how in Oregon one has to drive through sprawl to get there. Oregon has very good signage for historic areas. Mr. Anderson chaired a roundtable discussion on sprawl.

The NCSHPO discussed how the Federal Advisory Council is changing. They just completed a strategic plan that calls for more attention to policy development, advise federal agencies, evaluating tax policies, etc. Mr. Lacy noted that federal agencies like his are putting more emphasis on Section 110 responsibilities - more pro-active, educational efforts related to preservation of resources they own or affect.

H.278 is going to the Legislature and the time seems very right for it. There is an openness to change in state government and a commitment to preserving a sense of place.

Ms. Groschner summarized the history of the Bailey Club, the location of the meeting.

Mr. Lacy relayed a request from a Vermont citizen who asked if the AC could help foster the hiring of Vermont contractors ("Hire Vermont First"). The Council agreed that quality needs to be of primary consideration, and that there is also a value in hiring local, so that the person doing the work has a good grasp of the local context and what is appropriate for a building.

IX. Title 22 Consultations

- A. **Green River Crib Dam** - Mr. Anderson summarized the Green River Crib Dam project, and passed around photos of the dam. It is the best known crib dam of the known ten crib dams extent in the state. When the owner sought an ANR permit to repair the dam after it was breached, the permit was denied. The owner is appealing to the Water Resources Board.

In intense negotiations over the past few days, agreement was reached to issue a permit for repair, without an obligation to construct a fish ladder. ANR will work on design for a compatible fish ladder (made of wood).

An agreement is being written. Therefore, there is no need for further discussion by the Council at this meeting, and no need for the Council to issue comments.

- B. **Middletown Springs School** - See guest list for people who joined at 1:15 p.m.

Mr. Anderson summarized the project. The AC and DHP had reviewed and approved plans for an addition to the elementary school, but it was not known at that time that the project would also include an off-site leach field and a buried pipeline between the school and the leach field. The pipe will pass through a known archeological site, the site of the old mineral springs, that is listed on the National Register of Historic Places as part of the Middletown Spring School District.

Mr. Keefe reminded attendees that the Council's focus and jurisdiction is historic preservation issues.

John Arsenault, a board member of the Middletown Springs Historical Society, presented a slide summary of the site and issues as requested in the DHP state projects handout. The sewage line will join through a portion of the society's Mineral Springs Park. The park includes a former pond used to supply water to the horsepower factory and a penstock that exited the pond, and a flume between used to divert water from the Poultney River to the ponds.

The Society had a dowser locate old spring sites and the water dome that is the source of the springs. The Society believes that the spring and the dome are part of the historic resources of the park. The society is concerned that the sewer line may have negative impact on the resources.

Janet Jamieson, Superintendent of Schools, and Clarence Haynes, member of the school board, presented slides on the project. Project planning began in the late 1980's. Originally, a mound system was planned for the perimeter of the school yard. The area wouldn't perk, so they began looking for an off-site leach field and piping. Piping would be buried 5-6 feet (deeper under brook). Original proposal would have disturbed plot where property owner's dog was buried, and he did not want the burial disturbed. The location of the pipeline was then moved to the current planned location. The school board has already spent \$130,000 on water and septic, and they don't have any septic facilities yet. The board has supported archeological monitoring. Original hope was to lay pipe only in existing right-of-way. Some trees (up to four) might be taken down.

Mr. Lacy asked if the system would be gravity fed or force pumped. It will be pumped through a 2 inch pipe - almost syphons when it's on. Will be flushed one or two times per week. Ms. Groschner recapped the mitigation measures proposed:

- sleeve pipe in sensitive areas, with manhole
- monitoring by qualified archeologist
- negotiation on trees
- test to confirm location of springs (would cost \$15,000) or evaluate impact of trenches (division of springs?)

The superintendent will give the Advisory Council cost estimates on possible tests to answer questions asked by the Historical Society.

Mr. Lacy noted the importance of focusing discussion on the historic and archeological resources and whether mitigation was possible and/or appropriate. Is the purity of the water in the springs a historic resource?

Members of Historical Society asked if the system is being constructed to serve 180 children in the future or 68 kids (present school population)? Mr. Haynes responded that when the school was expanded, their permits required that the large capacity system is needed.

One Historical Society member pointed out that the town is named after the springs - it's an environmental historic resource that has served prehistoric and historic peoples as well as today's population.

Mr. Anderson clarified that the spring-heads are in the historic district and therefore, impact to them is an appropriate matter for evaluation. There should be an assurance that the digging of the line should not negatively affect the springs. If that is set as the standard for performance, other technical experts can interpret whether the standards will be met, and therefore whether there will be an adverse effect.

Dr. Andres asked if ANR has considered the impact of the project on the springs.

The NR nomination defines the historic and archeological resources that should be protected - spring-heads, archeological remnants of flume.

Ms. Groschner asked Mr. Lacy if monitoring is acceptable? He said it would be acceptable if the archeologists have authority to stop the project to document uncovered resources, to have time to document resource. Someone would have to pay for archeologist, and for construction delays.

Mr. Anderson pointed out that archeological work could be done before digging begins if there is a delay in the deadline for construction. (Currently, ANR is suggesting that school cannot open until construction is completed or underway.)

Ms. Groschner cautioned that the importance of continuing the active use of the school must not be forgotten and that compromise must be kept in mind in order to support that bigger goal. One resource may be compromised to protect another resource.

The leachfield was purchased before the easements for the line were secured and that was criticized by one of the Historical Society members.

The line will be two inches and will be buried four to ten feet deep. It will be five feet below the brook. The trench will be up to 20 feet wide (in gravelly areas).

Ms. Zea asked if modification to the depth of the trench could be made if spring is hit in course of digging trench, and then the line could be dropped and the watercourse remain unchanged.

Dr. Andres raised the issue of whether above-grade installation could be made with insulated pipe. Dr. Andres stated that the situation has pitted two very positive forces in town against each other, and two independent historic resources against each other and that is too bad.

Mr. Anderson suggested that the preservation of trees may be the easiest matter to resolve

David Wright read a portion of a letter from Heindel, the hydro-engineer to ANR that did not appropriately note the character and significance of the spring.

Mr. Finger said that the Council should demand that ANR extend the deadline to allow for proper archeological investigation. The superintendent noted that the existing system could fail if construction of the system is delayed.

Ms. Groschner noted that the Council should set as a standard for hydrological planning, that the flow and quality of the springs be preserved.

State Archeologist could assist in defining appropriate standard of archeological investigation and in the pre-construction or monitoring during construction. Motion was drafted (see attached).

Questions raised on whether boundaries are appropriately depicted on the map. DHP will check.

Mr. Anderson said DHP will do memo to include:

- this motion
- verification of NR boundaries
- clarification of mitigation restricted to southern street and easternmost mill pond
- not to include leachfield if no known site there
- restriction does not apply to hydrological study (i.e. hydrogeological study includes effects of entire system.)

Ms. Zea made motion. Dr. Andres seconded. Passed unanimously.

Mr. Haynes clarified that the School Board is not responsible for other private actions that may adversely affect the flow and quality of the springs. They are only responsible for this project.

The reference to halting construction to recover resources refers to construction in the trench, not construction of the whole project.

Mr. Anderson will be DHP contact.

Doug Chiappetta will be Department of Education contact.

John Arsenault will be Historical Society contact.

Janet Jamieson will be Board of Education contact.

X. Old Business

A. **SR/NR discussion update** - postponed.

B. **Westfield School** - Ms. Boone summarized proposal to alter windows from c.1920 appearance to something slightly different. The Council noted that other standard solutions might allow accurate replication. AC does not want to set new precedent for eligibility of non-duplicative restoration.

The meeting adjourned at 4:10 p.m.

Submitted


Nancy E. Boone, Architectural Historian

Attachment



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on September 16, 1997, beginning at **9:00 a.m.** in the Conference Room at the Division's office at 135 State Street, 4th Floor, Montpelier, VT 05633-1201

AGENDA

- | | | | |
|-------|----|--|------------|
| I. | A. | Minutes of the August 12, 1997 meeting | 9:00 a.m. |
| | B. | Schedule meeting dates | |
| II. | | Old Business | |
| | A. | Rules and Regulations - update | 9:15 a.m. |
| III. | | Environmental Review | |
| | A. | Act 250 | 9:35 a.m. |
| | | 1. Chaves Sand and Gravel Extraction, Andover | |
| | | 2. Grenier Barn Removal, Waterbury | |
| | B. | Title 22 | 10:35 a.m. |
| | | 1. Green River Crib Dam | |
| | | 2. Follow-up re: ANR | |
| | | 3. Middletown Springs - update | |
| IV. | | New Business | |
| | A. | Criteria for Historic Preservation Grants Program | 11:30 a.m. |
| | B. | Other | |
| V. | | Lunch | NOON |
| VI. | | State Register Review and Designation | 12:45 p.m. |
| | A. | Robinson Farm, Bloomfield | |
| | B. | Parker House, Middletown Springs | |
| VII. | | National Register Preliminary Review | 1:15 p.m. |
| | A. | 299-301 North Winooski Ave, Burlington (tentative) | |
| VIII. | | SHPO Report | 1:30 p.m. |

Agenda
Page 2

- IX. Archeology Report 1:45 p.m.
- X. Conflict of Interest (NPS response) 2:00 p.m.



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

MINUTES

September 16, 1997

Members Present: Thomas Keefe, Chair, Historic Architect
Holly Ernst Groschner, Citizen Member, Vice Chair (arrived 10:00 a.m.)
Dr. Glenn Andres, Architectural Historian
David Lacy, Prehistoric and Historic Archaeologist
David Donath, Historian

Members Absent: William Finger, Citizen Member
Kimberly Zea, Historian/Citizen member

Staff Present: Townsend H. Anderson, SHPO
Nancy Boone, Architectural Historian
Lanora Freedom, Administrative Assistant
Sue Jamele, Environmental Review Coordinator (10:45 a.m.-11:00 a.m.)
Eric Gilbertson, Deputy SHPO/Director (11:30 a.m. - 12:15 p.m.)
Elsa Gilbertson, National Register Specialist (12:45 p.m. - 1:15 p.m.)

Guests: John Bruno, Civil Engineer (Chaves Project) (9:15 a.m. - 10:05 a.m.)
Mr. and Mrs. David Chaves, Property Owners (9:15 a.m. - 10:05 a.m.)
Mr. Charles Grenier, Property Owner (10:00 a.m. - 10:35 a.m.)

The meeting commenced at 9:17 a.m.

I. A. Minutes - David Donath made the motion to pass the minutes of the August 12, 1997 regular meeting, and the August 29, 1997 teleconference, seconded by David Lacy. The following changes were requested to be made to the August 12 minutes:

- Page 1: Ms. Groschner is Vice Chair, remove Vice Chair from Dr. Andres. Members from Agency of Transportation in parenthesis change to 10:30 a.m.
- Page 5: VII A., fourth line, after ... individually eligible, add - for the National Register.
- Page 7: Second paragraph, fifth line - change "penstocle" to "penstock".
- Page 8: Seventh paragraph, third line - change "grow" to "open".
- Page 9: Fifth paragraph, third line, add "existing" between the and system, and change "would" to "could".

Sixth paragraph, change to read as follows: "Ms. Groschner noted that the Council should set as a standard for hydrological planning, that the flow and quality of the springs be preserved."

Ninth paragraph, fourth bullet, change "unknown" to "known".

Both minutes passed unanimously.

Mr. Donath noted that the quality of the material which the Council members received for the teleconference was excellent.

III. Environmental Review

- A. Chaves Sand and Gravel Extraction, Andover - Present for this presentation were Mr. John Bruno, Civil Engineer, and Mr. and Mrs. David Chaves. Ms. Boone explained that this project is being reviewed for Act 250 and therefore the Council needs to determine the quality of the farm buildings and determine if they are eligible to be placed on the State Register. If they are eligible for the State Register the Council then needs to determine significance. Mr. Chaves told the Council that the buildings would remain where they are and that the gravel extraction operation would not interfere with the buildings. Mr. Chaves explained that the District Environmental Commission needs to be assured that the road is not on a Revolutionary War Site. It was noted that the property is not presently inhabited nor has it been farmed for 40 years. There was discussion regarding the fact that it was not inhabited. Dr. Andres pointed out that the buildings are readable and they are a good example of a small farmstead. Mr. Keefe confirmed that the Council agreed with Mr. Henry's report. Dr. Andres made the motion that the Lamson Farmstead has historical significance and is eligible to be placed on the State Register of Historic Places under criterion 2, 11, and 16. Seconded by Mr. Lacy and voted unanimously.

Mr. Chaves told the Council that he would like to renovate the buildings for rental purposes. Mr. Keefe said the Division will facilitate them with their project. Mr. Bruno indicated that he is also concerned with the project and wants to make sure that rehab is historically correct. Mr. Anderson said the Chaves should submit a plan explaining what they intend to do with the buildings because the District Commission needs enough information so they can make positive findings. The Council told Mr. Bruno that the present plans were fine, but to make sure to submit any changes to the Division.

Dr. Andres asked if the question regarding the road had been resolved. It was determined by the Division that this property is not part of the Crown Point Road. Mr. Chaves pointed out that through his research he found there is no proof that Revolutionary Soldiers had ever been there and Mr. Henry made no mention of the road in his report. Mr. Keefe said that the Council can leave review of this project to the Division and Mr. Bruno will coordinate conditions with the Division. Mr. Anderson suggested that they consult with a historic preservation consultant for analysis of the house and outbuildings when they are ready to renovate. Ms. Boone explained that in the Act 250 permit there are provisions requiring meeting the Secretary of the Interior Standards for Rehabilitation.

- B. Grenier Barn Removal, Waterbury - Mr. Charles Grenier from the Grenier Land Company presented his plan and described the property location. Mr. Grenier explained that they already have permission from the State to build four mini storage buildings. The present plans mean that they will have to tear down the barn which is on the property, the house will remain and will be used for commercial purposes. The house presently is a duplex. Mr. Grenier showed pictures of the interior and exterior of the barn and explained that it is leaning and has a rusted metal roof. Mr. Grenier said that presently neither building is on a Register. Because this is an Act 250 application the Council needs to determine State Register eligibility of the barn. Mr. Grenier explained that it is a 1900-1920 sawn timber building. Dr. Andres said it may be 1890's. The Queen Anne house and carriage barn appear to have their original context. Ms. Groschner pointed out that some of the windows have been modified, however the house still "reads". Mr. Keefe pointed out that the agricultural context of the property has been severely compromised and of no agricultural value. Mr. Keefe said that the property could be nominated under Criteria 2 and possibly Criteria 5. Dr. Andres made the following motion: Whereas carriage barns are a significant architectural type in the State of Vermont, whereas this carriage barn appears to have been constructed as an accompaniment to the Queen Anne house on the site, using many of the same materials and many of the same architectural details, and whereas it is little altered, we find this building to be historically significant and eligible for inclusion on the State Register of Historic Places under Criterion 1 and 2. Seconded by David Donath and voted unanimously.

The Council made the following comments to the Division staff:

- Ms. Groschner said that the context for this example is significantly marred, i.e. normally this type of architectural example is found in relation to a village, this particular example has been cut off from that setting. It has lost its integrity of site. Therefore, while it would be helpful to document it as a good architectural example, it is out of context and not necessary to preserve.
- Mr. Keefe mentioned that the Council would be comfortable with document and destroy.

Mr. Keefe explained to Mr. Grenier that the Council has found, by their testimony, that this barn is eligible for the State Register and that for purposes of Act 250 it is a historic building. He further explained that the Council is making the recommendation to the Division, that in working out the details of the Act 250 process with Mr. Grenier that the Council would recommend to the Division that they could find it acceptable to destroy the building once it has been significantly documented, because the context has been so significantly altered. Mr. Anderson explained to Mr. Grenier that once historic significance has been established Mr. Grenier should work with the architectural consultant to come up with either measures for avoidance or mitigation that would be sufficient to allow the Division to comment regarding undue adverse effect and forward the comments to the District Commission. Mr. Grenier said he has already spoken with an architectural historian.

The Council discussed the possibility of moving the barn to closer proximity to the house and perhaps using it for commercial space. Mr. Grenier said he may have an alternate plan which he will submit to the Division for their review if it is feasible.

There was further discussion among Council members regarding process and where the Council should end discussion after determination of eligibility and how what they say affects what action the Division should take. It was reinforced that once the Council determines eligibility it is up to the Division to determine if it's a significant resource and if it's worth saving.

Mr. Donath brought up the fact that he would be more comfortable if the evaluation for State Register eligibility was virtually the same as for the National Register. It was determined that the discussion on that matter will be an agenda item for a future meeting. However, there was a brief discussion which resulted in the following conclusions:

- the Council needs to analyze the property outside the application;
- there should be consistent application of the SR Criteria whether or not there is a project attached to the property;
- the Council's mission is to look at the property in question and determine only its eligibility, no recommendations are to be made to the applicant by the Council;
- make sure the members feel strongly about the significance of a property, articulate all the reasons the Council finds which make the property historic, make sure it's on the official record, and therefore make it totally defensible;
- make sure that the Division makes the applicant aware there is a two-step process before the meeting; and
- recommend to the applicant that they have a consultant on board.

Ms. Boone explained that the Division is thinking of totally taking charge of the significance piece. The Division staff would do the research. From that research the Division would create a State Register form which would go to the Council with a clear recommendation from the Division. The applicant would not have their consultant do the significance piece, the consultant would be saved for step two. The Division would present that to the Council, who would then determine eligibility.

II. Old Business

- A. Rules and Regulations - update - Mr. Anderson explained the meeting with the Environmental Board. There will be a \$.50 increase in the permit fee to help cover the cost of historic preservation. The cost analysis indicated that this increase will not adequately cover expenses. There is a memo which will go to the Governor requesting a larger fee. If the Governor approves it will then go to the legislature.

Rules will move forward in January. There will be a final draft and flow chart submitted to the Council for comment and readability. Mr. Keefe asked if there will be language indicating that if the Division does not respond to an applicant in a certain amount of time the application process can continue. Mr. Anderson said he will make a note and see where they are with this.

III. B. Environmental Review - Title 22

1. Green River Crib Dam - The Division is waiting for an update from ANR. The Corps has approved the reconstruction of the dam. There are some issues regarding timing and funding which Mr. Anderson will check into. Mr. Anderson will also meet with ANR on September 23 to discuss and identify fish habitat and historic resources (crib dams, mill dams, etc.). Mr. Donath asked Mr. Anderson to discuss what happens to the dam when the purpose for which the dam is built goes away. Mr. Lacy asked if they might discuss some creative engineering when they talk with ANR with the objective to come up with an MOA.

2. Middletown Springs - update - Mr. Anderson said that his knowledge went as far as the resolution that the Council received from the Historical Society and indicated that the Division's jurisdiction is very limited. Mr. Lacy indicated that he talked with Ursula Smith regarding resolution at which time Ms. Smith said that they would bring the parties together to attempt mediation. Since that meeting Mr. Lacy received a letter from Ms. Smith stating that the parties met and they are working toward a reasonable solution. They will keep the Division posted.

III. B. Other - Ms. Groschner questioned Mr. Anderson regarding mitigation with the Agency of Transportation on the Route 302 project and whether whatever was suggested was converted into a concrete proposal with AOT. Mr. Anderson said that presently it is very confusing and people are working to try to resolve the issue. There was a change in the permit, therefore they have to go back through Act 250 and assess the archeology. Also, there are multiple choices presented by various concerned parties regarding how to proceed with the project. Mr. Anderson said that the mitigation is for violation of process and he is not yet clear where to step in. Mr. Keefe asked Mr. Anderson to request AOT to send the list of other projects in the pipeline. Ms. Groschner said she is very interested in following up what the mitigation is for the breach and to be sure that it is real and clearly connected to the problem so there is an understanding of the significance of the violation. Mr. Anderson will follow-up on this request.

IV. New Business

A. Criteria for Historic Preservation Grants Program - Eric Gilbertson explained that the Division agreed to wait until H.278 (Downtown Legislation) actually passes and then make the grant program responsive to the designated downtown areas. Mr. Keefe asked what the dates for the Grants will be. Mr. Gilbertson said they should go out in the next couple of weeks and would be due back shortly before Thanksgiving. He said the Advisory Council would look at them in either January and March or February and April, that has not yet been determined.

I. Schedule Meeting Dates - The following dates were agreed by the Council to meet: October 21, November 19 and December 16, 1997.

IV. New Business

- B. Other - Mr. Lacy asked if he could get a copy of the Historic Sites Needs Assessment Executive Summary. Ms. Freedom said she would get it to the Council Members before they leave today. Mr. Lacy also asked if the Division had commented or determined eligibility on the Morse Line Custom Station. Ms. Boone explained that this station closes at night. She further explained that they are using the station as a National Model being tried in Vermont regarding whether or not it is possible to set up automated equipment to monitor people going across the border. Ms. Boone said that presently there are large yellow cylinder-type things lined up on the road with cameras mounted on them and the local people do not like them. Their alternate plan is to also put camera equipment under the portico. The border station was determined eligible a long time ago. Ms. Boone is now working with GSA and Mr. Rainville and going through the 106 process. Ms. Boone met with a federal customs person and a St. Albans-based customs person and went over the Section 106 requirements, they will hire a consultant to study the impact and then present the findings to the Division.

VI. State Register Review and Designation

- A. Robinson Farm, Bloomfield - Ms. Gilbertson passed out the information sheet for the projects being determined today. Ms. Gilbertson showed slides and explained the property. There is very little documentation. There was brief discussion. Ms. Groschner made the motion to nominate this property to the State Register under Criteria 1, seconded by Dr. Andres. Discussion of the Council indicated that if this is going to be nominated by the Council there needs to be a lot more information submitted. The Council also feels that this property has been too substantially altered. The motion did not pass - 4 opposed, 0 in favor. The Council would like Ms. Gilbertson to thank the property owner for his interest.
- B. Parker House, Middletown Springs - Ms. Gilbertson read a letter describing the property and passed around photographs. Ms. Groschner made the motion to place this property on the State Register, seconded by Dr. Andres. The Council agreed that the property appears to be too altered for individual State Register eligibility, that there is not enough architectural merit. Further discussion indicated that this property also does not have enough architectural significance to add it as a contributing structure to the existing National Register District. The motion did not pass - 4 opposed and 0 in favor. The following reasons were stated: the chimney is non-historic, too many window changes, the roof line and doors have been substantially altered, siding, and new entrance porch have obscured the nature of this historic building enough that it would also not be eligible for nomination under any criteria. Ms. Groschner complimented Ms. Gilbertson on the format of the fact sheet.

VII. National Register Preliminary Review

- A. Joe's Corner Store, 299-301 North Winooski Avenue, Burlington - Ms. Gilbertson explained that the Burlington Community Land Trust wants to purchase this property and apply for the Rehabilitation Investment Tax Credit. The Burlington Certified Local Government Commission indicated that they feel this building is eligible for nomination to the National Register for local significance and that an MPDF be done for neighborhood stores. It was

the consensus of the Council that this property appears eligible to be nominated to the National Register with the condition that the nomination be made within the context of an MPDF for "Neighborhood Stores in Burlington." Dr. Andres said that they should also be cautioned that the interior would be a significant asset to the nomination.

VII. SHPO Report

Mr. Anderson reported on the following:

Communication Towers - aesthetic criterion guidelines are being discussed in the light of when erecting a tower would be an adverse effect regarding historic preservation. Mr. Anderson mentioned that the location of a tower on Coy Mountain outside Middletown Springs is becoming a "hot topic". Mr. Lacy mentioned that discussions regarding the use of hilltops for communications is a very old topic. Ms. Groschner indicated that she is not involved with any of the applications presently on Ms. Jamele's desk.

West Swanton Fish Hatchery - ANR wants to deaccession the fish hatchery and demolish it. ANR will come to the Council in the near future to provide the Council with a master plan.

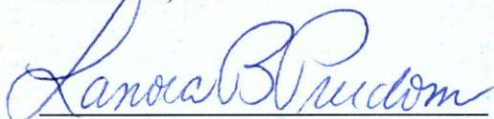
OMYA - OMYA owns a quarry in Middlebury and they are in the Act 250 process requesting a permit for increased quarrying which will result in increased traffic. The Division is involved because the plant is south of Brandon village which is a historic district. This is being investigated because the truck traffic is such that the downtown would be no longer safe for consumer traffic. The issue is to try to find a solution for alternative transportation. Ms. Boone said that on the 24th this issue will be discussed at the Preservation Trust of Vermont (PTV) meeting. Mr. Maguire from the AOT Rail, Air and Public Transportation Department (RAPT) will attend. Ms. Groschner said she feels that if transportation is affecting historic preservation, the Council should be able to issue a statement to the Governor on the issue acting in the Council's "proactive" mode. Ms. Groschner would like to see the Transportation Design Guidelines. Ms. Boone said she will get them to Ms. Groschner. Mr. Anderson told Ms. Groschner she should also talk to Mr. Johnson at the Division because he is on the design review committee. Mr. Anderson told the Council that they could draft a letter, but warned they would have to be prepared to testify before the legislature. The Council agreed that Ms. Groschner would attend the PTV meeting, contact the Conservation Law Foundation (CLF) and ANR regarding this issue and find out who on the national level should be contacted.

- IX. Archeology Report - Mr. Lacy passed out Vermont Archeology Week material and posters to the Council. Mr. Lacy also mentioned that the Boy Scouts of America now has a merit badge for Archeology. Mr. Keefe passed out a recent *Getty Institute* article on Conservation of Archeological Sites to the Council.
- X. Conflict of Interest (NPS response) - Ms. Groschner questioned the 1st paragraph of page 3 of the NPS's, August 25, 1997, response to the Council. She was concerned with the section encouraging the circulation of RFP's into a wider geographic area, including outside the state. After brief discussion it was decided that the division would continue to use the

existing lists of consultants. Mr. Anderson said he will call Mr. Tiller to let him know of the planned response which is 3 recusals in 3 years. Mr. Anderson will also explain that Vermont has more meetings than any other state. Holly suggested that perhaps they can segregate the standards; National for National projects, State for State projects - or have two councils. Mr. Keefe said that preservation is the work of the Council and that they need to do triage. Mr. Keefe said that the problem of recusals as seen by the NPS is not a problem in Vermont; in Vermont it solves the problem. He said that it should be a discretionary function and the SHPO should make the decision. Mr. Keefe asked how far we should pursue this issue before the funding is jeopardized. Mr. Anderson indicated that this would be the final letter to the NPS. It was brought to the attention of the Council that today's *Burlington Free Press* had an article which indicated Vermont is the most civically active state in the Union. Ms. Boone said she also heard the report on National Public Radio. Mr. Anderson will seek assistance from Ms. Groschner in drafting the letter to the NPS outlining the SHPO's policy on conflict of interest. Mr. Anderson will affirmatively respond the their Program Review affecting the SHPO's authority. Ms. Groschner said that the Council/Division works with Historic Preservation Funds, therefore we should abide by the rules.

With no further business to come before the Council the meeting was adjourned at 2:50 p.m.

Submitted,



Lanora B. Freedom

Division for Historic Preservation

Approved - 11/19/97




IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE

P.O. Box 37127

Washington, D. C. 20013-7127

H36(2255)

AUG 25 1997

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



Dear Messrs. Andres, Donath, Finger and Lacy
and Ms. Groschner and Zea:

Thank you for your letter of June 27, 1997, to Acting Deputy Director Galvin of the National Park Service regarding the application of Federal conflict of interest requirements to your organization, which serves as the Review Board for the State Historic Preservation Office (SHPO) pursuant to 36 CFR 61. I have been asked to reply on Mr. Galvin's behalf.

Your letter requests an exception for Vermont to the National Park Service (NPS) policy that to avoid conflicts of interest and to maintain the proper functioning of the Review Board, a member must resign from the Review Board if he or she demonstrates a pattern of recusals. Your letter expresses your impression that the NPS definition of a "pattern" means more than one recusal for a given Board member throughout the total of his or her service on the Review Board (however many years that might be).

This is not exactly accurate. We agree that it would be too stringent to define a "pattern" as more than once in a lifetime, but as explained below, we maintain that if Review Board members have to recuse themselves on more than a very infrequent basis, such as more than once during a three-year term of service, then they cannot perform adequately in deliberations and fulfill their fundamental function of advising the SHPO.

While we are sympathetic to the points raised in your letter, it is our responsibility to identify situations where conflict of interest or the appearance of conflict of interest may exist in the operation of the programs we administer, including the Historic Preservation Fund (HPF) grant program, and to ensure that such conflicts are effectively addressed. Given the circumstances outlined in your letter and the findings of the most recent National Park Service State Program Review visit, we must reaffirm that steps must be taken to ameliorate the recurring conflicts that have occurred and are likely to keep occurring with members of the Vermont Advisory Council on Historic Preservation.

Advisory Review Boards are required by Section 101(b)(1)(B) of the National Historic Preservation Act and by 36 CFR 60.6 and 36 CFR 61.4 for each State Historic Preservation Office that nominates properties to the National Register of Historic Places. Review Board members are legally agents of the State and therefore NPS requires that any members of the Review Board that have a conflict of interest, or appear to have a conflict of interest, recuse themselves from discussing and voting on that matter. The rationale for this NPS policy is that the purpose of the Review Board is to render

objective and impartial technical and professional advice to the State Historic Preservation Officer. Because Review Board members function as expert professional advisors to the SHPO organization, conflict of interest for the purposes of the HPF grant program includes any instances wherein a person is unable or potentially unable to render impartial advice because of other activities, or relationships with other persons, or in which a board member would have an unfair competitive advantage. In particular, when a Board member is subsequently employed directly by the SHPO, or indirectly (when hired by a subgrantee or contractor), or volunteers to produce a nomination or other product that will be reviewed by the Review Board, the member is placed in conflict with his/her prior and continuing obligation to provide objective advice. The member can no longer impartially perform the advisory function for which he/she was appointed. Some States avoid actual or apparent conflict of interest by following a rule that the Review Board will not consider nominations prepared by sitting members of the Review Board; other States restrict Review Board members from receiving subgrants or being hired to perform grant-assisted work while serving on the Review Board.

The National Park Service does allow for justified limited exceptions where the impact of the conflict of interest is mitigated through full disclosure and recusal from discussing and voting on a matter where a conflict or appearance of conflict exists. However, such disclosure and recusal does not in itself eliminate the conflict of interest—rather the recusal is aimed at allowing an occasional and infrequent involvement of Board members in preparing grant-assisted or other products that come before the Review Board for approval. By infrequent, NPS means more than once during the standard three-year term of appointment to the Vermont Advisory Council.

We understand that under State Law the Vermont Advisory Council meets monthly, and selects grant projects for funding as well as reviewing proposed nominations to the National Register of Historic Places. We also understand that one of the Council's current members has been frequently involved in the preparation of grant project applications over his term on the Board, including multiple applications in a single year. This clearly constitutes a regular pattern rather than an infrequent occurrence. In our view, the avoidance of conflict of interest becomes more critical in the case of the Vermont Advisory Council because of the additional responsibilities it has under State Law, as compared to a State where the Review Board is only involved in giving recommendations about proposed National Register nominations.

The purpose of avoiding conflict of interest situations is to prevent: 1) a subgrantee unfairly giving preference, or appearing to give preference, to hiring a board member over another equally qualified consultant seeking work because of the board member's status, or because that person is believed to have access to information that will provide a substantial competitive advantage to the applicant or subgrantee; 2) State staff being placed in a difficult and awkward position in performing their duty of objectively assessing the acceptability of work performed by a board member (particularly as a paid consultant, but also as an unpaid volunteer); 3) the board member self-certifying his or her own work; and/or 4) the objectivity and impartiality of board review being compromised because of the knowledge by other board members of the paid participation or other financial interest of one board member in a project. Even the abstention of the interested member does not completely cancel the impact on the decision process of other board members, or the appearance to the public of undue influence.

Further, it is an underlying objective of the HPF grant program, consistent with the National Historic Preservation Act, that grant-assisted State programs work to expand professional and lay knowledge about preservation principles and techniques. Accordingly, NPS encourages State Historic Preservation Offices to expand the circulation of Requests for Proposals into a wider geographic area, including outside the State, in order to increase competition. NPS also allows a State to use its own professional staff to closely supervise a consultant who possesses the educational background, but may lack the required experience to qualify for subgrant work. Continually awarding contracts to a few consultants, including board members, detracts from the national program's mission of expanding the pool of qualified professionals in every State.

Your letter indicates that Advisory Council members wish to obtain contracts and perform preservation work on a routine basis. Accordingly, rather than be placed in the position of frequent recusals and not being able to participate in the deliberations of the Review Board, it is in the best interests of the Agency's grant program that any members that are performing grant-supported work must resign from the Review Board if more than one recusal would be required during the standard three-year term of service on the Vermont Advisory Council. We have consulted by telephone with the SHPO and confirmed that it is feasible to replace any Advisory Council members who must resign because they exhibit a pattern of frequent recusals.

We are providing a copy of this letter to Vermont State Historic Preservation Officer Townsend Anderson, in order that he may inform NPS by December 31, 1997, of the action taken by the Vermont Division for Historic Preservation to comply with the NPS letter of September 30, 1996. Vermont's continued eligibility for Historic Preservation Fund grant assistance rests upon compliance with that letter, which resulted from the State Program Review conducted in 1995. The NPS letter of September 30, 1996, stipulates that the continued approval of Vermont's historic preservation program depends in part on the understanding that the State of Vermont will replace any Review Board member who has shown a pattern of actual or apparent conflicts of interest through frequent recusals.

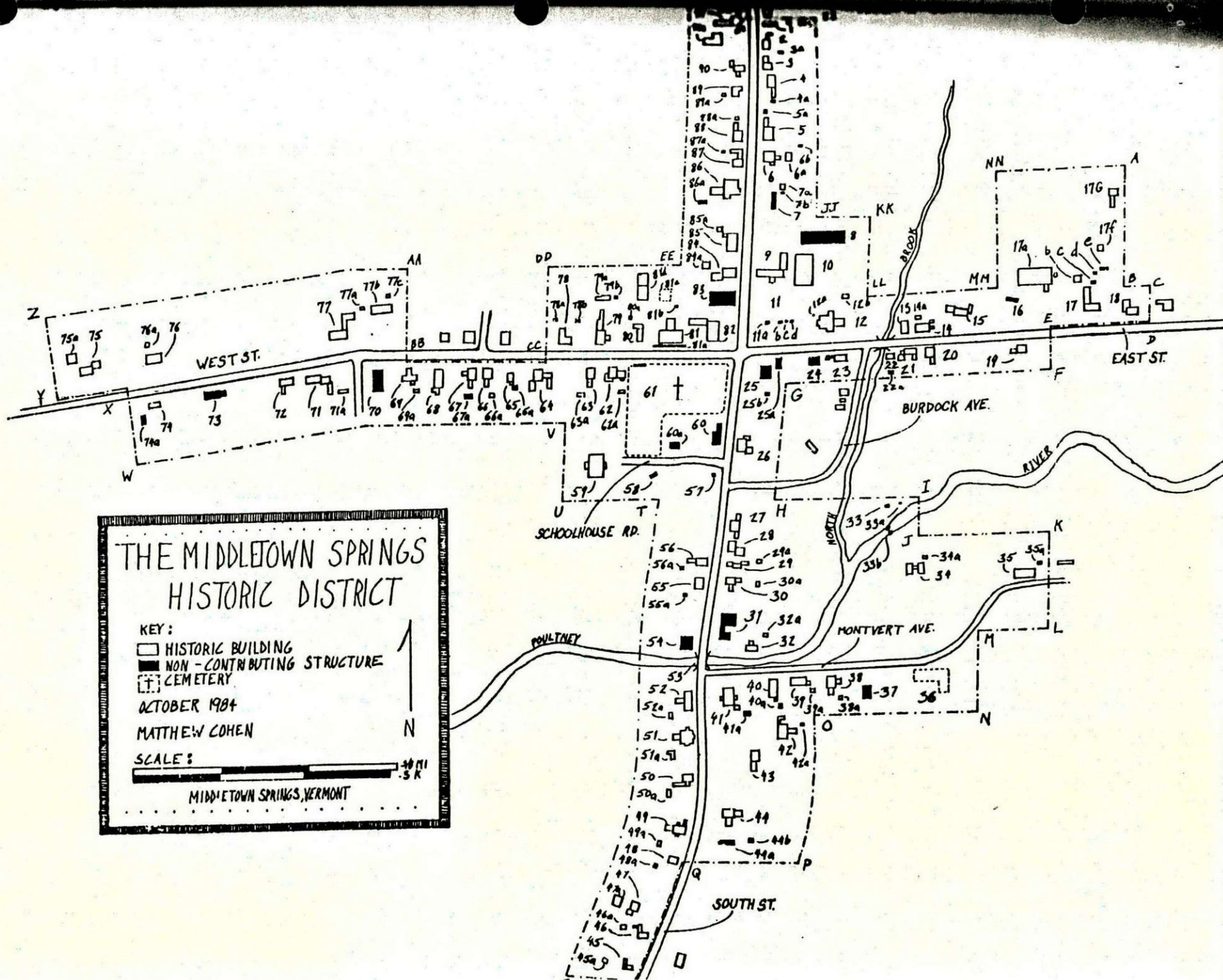
If there are any questions about this letter, please call Mr. Joe Wallis of my staff at 202-343-9564.

Sincerely,

(sgd) de Teel Patterson Tiller

de Teel Patterson Tiller
Chief, Heritage Preservation Services Division

cc: Vermont SHPO
Vermont Deputy SHPO
NCSHPO Executive Director



ARCHITECTURAL ASSESSMENT OF THE LAMSON FARMSTEAD
ANDOVER, VERMONT
Hugh H. Henry
August 1997

The Lamson Farmstead consists of a cluster of five related buildings situated at the north end of the Lamson Road (TH 24). The buildings include the farmhouse (#1), a barn (#2), an equipment shed (#3), a corn crib/shed (#4), and a chicken coop (#5). All the outbuildings are sited northeast-southeast of the farmhouse except the chicken coop to the southwest. An expansive, nearly flat field extends southward in front of the buildings; the field continues in agricultural use for the mowing of hay, the only such activity now conducted here. Behind (north of) the building cluster, the terrain slopes upward onto a low hillside. The lower portion of this area remains partly open and mowed while scattered deciduous trees or continuous woods occupy the remainder. A potential archaeological site exists near the farmhouse in the form of a possible stone foundation of an earlier house.

Architectural Description

1. Farmhouse; c. 1850

A vernacular example of the Classic Cottage type virtually lacking decorative features, the wood-framed house rests on a stone-slab foundation and rises one and one-half stories to a gable roof. Both the main block and a kitchen/shed east wing of slightly reduced scale were sheathed during the 1950s with asbestos shingles over the original clapboards. Boxed cornices follow only the horizontal eaves, and the roof surfaces are covered with corrugated sheet metal.

The five-by-two-bay main block displays a symmetrically arranged main (south) eaves facade, although the central entrance has been covered by the asbestos shingles and only the stone-slab steps mark its position. The recessed, five-by-one-bay east wing retains a five-panel door in the left-center position on its south facade while double-leaf, vertical-boarded hinged vehicle doors enter its right corner. Most of the window openings have historic two-over-two sash with plain surrounds; older small-light fixed sash remain on the wing's half-story. An historic interior brick stove chimney surmounts the ridge of each block.

Attached to the northeast rear corner of the east wing, a small one-story, one-by-one-bay, shed-roofed appendage appears to have been an outhouse. It retains sheathing of vertical and horizontal flush boards below the corrugated sheet metal on the roof.

2. Barn; 1850s?

The dominant outbuilding on the Lamson Farmstead stands across the driveway (east) from the house, and follows the orientation of the latter although their main facades face opposite directions. The one-and-one-half-story, three-by-two-bay barn of the English type possesses a post-and-beam frame sheathed with flush vertical boards. Its gable roof is covered with corrugated sheet metal. A massive high concrete foundation has been constructed under the rear (south) facade.

The main (north) eaves facade has a central wagon entrance with a vertical-boarded exterior sliding door; a small pass door of the same type is inset within the wagon door. Small window openings exist only on the south and east facades, and most of the sash are missing. A central entrance opening and flanking window openings exist in the south concrete foundation for the half-story basement.

Attached to the northeast corner, a low one-story, vertical-boarded, shed-roofed projection served as a sawdust shed and the livestock entrance to the barn's main floor. A vertical-boarded, hinged pass door enters its west (driveway) side while an opening on the east (pasture) side was used by the livestock.

3. Equipment Shed; c. 1920-1940

The two-bay east and west halves of this one-story, four-bay equipment shed of elongated rectangular plan were built by Joseph Lamson at different times. The east, north, and west sides of the shed are sheathed roughly with boards and battens, and the shallow-pitched gable roof is covered with corrugated sheet metal. The entire south front is open between the vertical posts defining the individual bays.

4. Corn Crib/Shed; c. 1935

The most distinctive outbuilding on the Lamson Farmstead, this small one-story, one-bay, gable-roofed shed was built by Joseph Lamson for use as a corn crib. The vertical boards sheathing its north and south walls are spaced about one inch apart, and the upper halves are flared slightly outward. The only opening is a vertical-boarded, hinged door on its west gable front. The roof is covered with corrugated sheet metal, and its south slope extends downward over a one-bay, vertical-boarded shed addition with an open west front.

5. Chicken Coop; c. 1920

Sited near the southwest corner of the house's front (south) yard, this roughly built, one-story, two-by-one-bay chicken coop is sheathed with vertical boards and battens; its shed roof is

covered with corrugated sheet metal. Two rectangular openings now lacking sash light its south facade, and a vertical-boarded, hinged door enters its east end.

Historic Context

The origin of the Lamson Farmstead has not been documented. Nevertheless architectural evidence indicates that the extant vernacular farmhouse of the Classic Cottage type was built probably about 1850. (An earlier house may have existed on a slightly higher site north of the present one.) A barn would have been necessary at an early stage of the farm enterprise, and the extant modest barn of the English type may have been constructed about the same time. Hosea Doton's Windsor County map published in 1855 records that "L. Burton" occupied the farm at that time.

A subsequent owner, Joseph P. Davis, purchased the 77-acre farm for \$1,500.00 from George J. Russell in October, 1866, and Davis' name appears on the Andover map in Beers' Windsor County atlas of 1869. Actually, however, Davis sold the farm in January of that year for \$2,000.00 to Salmon Cook of Springfield, Vt. The deed specifies that "Cook is to have all the [maple] sugar utensils" but Davis reserved "the privilege to myself of living and occupying the premises till the first day of April with the privilege of making sugar in company on said premises." This reflects the contemporary importance of maple sugar making on a Vermont hill farm, both as a cash crop and for domestic use.

Cook, in turn, retained possession only two years before selling the then-90-acre farm for \$2,500.00 to George L. Mussey of Rutland in April, 1871. A series of short-term owners continued until the 1910s, suggesting that the farm was not overly remunerative. One, Ira Merrill of Keene, N. H., purchased the farm for \$2,400.00 in August, 1873, and then sold it for only \$825.00 in December, 1887 after having moved to Eureka, Calif. The sale price rose to \$1,600.00 by December, 1910, when Arthur H. Ford of New Marlboro, Mass. acquired the 78-acre farm.

The longest-term family ownership of this farm began in June, 1919. Joseph F. Lamson, then of Weston, Mass., paid \$1,800.00 for the farm where he and his family would live for more than four decades. Lamson conducted the typical activities of a small diversified farm with dairying as the primary thrust. He usually kept about nine cows, one or two horses, two pigs, and several chickens. He grew corn for livestock feed on the large field in front of the house, and built the corn crib for storing it. Until he sold the equipment during the 1940s, he also made maple syrup. Active dairying ended here in 1956 (owing partly to the new bulk-tank regulations) when Lamson's son, Charles F., moved the cows to another farm in Andover.

Both Joseph Lamson and his wife, Christine R., died during the early 1960s. The "homestead premises" were decreed by the Windsor County Probate Court in May, 1964 to their four offspring: John W. Lamson, Charles F. Lamson, Marion L. Copenhaver, and Dorothy L. Baker. The siblings thereafter held possession as tenants in common for thirty years until selling the farm in 1994.

The Lamson Farmstead relates to the Vermont historic context of Diversified and Specialty Agriculture (1760-1940). The buildings clearly represent the variety of small-scale agricultural activities that were conducted here during the century after 1850. The relatively small barn with its limited stable and hayloft space indicates that while dairying was the primary enterprise, only small numbers of cows were kept here and that the output of dairy products was correspondingly small. The corn crib served to store the limited amount of corn grown here for livestock feed. The chicken coop would have held only a small number of poultry that may have produced a surplus of eggs for local sale.

State Register Eligibility

The cluster of five buildings forming the Lamson Farmstead appears eligible for listing in the Vermont State Register of Historic Places. The buildings meet the conditions of Criterion 2 as an example of "groups of buildings which physically and spatially create a significant historic environment." Additionally a potential historic archaeological resource near the farmhouse may meet the conditions of Criterion 11; as the possible site of an earlier house, this archaeological resource may "through [its] integrity, temporal affiliation, environmental setting, or data potential ... yield information that adds to our understanding of local ... history."

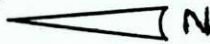
The Lamson buildings retain individually their historic architectural integrity as vernacular representatives of their various but related agricultural building types. Furthermore, the cluster retains collectively its historic integrity as an intact example of a small-scale, 19th-century Vermont hill farmstead that has survived without alteration since the demise of active farm operation. Such farmsteads with diverse outbuildings have become increasingly rare in southern Vermont where even large-scale commercial agriculture has dwindled to the point of extinction in many towns, including Andover.

POOR QUALITY
ORIGINAL_____

pg 31-5

LAMSON FARMSTEAD
ANDOVER, VERMONT
August 1997
Not to Scale

□② Historic Building



LIMITS

NO
DISTURBANCE



②



④



③



①

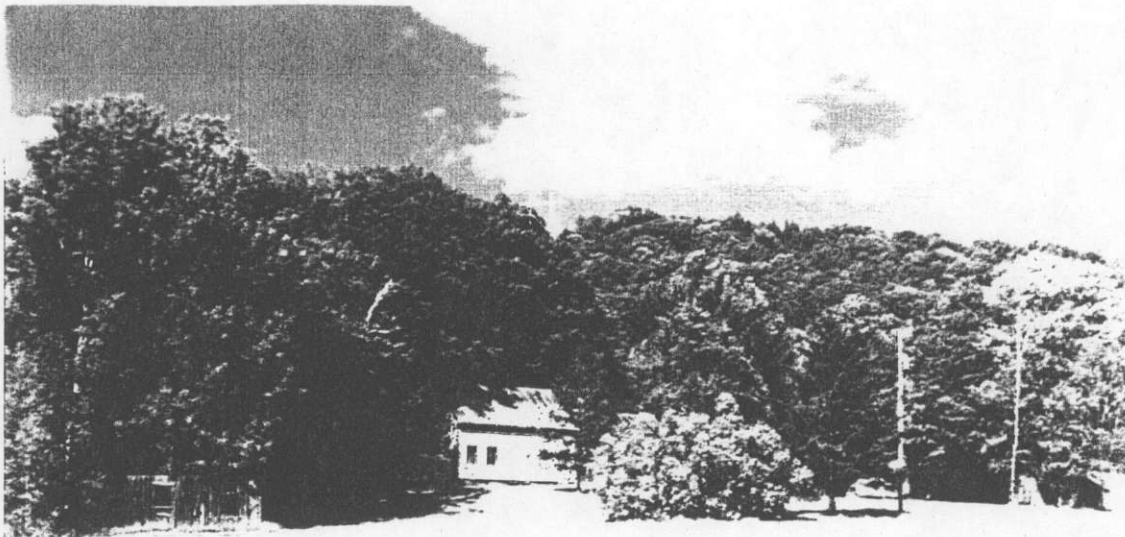


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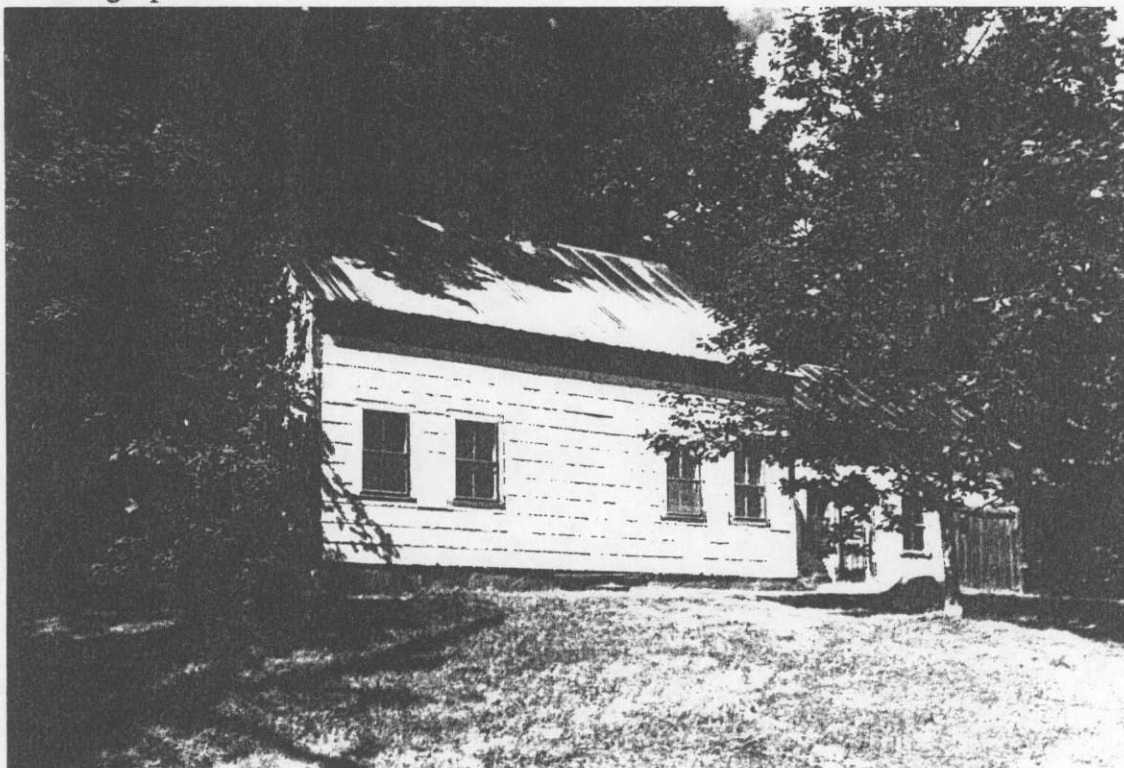
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(over road)

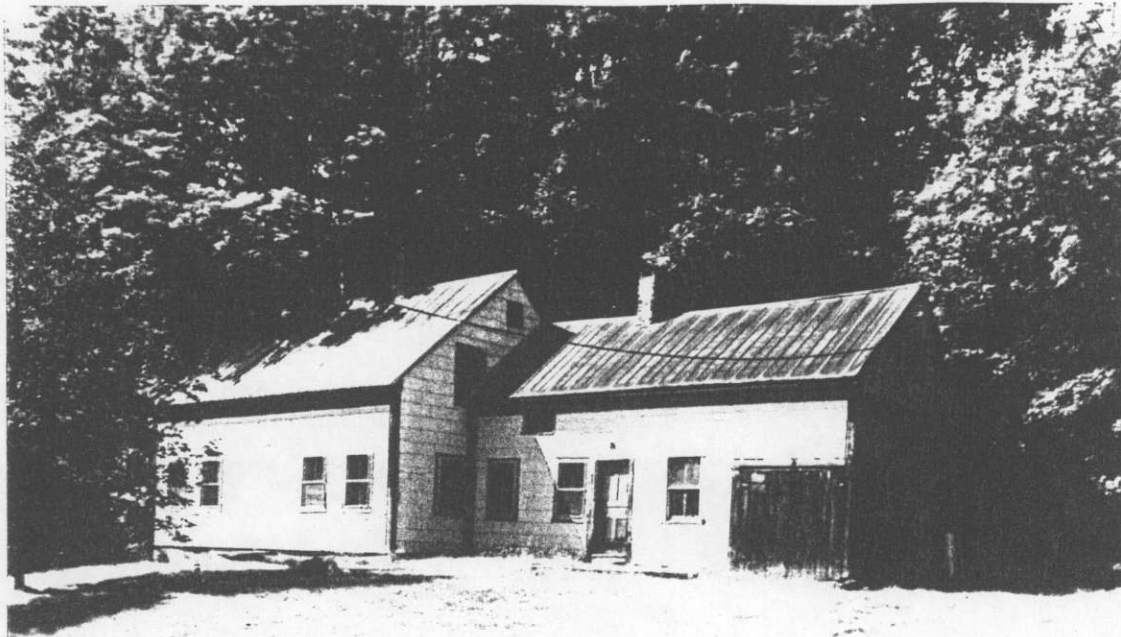
SCOTT FARM



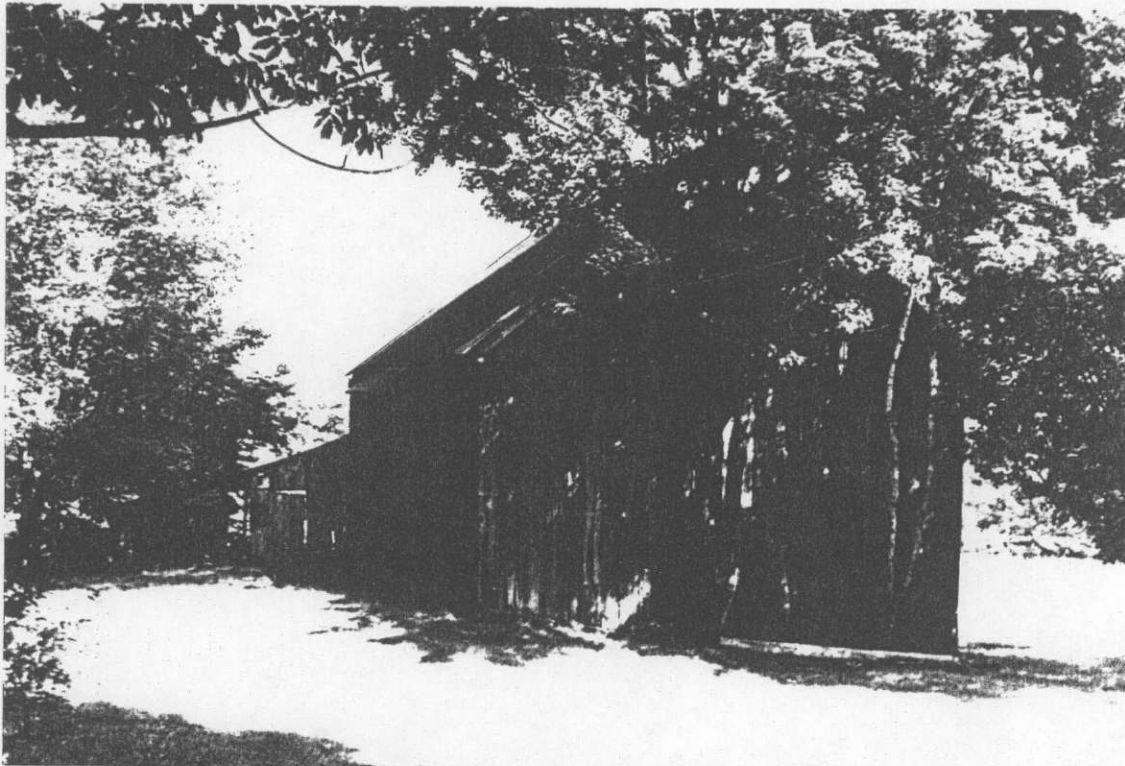
Lamson Farmstead, Andover, Vermont Credit: Hugh H. Henry
 Date: August 1997 Cluster of farm buildings (#'s 5,1,3,2,4); view looking northeast.
 Photograph 1



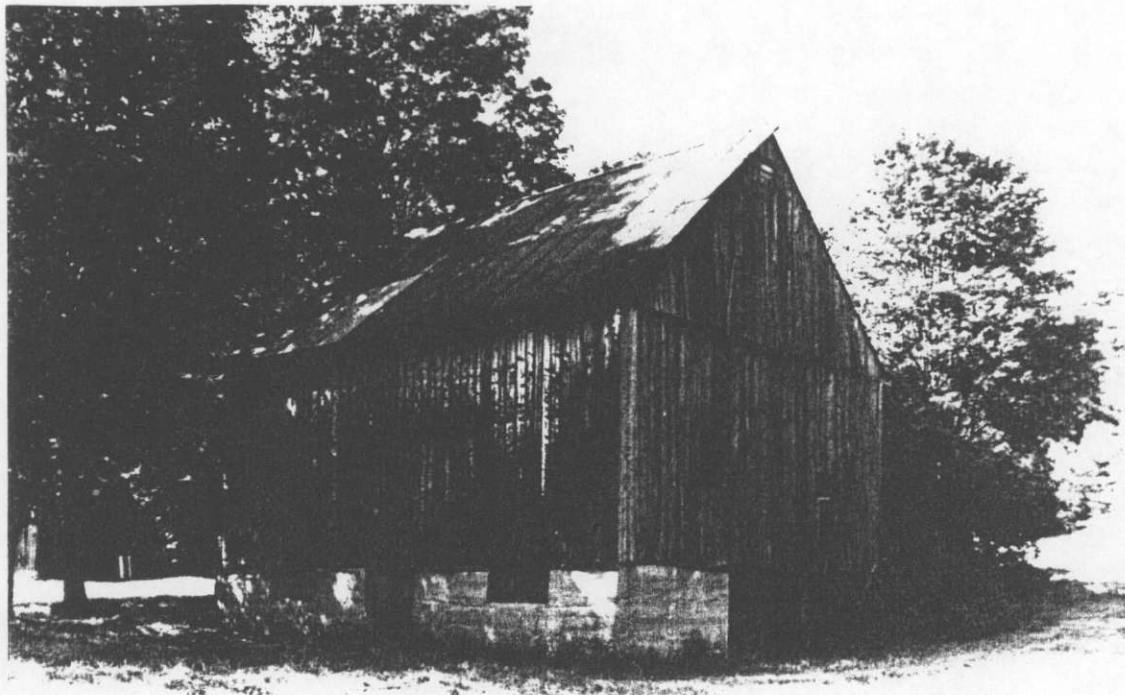
Lamson Farmstead, Andover, Vermont Credit: Hugh H. Henry
 Date: August 1997 Farmhouse (#1) - South facade; view looking northeast.
 Photograph 2



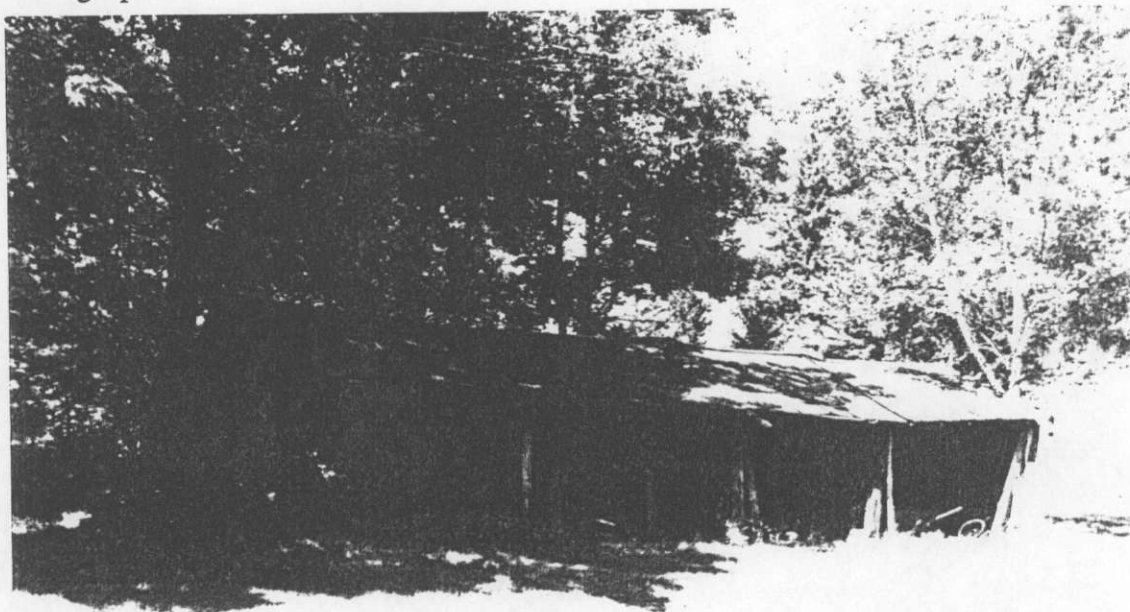
Lamson Farmstead, Andover, Vermont Credit: Hugh H. Henry
Date: August 1997 Farmhouse (#1) - South, east facades; view looking northwest.
Photograph 3



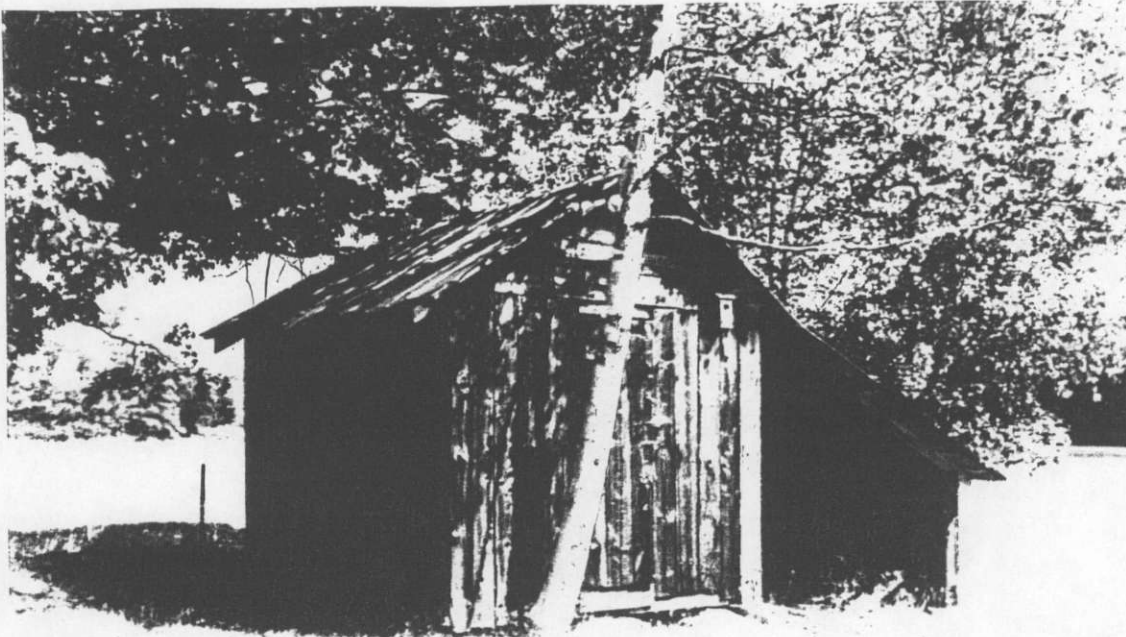
Lamson Farmstead, Andover, Vermont Credit: Hugh H. Henry
Date: August 1997 Barn (#2) - North, west facades; view looking southeast.
Photograph 4



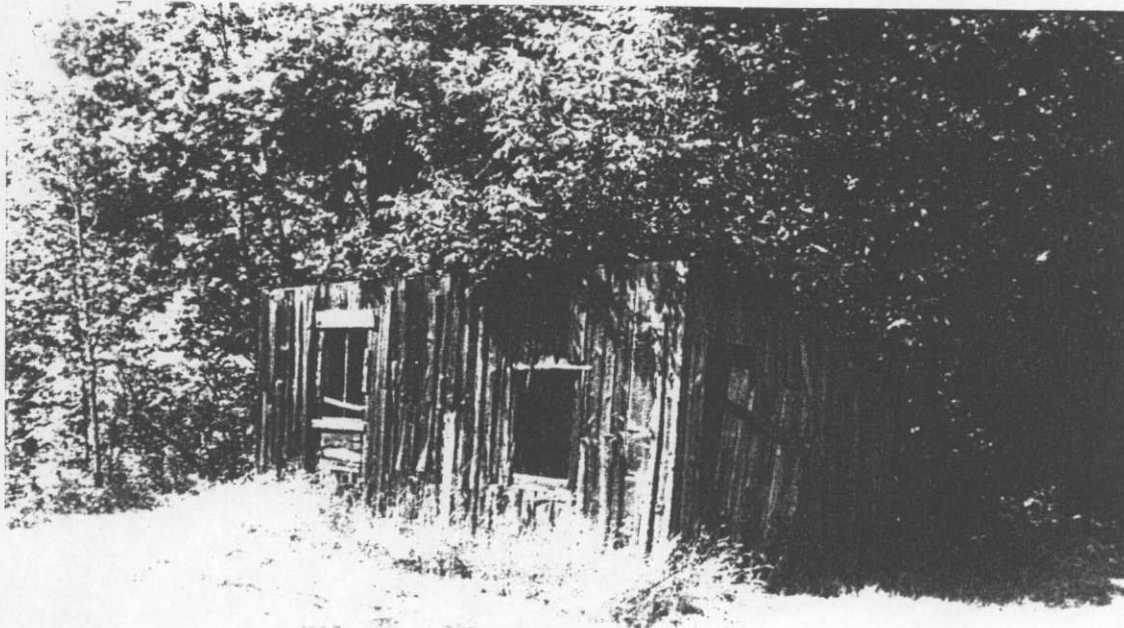
Lamson Farmstead, Andover, Vermont Credit: Hugh H. Henry
 Date: August 1997 Barn (#2) - South, east facades; view looking northwest.
 Photograph 5



Lamson Farmstead, Andover, Vermont Credit: Hugh H. Henry
 Date: August 1997 Equipment Shed (#3) - South facade; view looking northeast.
 Photograph 6



Lamson Farmstead, Andover, Vermont Credit: Hugh H. Henry
 Date: August 1997 Corn Crib/Shed (#4) - North, west facades; view looking southwest.
 Photograph 7



Lamson Farmstead, Andover, Vermont Credit: Hugh H. Henry
 Date: August 1997 Chicken Coop (#5) - South East facades; view looking Northwest.
 Photograph 8



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on October 21, 1997, from 9:00 a.m. to 12:30 p.m., in the Conference Room at the Division's office at 135 State Street, 4th Floor, Montpelier, VT 05633-1201

AGENDA

- | | | |
|-------|--|------------|
| I. | Schedule meeting dates | 9:00 a.m. |
| II. | SHPO Report | 9:10 a.m. |
| III. | Archeology Report | 9:20 a.m. |
| IV. | Demolition of the West Swanton Fish Hatchery * | 9:30 a.m. |
| V. | National Register Final Review | 10:30 a.m. |
| | A. Samuel Morey Memorial Bridge, Fairlee and Orford NH | |
| VI. | National Register Preliminary Review | 10:40 a.m. |
| | A. Hill House, Isle LaMotte | |
| VII. | State Register Final Review and Designation | 10:50 a.m. |
| | A. Millbrook Store, Westmore | |
| | B. Review and Designation of recent surveys | |
| | 1. Rockingham | |
| | 2. North Bennington | |
| | 3. Woodstock | |
| | 4. Springfield | |
| | 5. Burlington | |
| VIII. | Issues and Priorities | 11:45 a.m. |

* ANR did not send the requested information - Secretary Ripley and Commissioner Elser will attend the meeting and make the presentation at that time.



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

MINUTES

October 21, 1997

Members Present: Thomas Keefe, Chair, Historic Architect
Holly Groschner, Vice Chair, Citizen Member (arrived at 10:05 a.m.)
Dr. Glenn Andres, Architectural Historian
David Donath, Historian
Kimberly Zea, Historian/Citizen Member
William Finger, Citizen Member (left at 12:32 p.m.)
David Lacy, Prehistoric and Historic Archaeologist (left at 11:30 a.m.)

Staff Present: Townsend H. Anderson, SHPO
Nancy E. Boone, Architectural Historian
Lanora B. Preedom, Administrative Assistant
Giovanna Peebles, State Archeologist (10:20 a.m. - 10:45 a.m.)
Elsa Gilbertson, National Register Specialist (Noon - 12:40 p.m.)

Guests: Barbara Ripley, Secretary, Agency of Natural Resources (9:30 a.m. - 11:10 a.m.)
Allen Elser, Commissioner, Department of Fish and Wildlife (9:30 a.m. - 11:10 a.m.)
Scott Newman, Historic Preservation Consultant (Hill House, Isle LaMotte) - (Noon - 12:15 p.m.)

I. Schedule meeting dates

The following dates have been scheduled for the Advisory Council to meet: November 19 and December 16, 1997 (Ms. Zea will be absent), and January 22, 1998.

II. SHPO Report

Mr. Anderson reported the following:

- Vermont Agency of Transportation received a National Trust Preservation honor award for excellence in public policy for their design standards. It was presented

at the Trust's recent meeting in Santa Fe, New Mexico. Mr. Anderson said that Mr. Curtis Johnson was on the review committee and worked very hard to bring this to completion. The design standards also cited the Lichtenstein Study which Ms. Boone worked on.

Also at the Santa Fe meeting Mr. Anderson made a presentation on the economic impact of locating post offices in downtowns.

- H.278 Road Show - Secretary Shouldice, Commissioner Grimes and Mr. Anderson will be going to various organizations to promote the Downtown legislation which should pass the Legislature this session.
- Explained the loss of both temporary positions and the impact on work which needs to be done at the Division. It will most drastically affect the Grants programs which will not happen until we get more support staff for all Division programs.
- Mr. Gilbertson has completed the 10-year Development Plan for the State-owned Historic Sites.

Mr. Keefe asked what the schedule for the minutes is. Mr. Anderson said he has submitted a request for approval to hire a temp for 3 days each month to take, transcribe and distribute the minutes. Mr. Keefe asked if there is a legal requirement regarding how long it takes to distribute the minutes, Mr. Anderson said he would check.

IV. Demolition of the West Swanton Fish Hatchery - Secretary Barbara Ripley and Commissioner Allen Elser appeared before the Council pursuant to 22 V.S.A., Chapter 14, §743, to explain ANR's plan for the fish hatchery. A package containing a summary memorandum from Mr. Anderson, and a September 3, 1997, letter from Secretary Ripley were mailed to the Council prior to the meeting. No additional written information was provided by ANR. Ms. Boone explained that this issue first came up in an informal manner in a 1991 memo requesting that ANR touch base with DHP. Nothing happened after that. Ms. Ripley said her involvement with the fish hatchery started when she was a member of the Advisory Council with a request from the Abenaki's to use the property for their summer programs. The Abenaki's used it for one summer, which resulted in problems when a truck went through the ground above the septic tank while trying to put a "porta" toilet facility on the property. There is no working septic system. Secretary Ripley explained that she and the Governor then went up and looked at the property to determine if there could be a valid use for the property. It was determined that it was a very small site in a summer camping location. There is a camp which is part of the property which is in very bad shape and is not being used. The property is not being maintained by the State, local people are starting to complain, and it may present a liability.

Secretary Ripley stated that after struggling with the Capital Appropriation and going over what is funded, that this is not a project they are able to take on. Ms. Ripley said that West Swanton Fish Hatchery is not immediately tied to their mission and therefore is

not a priority to them and is not included in ANR's 10-year Plan. Secretary Ripley said she feels they can protect the archeological resources but not the buildings. ANR proposed to demolish the buildings.

Ms. Zea asked if there were images or footprints of the buildings. Commissioner Elser passed around photographs to the Council. Mr. Lacy asked what the criteria for being placed in the 10-year plan is. Secretary Ripley said that historic preservation is a criteria already because a lot of their property is historic and fish hatcheries are also included, just not this one. Commissioner Elser indicated that the buildings will be documented by a cultural consultant and there will be a historic summary of what is and was there. ANR also wants to place two monuments on the property recognizing the Native American and historic value of fishing in the area. Mr. Donath asked if there is an aquacultural use for the facility. Commissioner Elser said not for this property. He explained that the Walleye Association wanted to use it but again it was not feasible.

Mr. Anderson said what he feels Mr. Donath is trying to ask is that ANR does not have the option to sell or lease the property with the buildings intact unless it is a direct wildlife conservation facility. Mr. Anderson's understanding is that the property needs to be used for wildlife conservation or the title would revert back to the United States General Services Administration. Secretary Ripley said Mr. Anderson is correct and that it is her feeling they would not be anxious to take it.

Commissioner Elser said that anyone who was previously interested in doing educational programming or research at the facility has long since lost interest. The property cannot be brought up to code. Mr. Keefe asked if there are recent numbers to compare repair costs. Commissioner Elser said there are no current figures but the work is extensive; i.e. ADA compliance, chimney removal, porch needs to be reframed, roof repair, painting, electricity, bathrooms, etc. ANR tried to make a deal with the Walleye Association where ANR would purchase the supplies and the Walleye Association would do the work, but that fell through.

Mr. Donath asked if any other natural history organizations have been contacted, for example VINS. Ms. Ripley said they have tried various organizations but they are constrained by location and access. People use it for one season and then don't come back. Mr. Keefe explained that "mothballing" may be an alternative and that the Council needs to determine if this State-owned resource is something of value to save, and they need to apply the standard criteria to determine this.

Ms. Zea asked why this property was not included on the National Register with the other fish hatcheries. Ms. Boone explained that it was not considered for nomination because the MPDF was done in anticipation of using federal funds to upgrade fish hatcheries and the ones which were scheduled for that project were the ones which were included and other were not. Ms. Boone clarified that an internal ANR memorandum in 1992

concluded that the buildings needed \$5,000 in repair work and that an additional \$40,000-\$60,000 was needed for septic and water systems.

Mr. Anderson asked if zoning is a problem. Commissioner Elser explained that it is zoned for seasonal recreational use. Secretary Ripley said that zoning definitely is a problem. She also noted that the road cannot handle increased traffic and the campers complain.

Ms. Ripley responded to Ms. Boone that the Abenaki's do not consider this property to be a sacred site. Secretary Ripley also indicated that historic resources are included in the ANR master plan and that ANR does historic and archeological review. Bennington and Roxbury are the only two hatcheries included in the plan. Ms. Ripley said that Cultural Heritage Resources are in the ANR Plan for review, specifically historic structures will be included in the Parks Assessment.

Commissioner Elser said he feels that the integrity of the West Swanton site has been altered. ANR's planned use for the site is to document its historic use from the fish culture perspective. The Native American cultural value would also be documented. There would also be trail use, bird viewing, and watchable wildlife use, for example there are soft-shelled turtles there. It would be a day-use park and would be very well interpreted.

Mr. Anderson asked if there is any obligation to advise GSA what the plans are? Commissioner Elser said he will find out from GSA what ANR's responsibilities are with them. It is his understanding that they have no hold or interest other than the way the lease is conveyed. Mr. Elser said it is an open-end lease. Ms. Boone said it appears to be a deed of conveyance as opposed to a lease, and that for Section 106 purposes this needs to be clarified. Ms. Ripley said they will check with GSA.

Mr. Lacy indicated that because they are not planning to disturb the soil that presently there are no archeological concerns, however they should contact the State Archeologist before doing any work. Mr. Lacy suggested they could do the work in the winter. Mr. Elser said they do have a consultant and he will contact them regarding how to proceed. Dr. Andres commented that installing a septic system and continued use could be a very bad idea with respect to protecting archeology. Mr. Keefe asked if they had considered moving the buildings. Mr. Lacy said that perhaps ANR could advertise availability of the buildings if they are moved. ANR agreed to ask the previously interested parties if they are interested in the buildings.

Mr. Lacy asked if there should be a formal RFP in place. Mr. Anderson said that if sensitivity is high on a recorded site and there has been surface collection, that weighing the value of the archeological site the rehabilitation of the buildings would impact the archeological site. Ms. Groschner said that in her opinion this site has first and foremost

a natural resource value, then an archeological value, and then an architectural value. She also said she would prefer to see the buildings moved rather than destroyed.

Mr. Keefe explained that the significance of the property is established by its listing on the State Register. The Council agreed that demolishing the buildings would have an adverse effect, therefore mitigation needs to be done. The Council suggested the following conditions for mitigation:

- (1) That ANR provide for the identification, evaluation and protection of archeological, architectural resources, as part of their proposed State Park Study;
- (2) That there be a Memorandum of Agreement with DHP regarding future issues with historic resources which ANR controls;
- (3) Interpretation of historic and cultural values at the site including Native American and Natural resources, including the value of the fish culture to the area;
- (4) That there be a public offering for removal of the buildings. Ms. Boone explained that there are parameters for moving buildings and that conditions and methods for removal of buildings, and archeological protection should be included in the offering. Ms. Boone will send the standards to Commissioner Elser; and
- (5) That the ANR consultant contact DHP regarding "doc and destroy" standards.

Ms. Peebles asked if monitoring of the site is being done regarding the turtles, etc. Mr. Elser said it is not being done on a regular basis. Ms. Peebles suggested that perhaps they should not interpret on-site. Secretary Ripley feels on-site may be good because not too many people know where the site is, so advertising may not be a good idea. Ms. Peebles is also concerned with looting. Mr. Lacy said he feels that signage showing that the State "cares" will deter looting. Ms. Peebles mentioned that she and Shelly Height had previously done an archeology sensitivity study for all state parks and it is available if they would like a copy.

Secretary Ripley would like closure to this project by Spring. Commissioner Elser said he would get a consultant on-site soon. Ms. Boone recommended that the consultant should include an architectural historian. Mr. Keefe said the Council would like to see the results of this agreement by June 1. Secretary Ripley will contact the Division when she has people who have shown interest in the buildings.

Ms. Boone will draft a letter to ANR that lists all the agreed upon mitigation measures. Mr. Keefe indicated that the Council is interested in reviewing the draft of the State Parks Master Plan. Ms. Ripley suggested that Commissioner Motyka could attend a meeting and briefly discuss the concerns of the Council. Mr. Anderson suggested that perhaps the agencies get together to discuss buildings which the state owns in view of the Capital Budget reductions. Ms. Ripley said this has been suggested to the Governor. Mr. Anderson said he will also touch base on this matter with Secretary Shouldice.

NOTE: Other - Middletown Springs - Secretary Ripley had a very good meeting with the Historical Society, Selectboard, School Board, and local citizens. Ms. Ripley said they currently have a November 1 deadline to pump and truck the sewage. She has offered to suspend that deadline in exchange for them to engage a mediator and a promise from them to achieve a solution considering all routes. Secretary Ripley will send them a letter with a copy to the Council. Mr. Anderson asked ANR to incorporate the Advisory Council's suggestions into the permit. Ms. Ripley said she would consider whether that would fit with her approach and negotiate a compromise.

III. Archeology Report

Mr. Lacy reported on the following:

- Vermont Archeology Week was a big success; Mr. Victor Rolando gave 4 tours to a total of 127 people, Ms. Peebles' talk attracted 80 people, Ms. Prudence Doherty gave a talk to another 80 people, and the Atlatl competition at Chimney Point attracted over 200.
- 70 people attended the Vermont Archeological Society meeting.
- Mr. Anderson and Mr. Lacy visited the Bennington excavation site with Representative Pembroke - very encouraging.
- Friday there will be an exhibit opening at the Chaffee Art Center representing projects which use archeology and prehistoric exhibits.

Mr. Keefe suggested, in the interest of time, to consider tabling the State Register final review until the Council does more work on the criteria. Ms. Boone said that for a number of reasons, including timeframe, this would not be a good idea.

- ### II. SHPO Report, continued - Conflict of Interest -
- Mr. Anderson presented the Council, for their review and comment, with the most recent draft of the letter which will be sent to the National Park Service. He indicated he would like it to go out before the November NCSHPO meeting. Ms. Groschner explained that recusal is defined under NPS 49. Ms. Groschner said she feels the NPS will not accept the 3 recusal scenario presented by Mr. Anderson in cases where the Council member themselves brings an application to the Council. Ms. Groschner pointed out the section regarding relationships with agencies where the agency comes before the Council for process resolution, which could result in a transfer of funds that appears to be directly self beneficial which is the clearest identification of a conflict. Further wording was clarified, changes were made and approved by the Council. There was lengthy discussion regarding when in an application or contract process the Council member is in danger of appearing to have a conflict of interest. Mr. Donath introduced a distinction between recusals as a "hard" recusal (actuality) and a "soft" recusal (appearance). For example; a Council member has worked on planning a project, but concludes their relationship before the project comes to the Council for a grant could be a soft recusal (appearance of conflict). However, if the Council member continues to have a relationship with the applicant, that would be a hard

recusal. There was further discussion regarding recusals for CLG members and who has the discretion for use of funds. Mr. Donath gave the example when he was the director of a small museum he would sign his own paycheck. There were checks and balances, and he did not have full discretion over cutting the check, therefore it was not unethical. Mr. Donath feels that is the same situation a Council member who is a town employee of a CLG town is in. It was the consensus of the Council that there appears to be no "hard" conflict of interest to them if the CLG member has no control over use of the funds. Mr. Anderson clarified that any involvement in a grant after the fact is cause for removal, and that any work done prior to the submittal of an application would be a soft recusal, i.e. appearance of a conflict of interest. Mr. Anderson will send the letter to the NPS shortly.

V. National Register Final Review

A. Samuel Morey Memorial Bridge, Fairlee and Orford NH - The Council received copies of the nomination before the meeting. After reading the description of the project, Mr. Finger made the motion to nominate the bridge to the National Register of Historic Places under Criterion A and C, seconded by Ms. Groschner. The Council commented that they are very pleased to be doing a project with New Hampshire and will send a letter to the applicants thanking them for their good work. Voted unanimously.

VI. National Register Preliminary Review

A. Hill House, Isle LaMotte - Mr. Scott Newman, Historic Preservation Consultant, passed around the survey, presented slides and explained the property to the Council. Mr. Newman said it was built in 1822 by James Ritchie for Ira Hill. He explained that this property is significant locally for its role as a hotel and cider mill. There was discussion which mostly centered around the wearability of the stone. Mr. Newman said he would give his research information on the stone to any Council member who would like it. It is the consensus of the Council that this property appears eligible to be nominated to the National Register of Historic Places under Criteria A and C.

VII. State Register Final Review and Designation

A. Millbrook Store, Westmore - Ms. Gilbertson passed around photographs, read a descriptive letter from the owners and explained the project. The historic recessed porch, a feature found on many historic stores in the Northeast Kingdom, has been filled in. There was discussion about whether or not this has compromised the integrity of the building so it is no longer eligible for the State Register. Ms. Groschner made the motion to place this property on the State Register, seconded by Mr. Finger. There was discussion regarding applying the criteria. It was mentioned that its reading as a historic store is obliterated. Mr. Keefe said it still reads as vernacular, although altered and he feels the intrusion of the infill and the porch is questionable. Mr. Keefe said he feels the massing, fenestration, and cornice still read, and it has a high enough standard for

contribution to the community. He said the State Register should protect this building. The motion did not pass - 2 in favor, 3 opposed.

B. Review and Designation of recent surveys: 1. Rockingham, 2. North Bennington, 3. Woodstock, 4. Springfield, and 5 Burlington.

Due to lack of time these items are deferred to the November meeting.

II. SHPO Report, continued - Mr. Anderson said that the Preservation Roundtable met and had a discussion regarding the State Register as it is affected under the drafting of the proposed Rules. They also discussed Act 250, and archeology and historic structures being merged in the proposed rules. Mr. Anderson indicated that the review of the threshold of significance of the State Register should be done in a public forum and therefore public meetings will be scheduled.

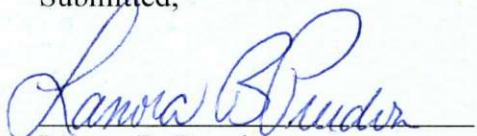
The Council would like to have SR Review on the agenda for the November meeting.

Ms. Groschner questioned the standard for reviewing the State Register survey books. Mr. Keefe said presently there is no procedure established and it can be discussed at the November meeting. Dr. Andres offered to go through the survey books in question and bring his recommendations to the next meeting. The Council agreed.


Mr. Keefe announced that the UVM Internship presentations will be October 27.

With no further business before the Council, the Chair adjourned the meeting at 12:40 p.m.

Submitted,



Lanora B. Freedom
Division for Historic Preservation

approved
11/19/97


National Register Final Review

A. Samuel Morey Memorial Bridge, Fairlee and Orford, NH

Criteria A, C

First joint NR nomination with New Hampshire!!! Proactive nomination for both communities. Written by a volunteer with additional information, especially on engineering significance, from James Garvin, NH SHPOffice. One of four remaining steel through truss arch bridges in New Hampshire. Two others on the Connecticut. Built 1937-38 to replace deteriorating wooden bridge. American Institute of Steel Construction named this bridge the second most beautiful of its class in 1937. Excellent, thorough nomination.

Recommendation: Highly recommend voting approval under criteria A and C. Please also make statement about how pleased AC is to participate in this nomination with New Hampshire.

National Register Preliminary Review

A. Hill House, Isle LaMotte

Criteria A, C

Stone house/hotel with historic cider mill wing. Built by James Ritchie, Scottish stone mason (built a number of buildings in the islands, inc. Isle LaMotte Methodist Church--AC church presentation in May). Historically significant locally for its role as a hotel and cider mill. Architecturally significant as the work of James Ritchie.

Recommendation: Appears eligible under criteria A and C.

State Register Review and Designation

A. Millbrook Store, Westmore

Built c.1840, Greek Revival style. Owners say one of first three buildings in town? (One of three still standing?) Originally had recessed porch. Porch filled in over 50 years ago, probably to provide more store space. New owners have made necessary repairs and repainted building. Considered a significant local landmark.

Recommendation: Assess whether or not the filling in of recessed porch has compromised historic character of building to point that it is no longer eligible for SR.

VT-FR-15

Sandy Point Site, West Swanton.

Philip A. Peace Collection.

Over the past twenty years or so Mr. Peace put together a very nice collection from this site. All the material in his collection came from along the lake shore where the storm waves and high water had eroded material out of the sand banks. Much of the material in this collection is heavily water-washed and has the appearance of being tumbled. Peace did not collect any flakes from this site, he saved only recognizable bifacially worked pieces. Mr. Peace, very graciously, donated the bulk of his collection from Sandy Point to the office of the State Archaeologist. He retained ten projectile points and a large pottery sherd all of which I have sketched and commented on (see additional sheet).

Although there is a wide variety of projectile points in the Sandy Point collection it is dominated by two types indicating a strong Brewerton^{and} a strong Levanna component there.

---BREWERTON Component: There are 16 Brewerton Side-notched points in the Peace collection. 11 are made out of bluish or brown Cheshire quartzite (69%), 2 of black chert, and 1 each of St. Albans chert, red slate, and a dark felsite. Two of the specimens are 8cms long but the rest are all between 4-5cms in length and between 2-2.5cms wide across the base. Almost half the sample (7) have been broken and are snapped off across the middle of the blade.

---LEVANNA Component: The collection contains 15 triangular points, 9 of Cheshire quartzite (60%) and 6 of blue-black chert. They are between 3-5cms in length. 5 are roughly equilateral with straight bases. These equilateral triangles are considerably thicker than those that compose the rest of the sample which leads one to speculate whether or not these are unfinished or rejected pieces. The remainder of the sample have concave bases and an isosceles outline. All but one of these points has their extreme distal end broken off.

----Late Archaic stemmed points:

-proximal fragment of an Otter Creek projectile point, Cheshire quartzite.
-3 Neville-Stark-like projectile points, Cheshire quartzite(2), St. Albans chert (1).

-3 tapering stem points, 1 each of Mistassini-like chert, Cheshire quartzite, and banded dark grey chert. These specimens have their counterparts in the stemmed points at the 2nd Occupation at the Turner Farm on the central Maine coast and Bare Island points -although the latter have more formal rectangular bases.

-small stemmed, cheshire quartzite

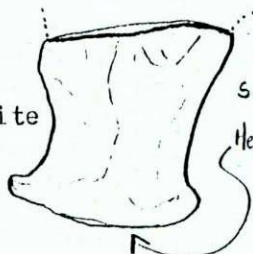
----There are two Adena-like points of dark Ft. Ann-Independence chert: broad short points with lobate bases.

----1 Lamoka-Dustin-like point of grey Normanskill flint

----1 Susquehanna Broad, banded brown-black chert. Has characteristic broad percussion flakes removed from shoulders. This is the first Susquehanna Broad I have seen in Vermont collections.

----2 Corner notched fragments

-thick proximal
fragment of yellowish-white
chert:



.8cms thick
side notched point.
heavy basal grinding

POOR QUALITY

ORIGINAL C/O

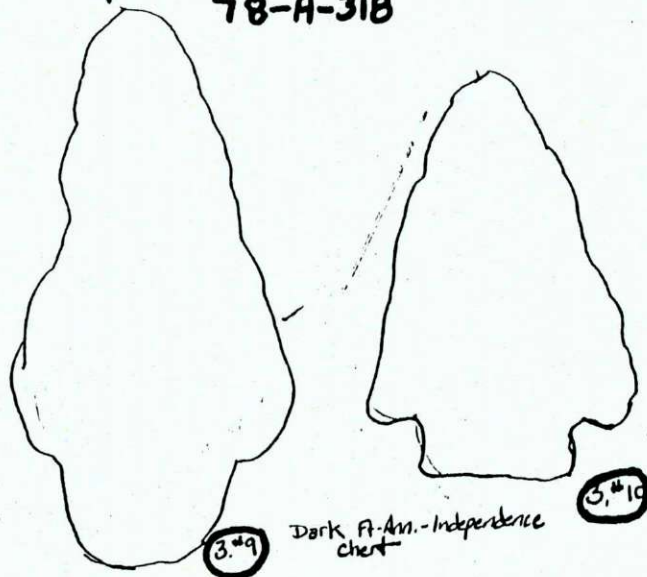
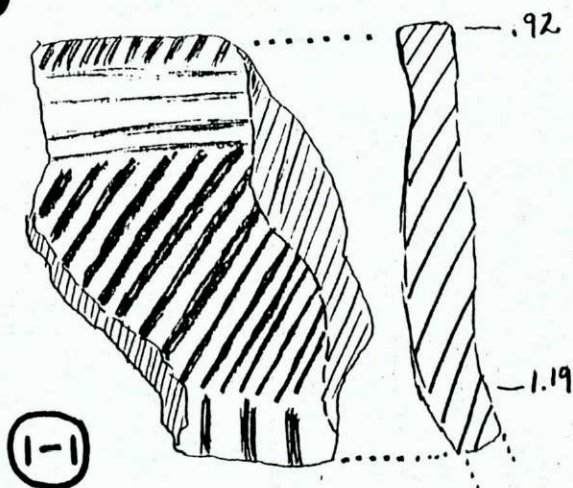
All these specimens have been photographed.
#s in red refer to contact sheet/file #

TONY PEACE
St. Albans

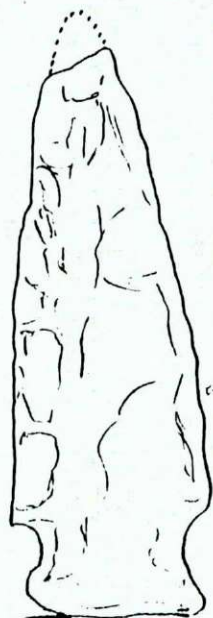
VT-FR-15

78-A-318

SANDY POINT, West Swanton



Dark Ft. Ann. - Independence
chert



Chipped red slate



Mistassini-like chert

opaque chert
w/ a dark yellow-white
band (heat treated?)



St. Albans chert



mottled blue-
brown-black chert



St. Albans chert

St. Albans chert



Cheshire Quartzite



Banded dark grey chert

Photo # - Specimen #
in photograph



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on November 19, 1997, from 9:00 a.m. to 3:30 p.m., in the conference room at the Division's office at 135 State Street, 4th Floor, Montpelier, VT 050633-1201.

AGENDA

- | | | |
|------|---|------------|
| I. | Schedule meeting dates | 9:00 a.m. |
| II. | Minutes | 9:05 a.m. |
| | A. September 16, 1997 | |
| | B. October 21, 1997 | |
| III. | State Register Review and Designation of Recent Surveys | 9:15 a.m. |
| | A. Rockingham | |
| | B. North Bennington | |
| | C. Woodstock | |
| | D. Springfield | |
| | E. Burlington | |
| IV. | National Register Preliminary Review | 9:45 a.m. |
| | A. Lampson School, New Haven | |
| | B. Highland Avenue Apartments, Hardwick | |
| V. | Old Business | |
| | A. State Register Discussion | 10:00 a.m. |
| | B. Council Issues and Priorities | |

WORKING LUNCH

- | | | |
|-------|--------------------------------------|-----------|
| VI. | SHPO Report | 1:00 p.m. |
| VII. | Archeology Report | 1:15 p.m. |
| VIII. | New Business | 1:30 p.m. |
| | A. Joint meeting with New York State | |
| | B. Other | |



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

November 19, 1997

Members Present: Thomas Keefe, Chair, Historic Architect (arrived at 9:45 a.m.)
Dr. Glenn Andres, Architectural Historian
David Donath, Historian
Kimberly Zea, Historian/Citizen Member (left at 3:15 p.m.)
William Finger, Citizen Member (arrived at Noon)
David Lacy, Prehistoric and Historic Archaeologist (arrived at 9:55 a.m.)

Member Absent: Holly Groschner, Vice Chair, Citizen Member

Staff Present: Nancy E. Boone, State Architectural Historian
Lanora B. Preedom, Administrative Assistant
Elsa Gilbertson, National Register Specialist (9:00 a.m. - 12:20 p.m.)
Eric Gilbertson, Director/Deputy SHPO (Noon - 1:00 p.m.)

Guest Present: Liz Pritchett, Historic Preservation Consultant (10:15 a.m. - 10:30 a.m.)

The meeting commenced at 9:45 a.m. due to a major accident that slowed traffic on the route travelled by two Council Members and we had to wait for a quorum.

I. Schedule meeting dates - The following dates have been scheduled: December 16, 1997, (Ms. Zea and Ms. Groschner will be absent); January 22, 1998; and February 12, 1998.

VIII. B. Other - Mr. Keefe announced that he will resign from the Council effective after the December 16, 1997, meeting subject to confirmation of the SHPO. Mr. Keefe indicated that the Conflict of Interest issue will be resolved by December 31, 1997. Mr. Keefe will talk to Mr. Anderson and get more information to send to the Council members. Chairman Keefe indicated that they hope to have closure of this issue by the January meeting.

II. Minutes

A. September 16, 1997 - Mr. Lacy made the motion to accept the minutes, seconded by Dr. Andres. The following changes will be made: Page 5 - III. B. 2. Second sentence change the word "met" to "talked", and III. B. Other - First sentence remove the word "pipeline". Passed unanimously.

B. October 21, 1997 - Ms. Zea moved to accept the minutes, seconded by Dr. Andres. The following changes will be made: Page 5 - (2) change to word "buildings" to "resources", and Page 6, III. First bullet, add "o" to Roland. Passed unanimously.

III. State Register Review and Designation of Recent Surveys - Ms. Gilbertson said she will explain each survey project. She also said that Dr. Andres reviewed all surveys except Burlington, which will be discussed at a later meeting, and made comments on them before this meeting. Questionable properties are noted in each survey book. The Council received a list of the questions.

A. **Rockingham** - Ms. Gilbertson passed around the survey book and explained that this is a CLG project and an urban survey of out-buildings in Bellows Falls. Dr. Andres had no problem with this survey. Ms. Zea is concerned that public be made aware of the process and why their building is important, especially the outbuildings, in the survey. Ms. Boone explained that there was a public education component in the process. Dr. Andres made the motion to place the 1991 Rockingham Survey, Bellows Falls Historic District (1314-25), on the State Register of Historic Places, seconded by Mr. Donath, voted unanimously.

IV. National Register Preliminary Review

B. **Highland Avenue Apartments, Hardwick** - Liz Pritchett, Historic Preservation Consultant, explained that this is a tax credit project and that the property is located in a State Register District. Ms. Gilbertson passed around the survey for the Council to review. The house was built in the late 19th century and Ms. Pritchett feels it is significant as an example of a tenement and that it still retains its historic floor plan. The plan is to keep it as housing. Mr. Keefe asked if it is individually eligible. Ms. Pritchett said it appears to be. The consensus of the Council is that this property appears to be eligible for nomination to the National Register of Historic Places under Criteria A and C.

III. State Register Review, cont'd

B. **North Bennington** - Ms. Gilbertson passed around the survey books. Dr. Andres explained the concerns he had as follows:

#0202-253 #8 - He said he feels they converted the architecture of the Foursquare so substantially that it alters the reading of the building and it has lost its integrity. There was brief discussion regarding the trend of converting Foursquares in an area and perhaps that could be historically significant in itself. However, it was determined that this property was too significantly altered.

#0202-273 - Dr. Andres said he feels the house is very altered, but questions if the outbuildings, and the sense of a complex would be enough to merit putting it on the Register. After brief discussion it was determined that the building could still be read,

but that the historic fabric could not be retained.

Dr. Andres made the motion that the Council accept the new additions to the Bennington survey to the State Register, with the exception that number 0202-253 #8 be changed to non-contributing and that the entire property 0202-273 be excluded. The survey covers the following: urban survey for Barber Street, Coulter Street, Crescent Boulevard, Cutler Street, Darling Street, Dewey Street, Elm Street, Fairview Terrace, Franklin Lane, Grandview Avenue, Hamlin Street, Harrison Avenue, Hospital Drive, Hunt Street Extension, Imperial Avenue, Jefferson Avenue, Lafayette Street, McCall Street, Mortimer Street, North Branch Street Extension, Norton Street, Observatory Street, Pagaent Street, Park Street Extension, Prospect Street, Putnam Street, Short Street, Silver Street, Soule Street, South Branch Street, Stark Street, Washington Avenue, and Westside Drive; and sites 0202-250 to 299. Seconded by Mr. Donath and voted unanimously.

The Council commends Bennington for their excellent effort in completing the survey.

C. Woodstock - Ms. Gilbertson gave an overview of the history of the Woodstock Survey project. She said that the Selectboard and the Planning Commission support the survey. Mr. Donath gave an extensive sociohistoric overview of the Town of Woodstock and the town's commitment to and interpretation of historic preservation.

Dr. Andres feels that if the survey is passed, the Council should request accurate information regarding what was done in the last 50 years. Dr. Andres feels that a lot of the descriptions gloss over that and that more accurate information would let people know what they are looking at. Explanations regarding the work which was done, and why, is missing. Mr. Keefe asked if it is possible to request that with a general caveat or is it necessary to go building-by-building? The discussion continued with Council members pointing out conflicts in restoration to various buildings in Woodstock, and still questioning the need for more accurate information.

A summary regarding the unique character of Woodstock was discussed. Ms. Boone said it would have to be mentioned by reference on the survey form or it will be overlooked. Mr. Keefe suggested it could be a short paragraph in the statement of significance which could reference the unique character of Woodstock and its social and economic history over the last 100 years, including how the buildings have been altered. Mr. Keefe clarified that the Council's point in putting the Woodstock Survey on the register is to make sure that whomever uses it for official purposes has enough accurate information to use reasonable historic standards so they are not fooled into thinking that things that are not historic are historic. The Council needs to focus on a cover statement which will go out with the acceptance to put Woodstock on the Register, so anyone using it knows to look a little closer. Dr. Andres is worried that this procedure may set a precedent and send the wrong message regarding proper preservation. Ms. Zea read a paragraph from page 7 in the Survey Report which explained how Woodstock came to be "preserved" the way it is, and said it could be amended. The caveat should indicate that they are creating

stuff that looks original. Mr. Keefe said that part of the caveat statement should say that information and standards are evolving and that it is not the same as it was when the Woodstock National Register Historic District was done and it may not be the same 20 years from now. Mr. Keefe said the Council should proceed to look at the 12 properties in question, determine if they are too altered to include, then include a summary statement that says the Council may not have caught them all, standards may have changed, there continues to be a trend but it is not historic, and list the Council's concerns. The Council would like to send the constructive message to Woodstock that the Secretary Standards are important.

After the Council reviewed the properties Dr. Andres had questions about, Mr. Lacy made the motion to list all the 1990-1991 Woodstock Survey on the State Register with the following exceptions:

- 1424-46 - questions regarding fenestration, chimney and massing. The Council will leave off until they receive **more information**;
- 1424-51 - the Council needs **more information** - leave off;
- 1424-66 - leave off;
- 1424-71 - leave off, rebuilt in 1950;
- 1424-83 - the house is non-contributing, the barns can be put on the Register;
- 1424-96 - Mr. Keefe feels the Council needs **more information**, the description is not accurate - leave off;
- 1424-135b - need **more information** on the house, the barns can be included;
- 1424-126 - leave off, the house burned and was re-built;
- 1424-175 - leave off, need **more information** on the changes.

Ms. Boone asked that it be clear the requested additional information be written, and that it be urged to use an architectural consultant.

The motion was seconded by Dr. Andres, and passed, 4 in favor, Mr. Donath abstained from voting.

D. Springfield - Ms. Gilbertson explained the origins of the 1969-97 Springfield survey and passed around the survey book for the Council to review. After brief discussion Dr. Andres made the motion to accept the Springfield Survey, sites 1418-74 to 1418-105, to the State Register with the exception of property 1418-96, which appears to be too altered. Seconded by Mr. Lacy and voted unanimously.

E. Burlington - removed from agenda.

IV. **A. Lamson School, New Haven** - Ms. Gilbertson explained the property and passed around photographs for the Council to view. It is the consensus of the Council that this building appears eligible to be nominated to the National Register under the Educational Resources of Vermont MPDF.

VIII. New Business

B. **Other** - Mr. Gilbertson reported on the move of the Division/Agency to the National Life building sometime early December. Mr. Gilbertson also reported on the Grant program. He said that the Grants should be going out within the next couple of weeks. The manual has been revised. Mr. Gilbertson said that the State-owned Historic Sites 10-Year Development Plan is completed and has been distributed.

III.. C. **Woodstock** - cont'd - Ms. Zea indicated how dependent the Council is on receiving complete and accurate information. Mr. Keefe asked Ms. Boone if she, or Ms. Gilbertson, can write the caveat. Ms. Boone clarified that the Council's intention is to not put the caveat on the entire survey. Ms. Boone needs to add a few words into the survey report (page 7, 2nd paragraph) explaining the fact that some of the changes are difficult to see. Ms. Boone clarified that a letter will also be written to the town saying that everything, except the properties specifically mentioned, are on, and that we need more information before making a decision on the ones which did not make it.

VI. SHPO Report - Ms. Boone reported on the following:

- Communication Towers - rules are being proposed; local communities are loosing control where towers could be located. The role of DHP is "scouting" mitigation.
- Building codes and historic buildings - starting to revise the rules to make them friendlier to historic buildings.
- The H.278 "road show" is being well-received in the communities and by most organizations.
- AOT Projects - Ms. Boone passed out a copy of the letter received from Mr. John Perkins regarding the list of road reconstruction projects similar to Groton-Ryegate which the Council reviewed at its August meeting. Ms. Boone asked the Council how they want to proceed - do they want to review the projects themselves or do they want someone else to review and make presentations to the Council. Mr. Finger suggested someone else could review and then explain to the Council in lay terms. Mr. Donath suggested, and the Council agreed that perhaps Mr. Wilkie or Mr. McCullough could give a thumbnail with a map to the Council. Ms. Boone said DHP should look at the status of their review on each project. Mr. Keefe suggested Ms. Boone draft a memo/letter, to be signed by him, saying thank you for the information provided and asking for the "thumbnail". Mr. Donath asked if there are any projects in the book which are not on DHP's screen. Ms. Boone said there may be, but to date we have not cross-referenced.
- Mr. Finger asked Ms. Boone if she knows the status of the campground on Mt. Mansfield. Ms. Boone said she does not.

VII. Archeology Report - Mr. Lacy reported that:

- The exhibit at the Chaffee was very successful;

- He has four Boy Scouts working on the Archeology Merit Badge; and
- He is doing the pre-history on the Weston Mill. They used volunteers from the town, and about 20 adults showed up to help. Mr. Lacy suggested this may be a good approach to use for Middletown Springs when the time comes.
- Mr. Keefe asked if there is anymore archeology at the Bennington Interchange, Mr. Lacy said he is not sure.

VIII. New Business

A. **Joint meeting with New York State** - Ms. Freedom explained to the Council that New York would like to have a joint meeting in June - the Council was very receptive. She asked for the Council's preference regarding location. It was agreed that the Council is open to suggestions and would not mind going to New York for the meeting. One location which was suggested is Saratoga Springs, however Chimney Point might be considered. There will be more information at the December meeting.

V. Old Business

B. **Council Issues and Priorities** - Mr. Keefe explained that he feels because the Council has gone over so many issues in the past 18 months it may be time to gather up the results, and determine where the Council is regarding issues and priorities.

Ms. Zea asked where they are in the rules and regs process. Ms. Boone said that regarding Act 250, they are in the final draft, and 22 V.S.A. regarding the Council's role with other state agencies is in the second draft. Ms. Boone hopes the Council will have the final draft by the January meeting.

Ms. Boone passed out to the Council the list of issues and priorities. Mr. Keefe said that the Council has worked on issues 1-4, and suggested that issue 5, document and destroy should be a discussion topic very soon. Ms. Boone pointed out that a "doc and destroy" standard has been developed by DHP staff and was approved by the Council and that she will send it to the members. It was also decided that DHP staff would prepare a summary sheet on relationships with state agencies, and a brief status report on the Advisory Council's first five priorities.

A. **State Register Discussion** - After brief discussion it was decided to continue with the SR/NR discussion.

Ms. Boone explained to the Council that she has two things in mind regarding how to proceed on this issue. For comparison purposes Ms. Boone passed out to the members a sheet showing the advantages and implications of using the State and National Register criteria for the State Register. She would also like to get on paper the consensus of what the Council sees as the problem.

Mr. Lacy indicated that he feels the main reason to discuss the criteria is because the towns are using the SR as a planning tool, and if the NR criteria were applied he feels it would be more predictable and defensible. This resulted in a discussion regarding the SR as having a "lower" criteria for information. Mr. Donath feels that the SR is more subject to challenge. Mr. Lacy said his main concern is there is no standard for how much information is needed. Mr. Keefe asked the Council if they feel that there is a vaguer standard for SR than for NR, or is it merely the level of information. The Council feels that it's a "mushy" standard and they are willing to accept less information.

Mr. Lacy said that another problem for him is what is the implication of being on the SR. He would be comfortable if the applicant understood that the SR is a kind of "holding pool" which alerted people that they have to do the research to determine whether or not they are eligible for the National Register. He would like the State Register to be "potential resources" for consideration in Act 250. (This would require a change in Act 250 law.) He would like to change the threshold for regulatory review to the NR criteria.

The discussion went back to using the State Register as a planning tool and how it affects the town if the survey is incomplete. Mr. Keefe said if the Council feels that the Register is being used as a planning tool it is not being effective because in some towns it is incomplete and there are some towns where it has not been done at all. Ms. Boone said that 60% of the towns have been surveyed. There was discussion regarding finishing the other 40% of the survey, and how changing the standards would affect what had already been done. David Donath said that the default for the SR must be inclusivity. Dr. Andres said that what the Council needs is a three-tier system: a very wide net for planning purposes (inventory); a State Register with more information; and the NR. He would like to see protection for properties until they can be placed on the NR, and more flexibility in responding to Act 250.

Mr. Lacy feels the Council should stick to the present system. The Council feels process should be defensible and the property should be worthy of preservation. The SR protects historic properties and indicates that it may be eligible for the National Register. There was discussion regarding the NR becoming more liberal and the SR becoming more stringent, using significance and context as the basis for this. Mr. Donath said he believes if the NR standard is applied liberally, and if the nomination is written well enough it will be approved. Mr. Keefe said he views SR designation as a "carrot" in that it provides recognition and protection.

There was discussion regarding affordability. Ms. Boone said she feels the difference is so significant that it cannot be bridged, over \$1,000 difference for an individual structure to be listed on the SR vs. on the NR. She said that for the SR you have to rely on architectural significance and professional judgment, because it is immediately available to people, backed up with research in secondary sources, but not to the extent you would rely on primary sources for a NR nomination. Mr. Keefe said he feels there is a real purpose to the SR which is different from the NR. Mr. Keefe feels the SR is more inclusive, democratic, and available to the public in the way it's administered and in its

format. Mr. Keefe feels that the Council does apply the criteria differently, and that buildings are being protected under the SR in a way which would not happen under NR. He thinks there are a lot of reasons to say there is different criteria and for good reason; and the Council needs to be really careful about spelling it out.


The Council said that the SR is protecting resources which will not get protected - "it casts a much wider net of protection." Mr. Lacy said he feels it may also protect things which don't warrant protection. Mr. Donath said that's the debate and that by taking the wider net point of view and putting regulatory teeth in the SR, what the Council is saying is that in Vermont the NR does not go far enough. Dr. Andres said that in order to make these statements defensible the Council needs to be able to articulate the differences between SR and NR. Right now the Council is saying these are the same standards they are just applied differently. Dr. Andres said to make the SR defensible it needs to be defined in terms people can understand, which are different from those terms that are for the NR. Mr. Lacy said that level of information is important to him. He said if it's State Register he gives the benefit of the doubt to the resource.

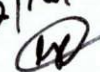
The Council expressed concern that a resource could be regulated under Act 250 as on SR property, but not be eligible for financial benefits if it is not eligible for listing in the NR. Ms. Boone said that this occurs in practice only rarely - once a year at most. Mr. Donath said that if the conflict is that rare, maybe the question should be; is the risk of having two tiers of registers acceptable?

Ms. Boone mentioned that different professionals look at the need for saving the resource in different ways. For example, an archeologist doesn't need to save every resource discovered, because once the research question has been answered, that is enough of the resource. Buildings are different, there are never enough because they form an integral part of the Vermont landscape, which we are trying to preserve on a broad scale. This is the beginning of another question which needs to be answered Mr. Donath said different goals are being reached; archeology is gaining a knowledge base, and "above the ground" is trying to preserve the resource and the landscape. Mr. Keefe said he thought that we should fix the SR, not throw it out.

The Council feels that it is important to articulate the difference between the SR and NR, to define the line. Then it will be defensible. Ms. Boone will draft a summary and this discussion will be continued at the December meeting.

With no further business to be discussed the meeting was adjourned by the Chair at 3:30 p.m


Lanora B. Freedom
Division for Historic Preservation

approved
12/16/97


STATE REGISTER REVIEW AND DESIGNATION

where more info
requested, it should be
written.

State Register Questions-- Woodstock:

The following buildings from the Woodstock survey appear to deserve scrutiny by the Advisory Council to determine if they are appropriate for inclusion on the State Register. Most of them pose the issue of over-"restoration." Is the replacement of historic materials and detail to this degree acceptable for the register? If it is, shouldn't the replacment be more closely documented for the register so that people can know how much is original?
(G. Andres 10-21-97)

Request written
info.

✓ 1424-3 -- New brickwork, new side door, new porch, rear wing a moved original house (1949).

✓ 1424-5 (former 40) -- Are the reconstructed parapets documentable or just imitating other Woodstock examples?

✓ 1424-8 (former 38) -- Sandblasted, almost no original woodwork, original detailing replicated.

1424-46 -- Nothing appears original on the exterior but the basic mass.

related attached wing
appears to be an addition.

1424-51 -- What is the degree of "restoration"?

1424-66 -- Too compromised?

1424-71 -- Non-contributing (rebuilt after 1950)

1424-83 -- house? - house is N/C

1424-96 -- Extensions all but conceal original house. Are they historic or recent? / GR, not a Cape?...

1424-129 -- Not much left uncovered by recent "improvements."

1424-135b -- How much is original? - house - need more info, barns N/C.

✓ 1424-184 -- New frontispiece, sash, & wing.

1424-126 burned...

#175, need more info

NORTH BENNINGTON

0202-253 #8

changes substantially alter reading of Foursquare - change to N/C.

0202-273

House pretty altered; are outbuildings enough to list?

SPRINGFIELD

1418-96

too altered

h.c.
off, need
more info

NO

NO

need
more info

OK

National Register Preliminary Review

Criteria
A, C

A. Lampson Institute, New Haven
New Haven Mills, 1868

Curtis Lampson, who was born in New Haven, became wealthy in the fur trade with John Jacob Astor and was knighted by Queen Victoria for financial support of the first trans-Atlantic cable. He donated \$8,000 to his home town to build the Italianate style Lampson Institute in 1868. Listed in State Register of Historic Places. New Haven Mills was a prosperous industrial center at the time. Meets the school registration requirements under the Educational Resources of Vermont MPDF. Well-preserved. New owner is restoring the building and is contemplating using the investment tax credit program.

Recommendation: Consensus that it is eligible under criteria A and C

B. Highland Avenue Apartments, Hardwick
c.1885

A, C

2 ½ story, wood frame, gable-roofed building on a granite block foundation. Listed in the State Register of Historic Places. Built as a tenement for granite workers during the period when Hardwick was the largest granite quarrying and finishing center in the world. Although run down, building is a good example of a tenement for workers of a particular industry. Also represents this important aspect of Vermont history.

Recommendation: Consensus that it is eligible under criteria A and C



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on December 16, 1997, from **9:30 a.m.** to 3:00 p.m., in the conference room at the Division's office at 135 State Street, 4th Floor, Montpelier, VT 05633-1201. **Please be on time.**

AGENDA

- | | | |
|------|---|------------|
| I. | Minutes | 9:30 a.m. |
| II. | Commissioner Barbara Grimes | 9:45 a.m. |
| | A. Townsend H. Anderson, SHPO, Resignation | |
| | B. Conflict of Interest | |
| III. | Meeting Dates | 10:00 a.m. |
| | A. Schedule dates | |
| | B. Update - Joint meeting with New York Council | |
| IV. | SHPO Report | 10:15 a.m. |
| V. | Archeology Report | 10:30 a.m. |
| VI. | National Register Preliminary Review | |
| | A. Georgia School, Georgia | 10:45 a.m. |
| VII. | Old Business | |
| | A. Council Issues and Priorities | |
| | 1. State Register Discussion | 11:00 a.m. |

WORKING LUNCH

- | | | |
|-------|----------------------------|-----------|
| VII. | Old Business , cont'd | 1:00 p.m. |
| | B. 2. Document and Destroy | |
| | 3. Other | |
| VIII. | New Business | 2:45 p.m. |
| IX. | Adjourn | 3:00 p.m. |



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

MINUTES

December 16, 1997

Members Present: Thomas Keefe, Chair, Historic Architect
Holly Groschner, Vice Chair, Citizen Member (left at 2:30 p.m.)
Dr. Glenn Andres, Architectural Historian
David Donath, Historian
Kimberly Zea, Historian/Citizen Member (left at 10:35 a.m.)
William Finger, Citizen Member
David Lacy, Prehistoric and Historic Archaeologist

Staff Present: Barbara Grimes, Commissioner, DHCA (9:45 a.m. - 10:30 a.m.)
Nancy E. Boone, State Architectural Historian
Lanora B. Freedom, Administrative Assistant
Eric Gilbertson, Director/Deputy SHPO (left at 2:10 p.m.)
Elsa Gilbertson, National Register Specialist (10:45 a.m. - 3:00 p.m.)
Curtis Johnson, RITC Program (11:30 a.m. - 3:00 p.m.)

The meeting commenced at 9:30 a.m.

I. Schedule meeting dates - The following dates have been scheduled: January 22, 1998; February 12, 1998, and March 19, 1998.

II. Commissioner Barbara Grimes - Commissioner Grimes formally announced that she and Secretary Shouldice regretfully accepted the resignation of Townsend Anderson, SHPO effective December 19, 1997. She said he had great energy and vision and that we were very fortunate to have had him. Commissioner Grimes indicated that the Agency and the Department will not give up on preservation issues and will keep the momentum going.

When questioned by members about qualifications for the new SHPO, Commissioner Grimes responded that preference will be given to the SHPO applicant who has historic preservation experience.

The Commissioner explained that she had been briefed by Mr. Anderson on the Conflict of Interest issue. She said that precedent has already been set in this State, through other state agencies, regarding the subject of recusals. Commissioner Grimes said she may ask the Congressional Delegation to ask the National Park Service for a waiver from the "rule" (not law).

Dr. Andres said he feels this is a good idea. Ms. Groschner indicated she is reluctant to press outside SHPO jurisdiction. There was brief discussion. It was decided that the Council is comfortable with Commissioner Grimes representing their interest to the Governor and pursuing the matter through the Congressional Delegation. Commissioner Grimes will keep Chairman Keefe informed of the progress.

Commissioner Grimes mentioned that Mr. Anderson had also briefed her on the State Register discussions which have been taking place at the Council meetings. The Commissioner said that Secretary Shouldice and she prefer that the criteria for the standards be the same for the State and National Registers. She said that the Division will check the losses and evaluate for the year. Commissioner Grimes said that it is clear to her that the establishment of the SR and its criteria lay with the SHPO. The determination will be made by the SHPO, however they will go through the public process. She reiterated that Secretary Shouldice's and her position is to hold everything to the same standard. General discussion followed regarding the 50-year rule, the use of the SR as a planning tool, and the level of documentation, which is more stringent for the NR. The Council also explained to the Commissioner that evaluations for State Register are often made on apparent merit, e.g. architectural merit, and not on extensive research, as the NR requires. The NR is a much more cumbersome process. The Commissioner said she is open to the process and will inform the new SHPO.

Commissioner Grimes also mentioned that the overall rules are still in process and that fees is still an issue.

III. B. Update - Joint meeting with New York Council - The Council briefly discussed and were leaning toward having the meeting either in Vermont or immediately over the border. Chairman Keefe suggested that before a decision can be made Ms. Boone should make sure the Council adheres to the open meeting law.

VI. National Register Preliminary Review

A. **Georgia School, Georgia** - Ms. Gilbertson indicated that this is a request from the Georgia Historical Society for the Georgia Brick School to be placed on the NR. Ms. Gilbertson read a letter of support, passed around the survey book and showed slides of the property. It is the consensus of the Council that this property appears eligible for nomination to the National Register under the Educational Resources in Vermont MPDF.

IV. SHPO Report - Mr. Eric Gilbertson reported on the following:

- Grenier Barn - have not received further documentation;
- Rules and Regs - continuing;
- Updates on the Green River Crib Dam and West Swanton Fish Hatchery;
- Grants - the manual is being revised - schedule has not presently been set;
- The Division will be moving January 16.

V. Archeology Report - Mr. Lacy reported that there is a lot of interest in the Boy Scouts Archeology Merit Badge and also that he is learning ArcView as part of the GIS system.

VII. Old Business

A. **Council Issues and Priorities**

1. State Register Discussion - Ms. Boone passed out an information sheet on SR/NR discussion issues. Ms. Boone suggested that the Council use this sheet as an outline for their discussion. She said she feels it is the Council's job to articulate a set of standards. Dr. Andres said he feels the problem may be the unevenness of the State Register. He feels the survey needs to be more complete. There was extensive discussion regarding the differences between how the SR and NR criteria are applied and whether or not the SR is more inclusive than the NR. Mr. Gilbertson pointed out to the members that he feels the criteria is not the issue but how the criteria are applied. Ms. Boone indicated that the issue may be two thresholds, and not two of standards. Generally the Council feels that guidance regarding interpretation of the SR Criteria is important. The Council suggested that a "position paper" be issued by the Division as a result of Barbara's discussion regarding the standards being the same and that recommendations be prepared for the new SHPO. The Council agreed that the "thresholds" for SR and NR need to be articulated.

The Council said they feel that the survey needs to be complete to provide a complete context for SR/NR evaluations. The SR/NR discussion will be discussed again in January with draft recommendations to be made at the February meeting. Mr. Lacy said that a table should be prepared including possible actions, implications, and recommendations for the new SHPO. There will be discussion regarding the Richford Survey at the next meeting.

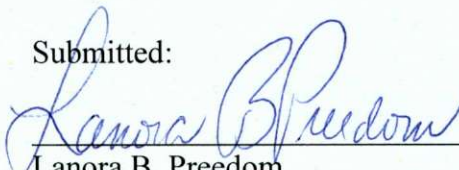
3. Other - Ms. Boone passed out a sheet to the Council explaining the Council's involvement with other State Agencies. The Council questioned two sections - (1) the Department of Education's ability to pay for archeology on school projects; and (2) the Council would like to know if VEDA is partially funded by the Agency of Commerce and Community Development. Ms. Boone will report back to the Council on these questions.

Mr. Keefe reported that the Preservation Trust Roundtable will be meeting on January 14. Ms. Boone said that the PTV has hired two field representatives.

The January agenda will include a report on AOT projects in the pipeline and the document and destroy guidelines.

The meeting adjourned at 3:00 p.m.

Submitted:


Lanora B. Freedom
Division for Historic Preservation

Approved
1/22/98
[Signature]